AVONDALE ESTATES, GEORGIA

Phase I HISTORIC RESOURCE INVENTORY SURVEY REPORT

July 2013



PIEDMONT PRESERVATION
P.O. Box 528
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TABLE OF CONTENTS

SURVERY BACKGROUND AND METHOD 1

HISTORICAL SUMMARY AND CONTEXT 2

SURVEY RESULTS 9

RECOMMENDATIONS 16

APPENDIX 18

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SURVEY BACKGROUND AND METHOD

The City of Avondale Estates through the Avondale Estates Historic Preservation Commission sponsored the completion of Phase I of a Historic Resource Survey of the City limits of Avondale Estates, Georgia. Phase I includes the locally designated historic district as well as the CBD zone. The project was funded through a Certified Local Government grant obtained from the Historic Preservation Division of the Georgia Department of Natural Resources and matching funds from the City of Avondale Estates. The goal of this survey and a follow-up Phase II survey is to provide a base of information for the local government to use toward the preservation of its cultural resources. Piedmont Preservation, a preservation firm located in Madison, Georgia, performed the survey beginning in the Fall of 2012.

The method used for the Avondale Estates Phase I Survey is based upon the Georgia Historic Resources Survey program, an ongoing, statewide survey of buildings, sites, structures, and objects of historical, architectural and cultural significance administered by the Historic Preservation Division of the Georgia Department of Natural Resources. The goal of the Georgia Historic Resource Survey is to collect, as uniformly and reliably as possible, the minimum level of information needed statewide for preservation activities. Under the Georgia system, information and photographs gained during fieldwork is entered into GNAHRGIS, an online database program maintained by the Historic Preservation Division.

Surveys in Georgia do not routinely document all buildings forty years or older. Resources to be documented are identified by surveyors during a field survey of the area and are evaluated for condition and architectural integrity. The assessment of condition is based upon the future viability of the resource. For instance, any house in which the roof is open to the weather is not surveyed. In order for a building to display architectural integrity, it must continue to convey an accurate sense of the past. Those resources less than forty years in age or older buildings lacking integrity were not recorded in the GNAHRGIS system, nor are they analyzed in this document. They were, however, catalogued in a separate document for the City of Avondale Estates.

The consultants conducted an intensive field survey between September 2012 and April 2013. The historic resources were surveyed using a tablet computer and a digital camera. The tablet contained a database with fields corresponding to those on the GNAHRGIS system. Narrative information such as noted alterations to the resource, an architectural description, and outbuildings were recorded. Digital photographs were taken of each building for inclusion in GNAHRGIS.

The location of resources is recorded by three different methods: by street address, by latitude and longitude, and finally on maps in the appendix of this document. Also in the appendix is an index correlating the resource numbers to their physical address. The following survey report was created to assist in the analysis of the information gained during the survey and provide recommendations for the future preservation activities.

HISTORICAL SUMMARY AND CONTEXT

Developmental History*

This Phase I survey encompasses the local historic district, essentially the original boundaries of the city, and the Central Business District (CBD), north and west of the original portion of the town.

Avondale Estates was the creation of George F. Willis (1879-1932), who amassed his wealth in patent medicines. Turning to real estate development in mid-1920s, Willis sold his patent medicine stock in order to finance a major real estate investment. His intention was to create a model city suburb with extensive residential, commercial, and recreational facilities.

In January 1924, Willis purchased 1000 acres of land in DeKalb County, just seven miles from downtown Atlanta. Several large farms and a small rural community named Ingleside comprised the property. Willis chose the property due to its relation to existing transportation routes that made it ideal for a suburb. The land was located on an existing streetcar route, had a stop on the Georgia Railroad, and was bisected by the main Atlanta-to-Augusta highway. Additionally, a $75,000 bond issue to build three new schools had recently been passed for the Ingleside school district. Willis donated three acres of land adjacent to his planned development for one of the schools thereby gaining an advantageous location for this important community facility.

Willis selected prominent professionals to assist him in realizing his development. Credited with the layout of Avondale Estates is O.F. Kauffman (1876- 1930), a civil engineer from Atlanta responsible for much of the second phase work on Druid Hills, Atlanta's premier, Olmsted-designed suburb, as well as other Atlanta suburbs including Brookwood Hills. Robert Cridland, a well-known landscape architect from Philadelphia, who executed a number of projects in Atlanta, was in charge of landscaping.

Unlike many of the earlier communities in Georgia, which developed organically, Avondale Estates began with all elements constructed at the same time. By January 1926, Willis had laid out his development, constructed the commercial buildings, a park complete with pool, poolhouse, tennis courts, and playground equipment, and a lake for his community. Construction on a lakeside boathouse clubhouse had also commenced. Approximately fifty houses, many built by Willis, were in place. Another seventy-five houses were constructed before the Depression slowed development.

Planned landscape features are located throughout the community. They include the series of landscaped medians, traffic islands, and traffic circles, three small parks in the interiors of residential blocks, two larger community parks, and several bridal paths designed to provide access to the interiors of blocks or to provide more direct access to Lake Avondale. The landscaped medians and traffic islands along the transportation corridor buffer the residential area, both visually and acoustically, from this heavily trafficked corridor. The city featured seven bridal paths, one is currently maintained, which were used in conjunction with the stable that stood where Twin Oaks Plaza is now.

The residential section near the commercial area, along South Avondale Road and South Avondale Plaza, contains some of oldest and the largest houses in the community. An interesting residential development pattern can be seen along the streets radiating from this cluster. Evidently, in an effort to spread out the

* Excerpted from Brooks, Carolyn and Richard Cloues. "National Register of Historic Places Nomination Form." 1986. Filed at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

improvements and increase the value and salability of the remaining lots, every other lot was developed in the 1920s and early 1930s. The intervening lots were developed subsequently. Therefore, unlike typical community development were residences of a particular decade or era are clustered together, the core of Avondale Estates' historic district has houses of different eras interspersed.

The Great Depression would end George Willis' development of Avondale Estates. In 1931, 233 lots and 19 homes were sold at auction. Some lots sold for as little as $50. Sporadic growth continued as did development of public spaces. The Avondale Estates Garden Club, founded in 1931, was involved in projects such as the planting of the Abelia hedge and construction of the streetcar shelter, altered in later years, adjacent to Avondale Road. The Works Progress Administration provided labor for planting the Abelia hedge and for landscaping the banks of Lake Avondale and the surrounding land. Despite hard times Avondale Estates continued to develop, albeit modestly.

Development ground to a halt with the outbreak of World War II. By this time approximately one-third of the total development envisioned by Willis had been completed. This development was concentrated in the area encompassed by the National Register historic district. After World War II, the remaining two-thirds the community was developed under land-use controls established by the City government which by and large followed the developmental intent of the community's founder.

The pent-up demand for housing curtailed by the war effort was unleashed in the late 1940s and continued through the 1960s. Avondale Estates experienced growth as part of the population boom occurring in greater Atlanta. Both lots interspersed among the original housing as well as open land to the south of Kingstone Drive was populated with new housing. One interesting development pattern can be seen along the west side of Clarendon Avenue between Avondale Road and Kingstone Drive, where a group of ten post-World War II houses occupy much of the tract of land originally associated with a small dairy farm incorporated into the plan of the community. This period also saw the construction of the First Baptist Church of Avondale Estates, 1947, and its education building, 1964.

Within the CBD, North Avondale Road and North Clarendon Avenue, continued the commercial corridors created by the original town plan. The Colonial Supermarket was constructed c.1950 breaking from the Tudor style of the earlier commercial buildings. Other retail followed suit along these two thoroughfares. Avondale Road, which is also U.S. Highway 278, became a popular location for gas stations and automobile service garages. In 1963, the U.S. Post Office constructed a decidedly International style building on Franklin Street.

Some time after 1973, Avondale Estates annexed the area east of Stratford Road and the area north of Avondale Road. The eastern annexation is comprised of mainly mid- to late-twentieth century housing and will be covered by Phase II of the historic resource survey. The CBD, which comprises the northern annexation has a longer development history. Within the CBD are pockets of residential development. The Oakham Place and Medford Place neighborhood developed during the same period as Avondale Estates though just outside the city limits. The Franklin, Washington, and Locust Street area originally developed in the early twentieth century with residences but transitioned in the post-World War II era as a commercial and industrial area due to the proximity to the railroad. These streets are populated with mid-twentieth century warehouse and manufacturing structures as well as associated offices. Over nine acres of the Fenner Dunlop property not already in the City was added to this area in 2010.

SURVEY RESULTS

PREVIOUS SURVEY ACTIVITY

Avondale Estates has not had a historic resource survey performed to HPD standards to date. There have been two less intensive surveys in the past. The first was in conjunction with the nomination of the Avondale Estates National Register District in 1986. The second was a windshield survey performed to create a tier system of significance for use by the Avondale Estates Historic Preservation Commission in conjunction with design review.

SURVEY COUNT

The Phase 1 survey of Avondale Estates resulted in the documentation of 544 historic structures for the GNAHRGIS database. The survey initially sought a minimum number of 550 resources. This number evidently was based on tax assessor data. Development pressure has diminished this number in two ways. Some resources have been demolished. More significantly, some houses have entirely lost historic integrity having been drastically reconstructed in the past five years. Most have had second stories added and in no way reflect the build date noted in the tax assessor data. In order to achieve a survey number within 6 of the minimum, quite a few resources with low integrity were surveyed. Nevertheless, six fewer resources surveyed is only one percent below the anticipated 550. Historic structures extant within the Avondale Estates Phase I survey area retain a high degree of integrity. This is especially true for both the National Register Historic District and the Local Historic District as the period of significance for both of these districts does not include recent past resources.

PROFILE OF USES

Avondale Estates has a profile of historic uses typical of a suburban southern city. The following table presents the residential resources identified within this survey.

Residential Uses	***number***	***% of all resources***	***1900 to 1909***	***1910 to 1919***	***1920 to 1929***	***1930 to 1939***	***1940 to 1949***	***1950 to 1959***	***1960 to 1972***
Residential: apartment	4	.07	0	0	0	0	0	4	0
Residential: single dwelling	475	87.3	2	8	78	62	111	182	32
total by decade			2	8	78	62	107	186	32

As would be anticipated for a historic suburb, housing related resources dominated the data accounting for 87% of all surveyed properties. Nearly all surveyed residential structures were single dwellings. Avondale Estates was envisioned as a residential retreat from the bustle of Atlanta with only businesses to serve the citizens of the town rather than the larger region.

The next table lists the non-residential resources identified within this survey further delineated by sub-type. Unlike similarly sized communities throughout the rest of the state, Avondale Estates has a small number and small variety of non-residential resources. Again, this is a product of the town's history as a planned suburb of Atlanta. The commercial and institutional resources within the original boundaries of the town were planned for use by the residents of the community. Industry was not part of the plan and, as noted in the Developmental History, industrial resources developed later and outside the original city limits. Therefore, the industrial resources are in the areas later annexed by the city.

Non-Residential Uses	***number***	***1900 to 1909***	***1910 to 1919***	***1920 to 1929***	***1930 to 1939***	***1940 to 1949***	***1950 to 1959***	***1960 to 1972***
Commercial: business office	11	0	0	0	0	0	4	7
Commercial: financial institution	1	0	0	0	0	0	0	1
Commercial: retail store/shop/gen. store	21	1	0	4	0	0	10	6
Entertainment: theater/opera house	1	0	0	0	1	0	0	0
Government: post office	1	0	0	0	0	0	0	1
Industrial: manufacturing plant	3	0	0	0	0	0	1	2
Industrial: warehouse	9	0	0	0	0	2	4	3
Religious: church	1	0	0	0	0	1	0	0
Religious: school	1	0	0	0	0	0	0	1
Recreation: outdoor	1	0	0	1	0	0	0	0
Transportation: vehicular – automobile/truck services	12	0	0	0	1	1	5	5
total by decade		1	0	5	2	4	24	26

Avondale Estates Census Data	
Year	*total population*
1920	NA
1930	535
1940	569
1950	1,070
1960	1,646
1970	1,735
source: U.S. Census Data	

Avondale Estates' population exhibits two boom periods in growth. Not surprisingly, the first corresponds to the establishment of this planned community. The marketing and sale of lots in the community created quick population growth from 1926 to 1930. The depression, as elsewhere, slowed this growth to a trickle. Following World War II, the pent-up building demand was let loose creating robust growth in the 1940s and 1950s. This leveled off through the 1960s. Surveyed residential properties reflect this for the most part though construction slightly trails the population growth.

PROFILE OF TYPES

"Type" is a term used to describe the basic shape and floor plan of a building. The Georgia Historic Preservation Division has identified building type for residential structures, commercial structures, religious structures, and schools.

Variant Commercial Types

Retail & Office	6
Single Retail	15

Variant Residential Types

Hall-Parlor	1
Extended Hall-Parlor	1
Georgian Cottage	3
New South Cottage	1
Pyramid Cottage	1
Bungalow (all types)	53
English Cottage	59
American Small House	125
Ranch (all types)	172
Side Hallway	1
Gable Wing House	5
Georgian House	35
American Foursquare	2
Split Level	10

One Story Single Family Residential Types:

- **Hall-Parlor** – The hall-parlor is type of the "double-pen" type, that is a two room house, where the two rooms are of unequal proportions and thus asymmetrical in plan. This form has very old roots and may well be the grandfather of all double-pen forms with roots in most western European cultures. The form is characterized by a rectangular plan with two unequal rooms (the hall and the parlor) and a side gabled roof. There is typically a single chimney servicing only one of the rooms. This house is always intended as a single residence and has a broad application both temporally and across class and stylistic lines. The form may or may not maintain a substantive degree of material integrity and rear shed or gable additions are typical.



Hall-and-Parlor

- **Extended Hall-Parlor** – The extended hall-parlor is just as the name implies. The width is similar to a hall and parlor, two unequal rooms, but the depth is a massed plan extending two or three rooms to the rear. Chimneys are often along the exterior walls though sometimes on an interior roof slope where it can be shared between two rooms. Popular in the early twentieth century, the form is sometimes confused with the front gable bungalow which is visually similar and uses similar details – generally Craftsman.



Extended Hall-and-Parlor

- **Georgian Cottage** – The Georgian cottage has a central hallway with two rooms on either side. Typically, the structure is serviced by two chimneys, one servicing each side of the house. Hipped roofs predominate. Exterior and interior symmetry arranged around a central hallway is the form's defining characteristic. Rear gable and shed additions are typical. The form was popular at the turn of the Twentieth Century and, due to the form's symmetry, elements of NeoClassical Revival were often applied.



Georgian Cottage

- **New South Cottage** – The New South cottage assembles rooms to either side of a central hallway. This central spine allows for improved circulation patterns compared to other Victorian era types. In some respects the type resembles a Georgian cottage where the rooms have been skewed causing front and rear projections. Popular at a time when cooking activities became incorporated into the main structure the form provided opportunity for a rear kitchen ell. The roof form is generally a hip with gable projections or parallel gable with a joining cross gable.



New South Cottage

- **Pyramid Cottage** – The pyramid cottage is a small, single story, four-room house with no interior halls. The form is generally composed of four proportional and interconnected rooms and a steeply pitched hipped pyramidal roof. One or more shared interior chimneys are typical. The form is used as both single residences and duplexes and is typically considered a working class residence. Full width rear shed additions are typical.



Pyramid Cottage

- **Bungalow** – The bungalow is perhaps the most common and popular house form of the first four decades of the twentieth century. Bungalows are characterized by a long rectangular plan usually two rooms in width and two to three rooms in depth. They are almost always one story in height and have a ground-hugging horizontal orientation. Front-gabled, side-gabled, and hipped roofed variants are common. Cross-gabled roofed variants occur but are rare. Full-length halls are uncommon in bungalows, as circulation patterns tend to lead from room to room rather than hall to room. Bungalows are typical to most communities and are as common in strictly unadorned vernacular forms as those with recognizable applications of the academic styles – commonly Craftsman and Colonial Revival.



Bungalow

- **English Cottage** – The English cottage is characterized by a steeply pitched roof, sometimes simply side gabled and sometimes cross-gabled and a lateral chimney on the façade of the house which reads clearly from the exterior. Mildly polychromatic brick or stone accents are common, as are stoops and inset porches.



- **American Small House** – The American Small House is commonly associated with the post-WWII building boom although examples predating the war are not uncommon. The American Small House is generally a simple rectangular box with a low to medium pitched side-gabled roof, and is almost defined by the absence of eaves. Chimney placement is common along the ridgeline. In plan the form is generally composed of non-proportional rooms clustered around a completely interior hall. Stylistic details are typically non-existent or very minimal with some Colonial Revival or English Vernacular accents.



American Small House

- **Ranch** – Ranch houses were popular in the 1950s, 1960s, and into the 1970s. Ranches are long, low, and one story, though sometimes with a lower level where topography permits. Interior plans range from simple to complex with zoned interior spaces. Red brick is the dominant material with contrasting material used for accent. Window types vary though a tripartite opening with a center picture window and flanking operable windows is common. Their ground-hugging form integrates ranch houses to their site. Sub-types include: Compact, Linear, Linear-with-Clusters, Courtyard, Half Courtyard, Bungalow Ranch, Rambling, and Alphabet.



Ranch

Two Story Single Family Residential Types:

- **Side Hallway** – The Side Hallway is two rooms deep and includes a long through hall down one of the sides. In Georgia these structures are generally two stories with a stair landing for access to the second floor. One story versions do occur. All rooms are accessed off of the side hall. This semi-popular form is ideal for small in town lots. Front gabled roofs are common, though the hipped variant may be found.



Side Hall House

- **Gable Wing House** – This type is a two-story house with a T- or L-shaped plan with a gable front at one end with a recessed gable wing parallel to the façade. Though a vernacular form, its construction in two stories often signaled a family of some material wealth. Consequently these houses also may have Folk Victorian stylistic elements applied to them.



Gable Wing House

- **Georgian House** – The Georgian House is a common American house form used from colonial times to the present. The house is always a two-story structure with rigid symmetry. Four rooms are found on each floor and are set axially along a full-length central hall with a staircase in the central hall. Both hipped and side gable roofs are typical. This basic form has colonial roots (hence, it is sometimes referred to as a Georgian Plan) but has been adapted to many periods and styles. The form is typically associated with the Colonial Revival and Neoclassical styles. Rear gable and shed additions are typical as are original or added porte-cocheres.



Georgian House

- **American Foursquare** – The American Foursquare is an early twentieth century form. The house has a cubical mass, usually four principle rooms on each floor with no hallway. Typically one of the front rooms serves as the entry and stair hall. Reputed to provide maximum interior space for the cost, the American Foursquare features a pyramidal roof. This house type appears mostly in urban settings and only occasionally in rural areas in Georgia.



American Foursquare

- **Split Level** – The Split Level is a product of mid-twentieth century suburbs and was popular in the 1950s, 1960s, 1970s, and into the 1980s. The split level house consists of three levels in which the floor levels are staggered so that the "main" level of the house is halfway between the upper and lower floors. The main doorway is near the center, entering into the middle level, and the garage is typically in the lowest level.



Split Level

Commercial Types:

Retail & Office

The most common commercial type in Georgia was also the common commercial type in the commercial core of Avondale Estates. This type combines retail space at street level and office space above. Typically 2-4 stories tall and either built as single units standing alone or as multiple units with party walls, the Retail & Office type was popular between 1880 and the 1930s. While across Georgia most had flat or sloped roofs, those built as part of the planned community of Avondale Estates have gabled roofs because of their English Vernacular style.



Retail & Office

Single Retail

This commercial type is one story in height with street level retail. Like the Retail & Office type, Single Retail was either built as single units standing alone or as multiple units with party walls with flat or sloped roofs and often a three bay front.



Single Retail

PROFILE OF STYLES (Residential and Commercial)

Represented Styles

Romanesque Revival	1
Ital. Renaissance Revival	5
Colonial Revival	46
Dutch Colonial Revival	11
Spanish Colonial Revival	3
Prairie	1
Craftsman	22
English Vern. Revival	81
International	13
Contemporary	4
Eichleresque	2

"Style" is the manner in which architecture is decorated. Of the 544 resources identified in course of the Avondale Estates Phase I survey, 189 represented at least elements of the "academic" styles (that is, design movements identified by architectural historians). The remaining buildings were found to have no academic style or to be "plain-style" (the latter term used by Georgia HPD for ranch and split-level houses with no academic style).

The table at left delineates the breakdown of represented styles identified in the survey area. True to Avondale Estates name, the most common style found was English Vernacular Revival. Of course this includes the original commercial buildings know as the Tudor Village. Colonial Revival styles (including Dutch and Spanish) and the Craftsman Style, popular in the early twentieth century, were not far behind in numbers. Italian Renaissance Revival was exhibited on several of the larger houses constructed early in the town's history.



Romanesque Revival



Italian Renaissance Revival



Colonial Revival



Dutch Colonial Revival



Spanish Colonial Revival



Prairie



Craftsman



English Vernacular Revival



International

Post World War II, Colonial Revival elements were sometimes used and, in Avondale Estates, English Vernacular Revival was also used. A few homes in Avondale Estates are "Eichleresque," referring to elements similar to those on homes built by Joseph Eichler, a post-war real estate developer known for developing Mid-Century modern style housing in California. The clean lines of the International style are found on one home and several commercial structures.



Eichleresque



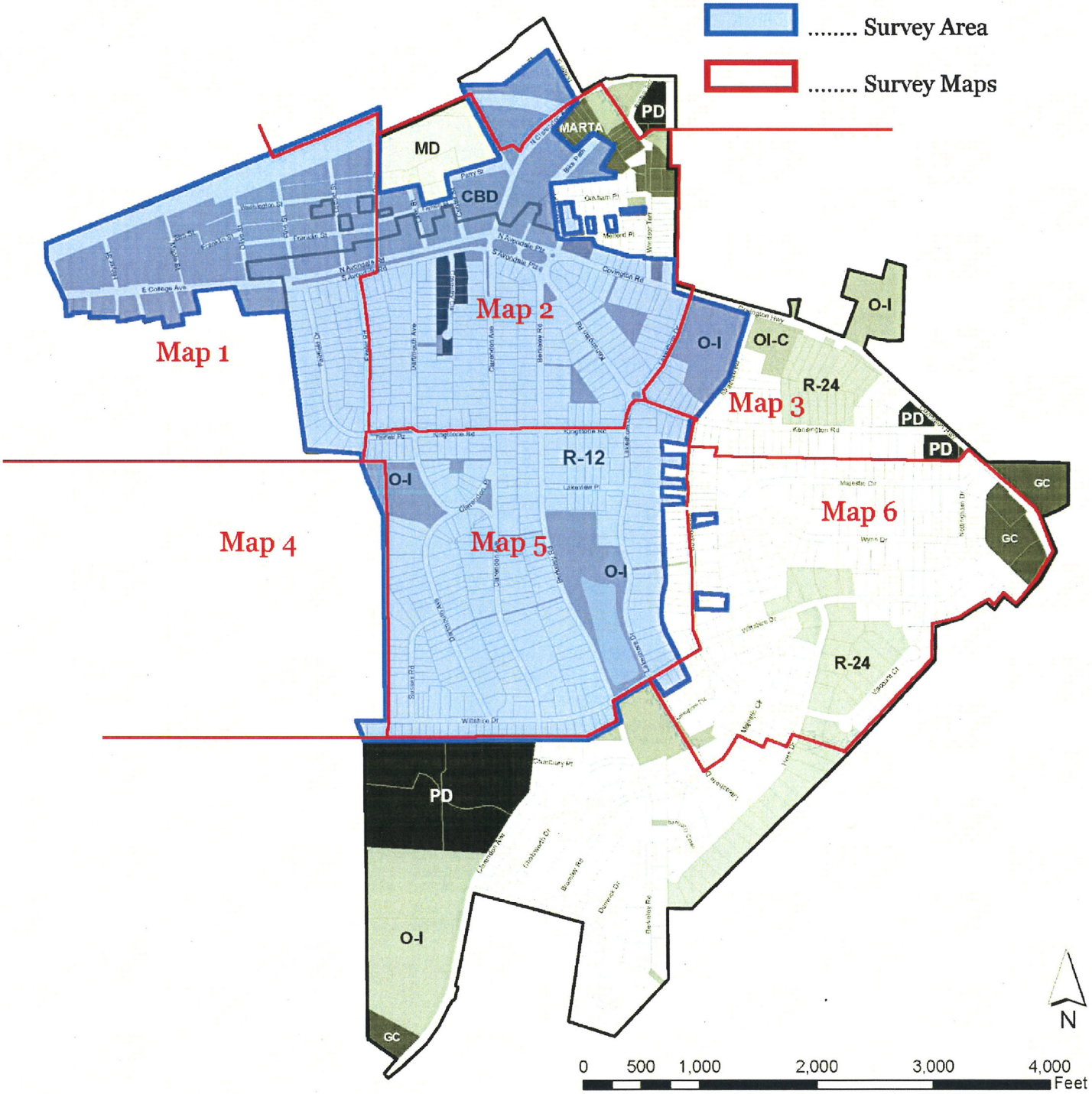
Contemporary

Avondale Estates Historic Resource Survey Phase I

..... City Limit

..... Survey Area

..... Survey Maps



Avondale Estates
Historic Resource Survey
Phase 1
Map 1

GNAHRGIS resource id #s . . . . . **240708 - 243651**
Survey Area . . . . . .

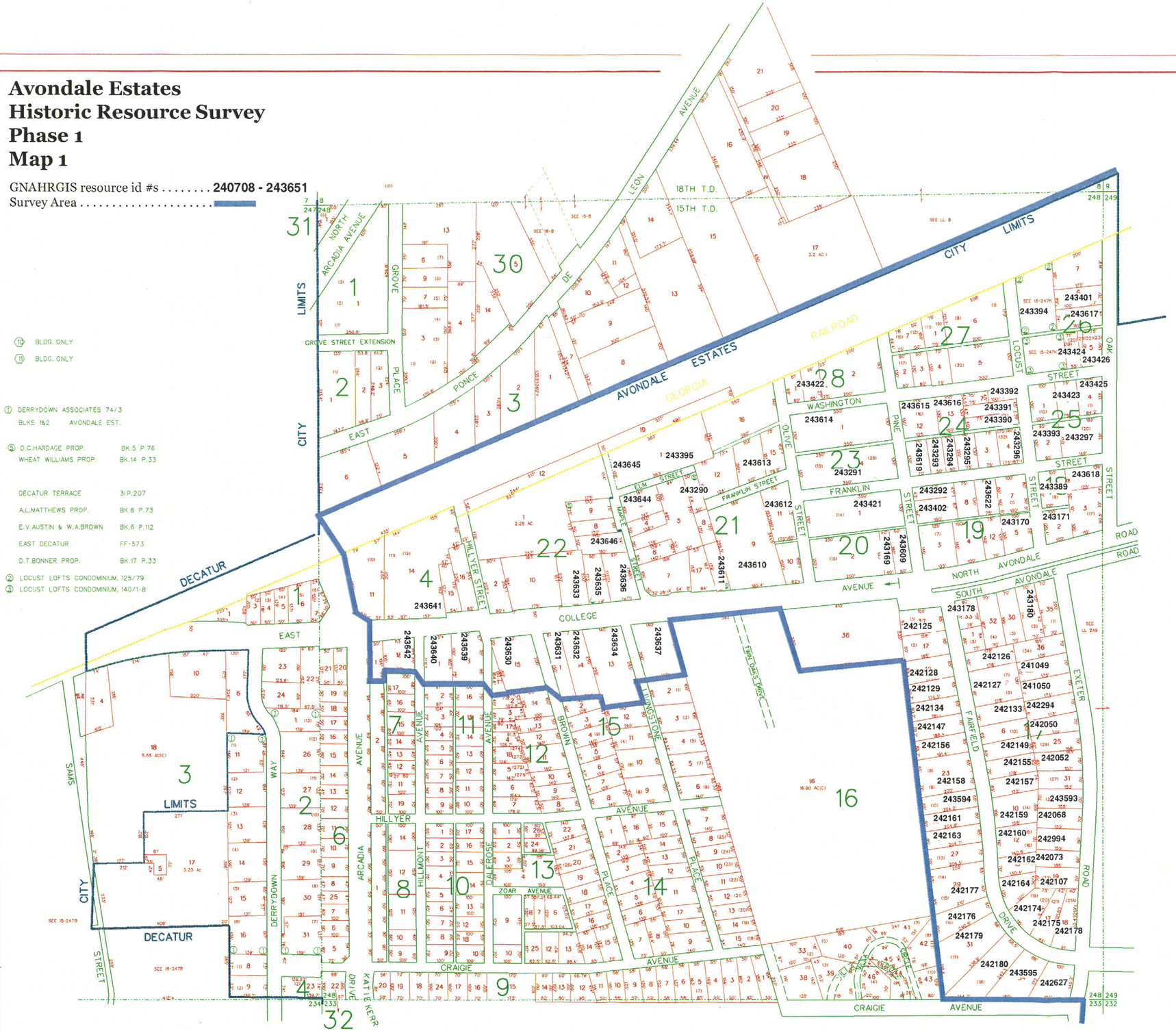
(10) BLDG. ONLY
(11) BLDG. ONLY

(1) DERRYDOWN ASSOCIATES 74/3
BLKS 1&2 AVONDALE EST.

(2) D.C.HARDAGE PROP. BK.5 P.76
WHEAT WILLIAMS PROP. BK.14 P.33

DECATUR TERRACE 3 P.207
A.L.MATTHEWS PROP. BK.6 P.73
E.V.AUSTIN & W.A.BROWN BK.6 P.112
EAST DECATUR FF-573
D.T.BONNER PROP. BK.17 P.33

(2) LOCUST LOFTS CONDOMINIUM, 125/79
(3) LOCUST LOFTS CONDOMINIUM, 140/1-8



This map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
15	247/248
DATE: 08/30/12	SCALE: 1"=200'

DEKALB COUNTY, GA.

Avondale Estates
Historic Resource Survey
Phase 1
Map 2

GNAHRGIS resource id #s . . . . . **240708 - 243651**
Survey Area . . . . . **▬**



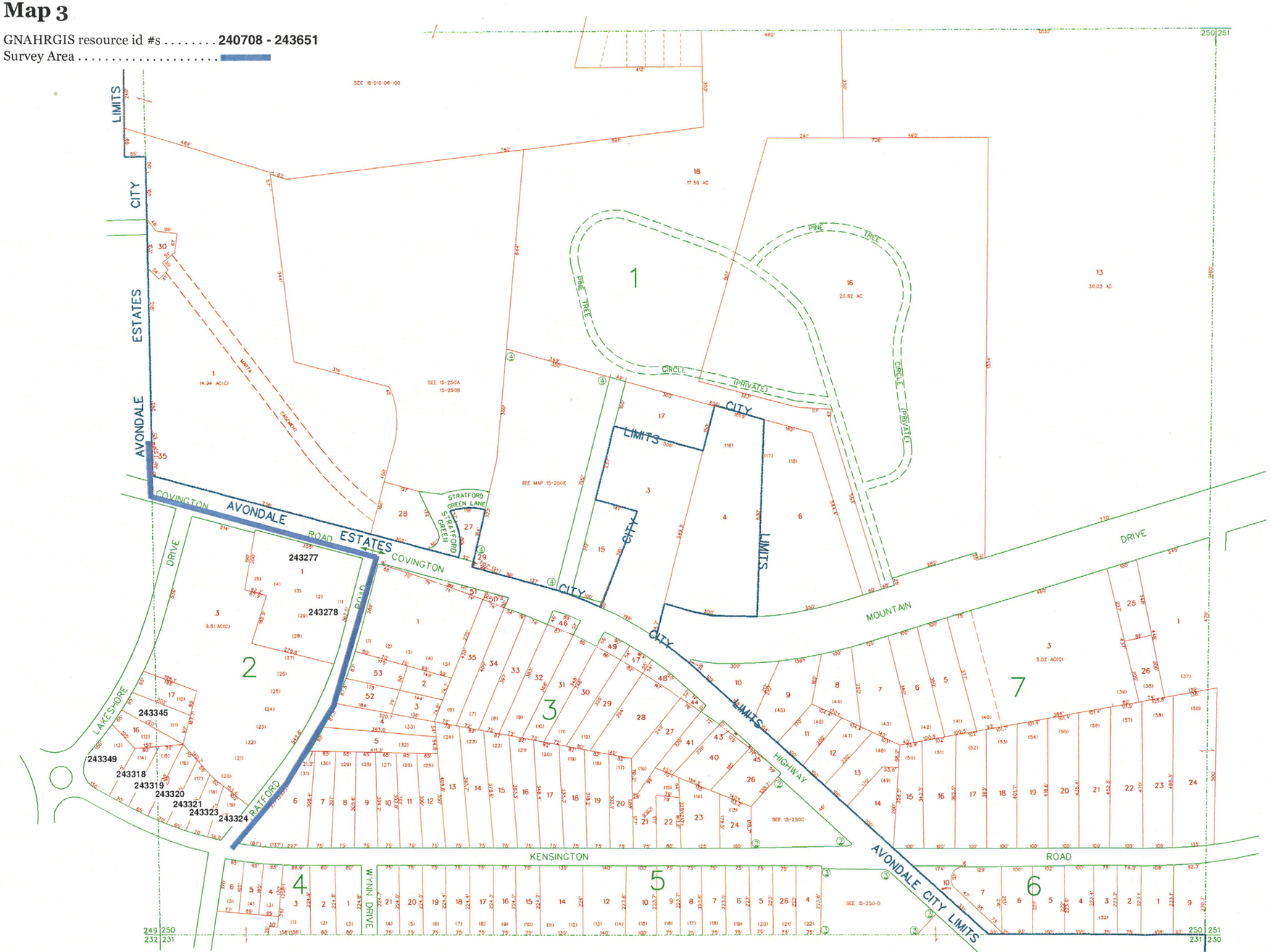
This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
15	249
DATE: 02/24/2011	SCALE: 1"=200'

DEKALB COUNTY, GA.

Avondale Estates
Historic Resource Survey
Phase 1
Map 3

GNAHRGIS resource id #s . . . . . **240708 - 243651**
Survey Area . . . . . .



① CHAMBORD 94/104
② KENSINGTON WALK TOWNHOMES, 127/36
③ KENSINGTON TRACE TOWNHOMES, 145/39-40 FKA CHAMBORD 94/104
④ BERKELEY VILLAGE CONDOS PB 165 PG 65

MAJESTIC ACRES BK. 13 P. 70
MAJESTIC ACRES BK. 14 P. 74
MAJESTIC CORP. BK. 11 P. 92

This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
15	250
DATE 7/02/2012	SCALE 1" = 200'

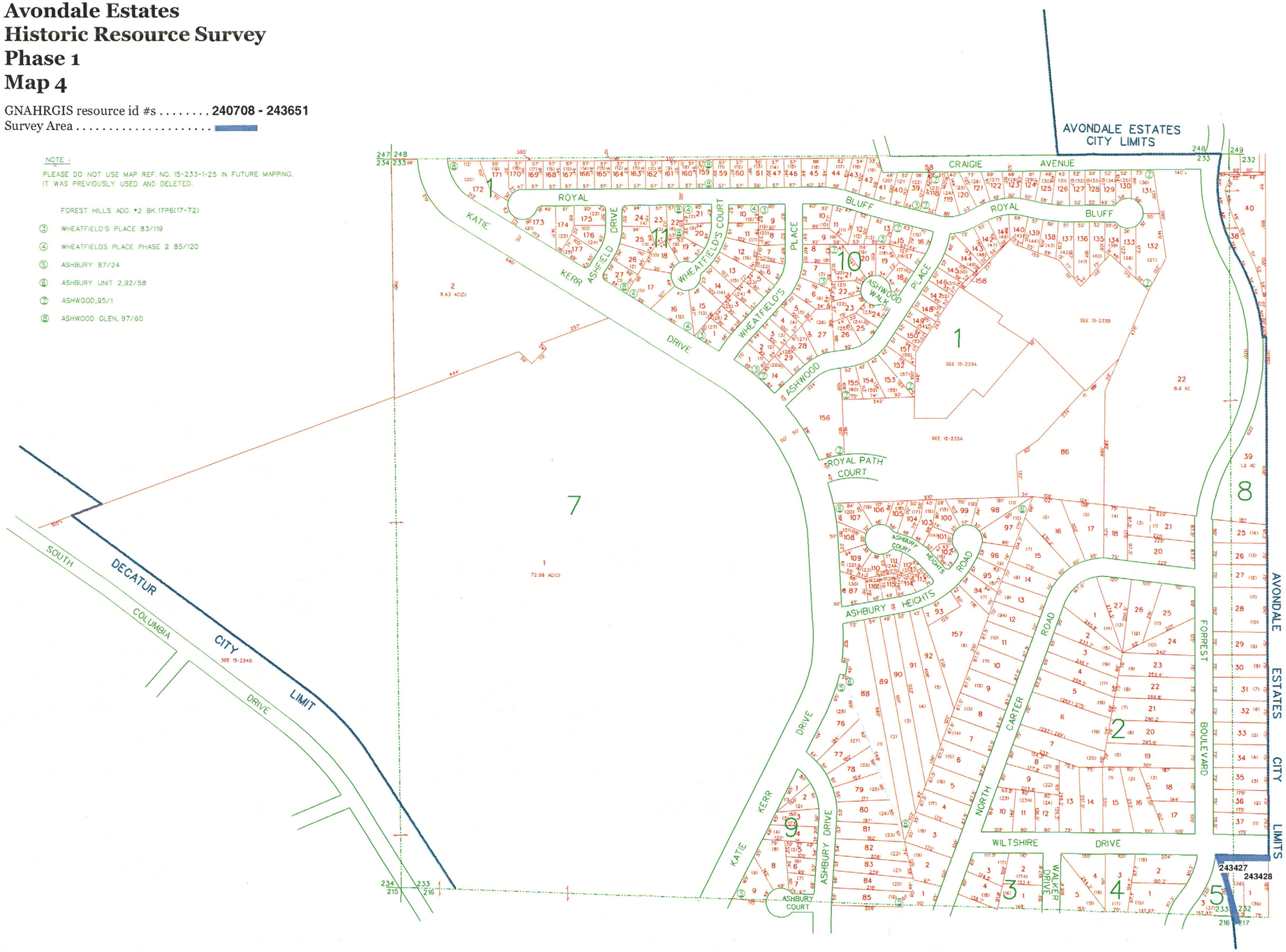
DEKALB COUNTY, GA.

Avondale Estates
Historic Resource Survey
Phase 1
Map 4

GNAHRGIS resource id #s . . . . . **240708 - 243651**
Survey Area . . . . . .

NOTE :
PLEASE DO NOT USE MAP REF. NO. 15-233-1-25 IN FUTURE MAPPING.
IT WAS PREVIOUSLY USED AND DELETED.

FOREST HILLS ADD. #2 BK.17P6(17-72)
③ WHEATFIELD'S PLACE 83/119
④ WHEATFIELDS PLACE PHASE 2 85/120
⑤ ASHBURY 87/24
⑥ ASHBURY UNIT 2,92/58
⑦ ASHWOOD,95/1
⑧ ASHWOOD GLEN, 97/60



This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
15	233
DATE: 02/02/2006	SCALE:1"=200'

DEKALB COUNTY, GA.

Avondale Estates
Historic Resource Survey
Phase 1
Map 5

GNAHRGIS resource id #s . . . . . **240708 - 243651**

Survey Area . . . . . .



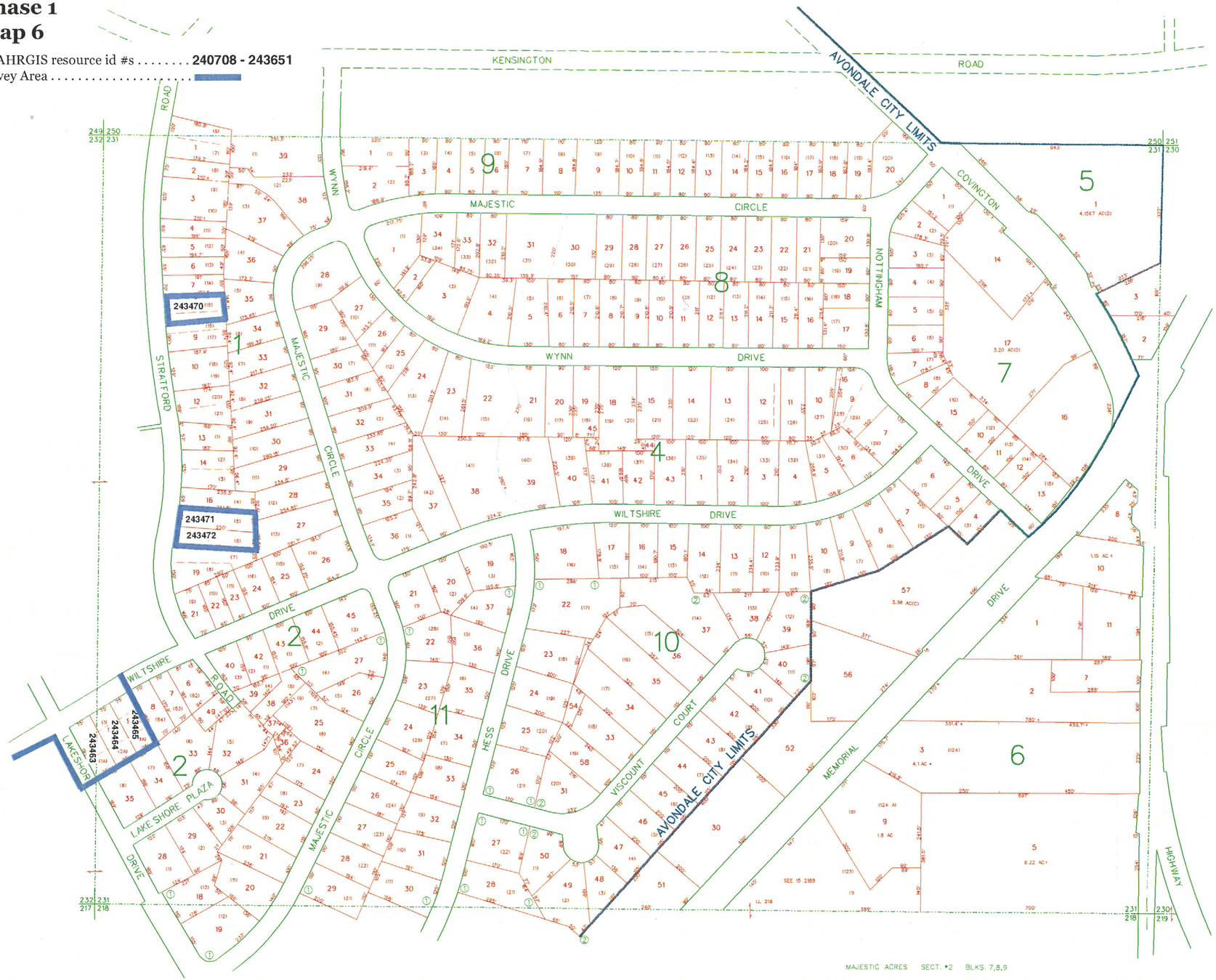
This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
15	232
DATE: 01/30/2006	SCALE: 1" = 200'

DEKALB COUNTY, GA.

Avondale Estates
Historic Resource Survey
Phase 1
Map 6

GNAHRGIS resource id #s . . . . . **240708 - 243651**
Survey Area . . . . . .



MAJESTIC ACRES SECT. #2 BLKS. 7,8,9

MAJESTIC ACRES BLK. 14 P. 56
BLK. 20 P. 54

AVONDALE ESTATES BLKS. 20A,22,23,24

① MAJESTIC ACRES SECT. #5A

② MAJESTIC ACRES SECT. #6

This Map was compiled from an aerial survey. It is to be used for tax purposes only. Dekalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
15	231
DATE: 11/12/2010	SCALE: 1" = 200'

DEKALB COUNTY, GA.

Index of Surveyed Properties by Address

Address	GNARGIS #
Avondale Road (Abelia Hedge)	243649
Avondale Road (Streetcar Shelter/Clocktower)	243650
17 N. Avondale Plaza	243160
31 N. Avondale Plaza	243161
9 S. Avondale Plaza	243162
10 S. Avondale Plaza	243163
11 S. Avondale Plaza	243164
13 S. Avondale Plaza	243165
14 S. Avondale Plaza	243166
15 S. Avondale Plaza	243167
16 S. Avondale Plaza	243168
6 N. Avondale Road	243609
32 N. Avondale Road	243170
38 N. Avondale Road	243171
64 N. Avondale Road	243172
70 N. Avondale Road	243608
88 N. Avondale Road	243173
90 N. Avondale Road	243174
100 N. Avondale Road	243175
106 N. Avondale Road	243176
120 N. Avondale Road	243177
5 S. Avondale Road	243178
11 S. Avondale Road	243180
15 S. Avondale Road	243181
21 S. Avondale Road	243182
23 S. Avondale Road	243183
27 S. Avondale Road	243184
31 S. Avondale Road	243185
33 S. Avondale Road	243186
1 Berkeley Road	243187
3 Berkeley Road	243188
7 Berkeley Road	243189
9 Berkeley Road	243190
11 Berkeley Road	243191
13 Berkeley Road	243192
14 Berkeley Road	243193
16 Berkeley Road	243194
17 Berkeley Road	243195
20 Berkeley Road	243196
21 Berkeley Road	243197
24 Berkeley Road	243198
26 Berkeley Road	243199
28 Berkeley Road	243200
29 Berkeley Road	243201
31 Berkeley Road	243202
32 Berkeley Road	243204
33 Berkeley Road	243205
34 Berkeley Road	243206
35 Berkeley Road	243207

Address	GNARGIS #
36 Berkeley Road	243208
37 Berkeley Road	243209
39 Berkeley Road	243607
40 Berkeley Road	243210
41 Berkeley Road	243606
42 Berkeley Road	243211
44 Berkeley Road	243212
45 Berkeley Road	243605
46 Berkeley Road	243213
47 Berkeley Road	243214
48 Berkeley Road	243215
49 Berkeley Road	243216
50 Berkeley Road	243217
52 Berkeley Road	243218
53 Berkeley Road	243219
55 Berkeley Road	243220
59 Berkeley Road	243221
61 Berkeley Road	243223
71 Berkeley Road	243224
73 Berkeley Road	243225
75 Berkeley Road	243226
77 Berkeley Road	243227
81 Berkeley Road	243228
85 Berkeley Road	243229
89 Berkeley Road	243230
91 Berkeley Road	243231
93 Berkeley Road	243232
95 Berkeley Road	243233
99 Berkeley Road	243234
100 Berkeley Road	243235
101 Berkeley Road	243236
103 Berkeley Road	243237
109 Berkeley Road	243238
111 Berkeley Road	243239
115 Berkeley Road	243240
117 Berkeley Road	243241
119 Berkeley Road	243604
121 Berkeley Road	243242
116 Center Street	243243
131 Center Street	243624
2 Clarendon Avenue	242721
3 Clarendon Avenue	242996
5 Clarendon Avenue	242997
6 Clarendon Avenue	242998
7 Clarendon Avenue	242999
10 Clarendon Avenue	243000
11 Clarendon Avenue	243001
12 Clarendon Avenue	243002
14 Clarendon Avenue	243003
15 Clarendon Avenue	243004
16 Clarendon Avenue	243005
17 Clarendon Avenue	243006

Address	GNARGIS #
18 Clarendon Avenue	243007
19 Clarendon Avenue	243008
20 Clarendon Avenue	243009
21 Clarendon Avenue	243010
22 Clarendon Avenue	243011
23 Clarendon Avenue	243012
24 Clarendon Avenue	243013
25 Clarendon Avenue	243014
26 Clarendon Avenue	243015
27 Clarendon Avenue	243016
29 Clarendon Avenue	243017
31 Clarendon Avenue	243018
32 Clarendon Avenue	243019
33 Clarendon Avenue	243020
35 Clarendon Avenue	243022
36 Clarendon Avenue	243024
37 Clarendon Avenue	243025
38 Clarendon Avenue	243026
40 Clarendon Avenue	243027
41 Clarendon Avenue	243028
42 Clarendon Avenue	243029
43 Clarendon Avenue	243049
45 Clarendon Avenue	243603
46 Clarendon Avenue	243050
47 Clarendon Avenue	243051
48 Clarendon Avenue	243052
50 Clarendon Avenue	243599
54 Clarendon Avenue	243600
56 Clarendon Avenue	243053
58 Clarendon Avenue	243601
61 Clarendon Avenue	243054
62 Clarendon Avenue	243602
64 Clarendon Avenue	243055
65 Clarendon Avenue	243056
71 Clarendon Avenue	243057
72 Clarendon Avenue	243058
74 Clarendon Avenue	243059
75 Clarendon Avenue	243060
76 Clarendon Avenue	243061
78 Clarendon Avenue	243062
79 Clarendon Avenue	243063
80 Clarendon Avenue	243064
82 Clarendon Avenue	243065
85 Clarendon Avenue	243066
86 Clarendon Avenue	243067
88 Clarendon Avenue	243068
90 Clarendon Avenue	243069
91 Clarendon Avenue	243070
93 Clarendon Avenue	243071
94 Clarendon Avenue	243072
95 Clarendon Avenue	243074
97 Clarendon Avenue	243075

Address	GNARGIS #
98 Clarendon Avenue	243076
101 Clarendon Avenue	243077
102 Clarendon Avenue	243078
105 Clarendon Avenue	243079
108 Clarendon Avenue	243080
109 Clarendon Avenue	243081
110 Clarendon Avenue	243083
112 Clarendon Avenue	243085
1 N. Clarendon Avenue	243244
4 N. Clarendon Avenue	243245
8 N. Clarendon Avenue	243628
10 N. Clarendon Avenue	243246
12 N. Clarendon Avenue	243623
89 N. Clarendon Avenue	243247
97 N. Clarendon Avenue	243248
103 N. Clarendon Avenue	243629
105 N. Clarendon Avenue	243249
106 N. Clarendon Avenue	243627
117 N. Clarendon Avenue	243250
123 N. Clarendon Avenue	243251
129 N. Clarendon Avenue	243252
135 N. Clarendon Avenue	243253
141 N. Clarendon Avenue	243254
145 N. Clarendon Avenue	243255
2 Clarendon Place	243086
5 Clarendon Place	243087
6 Clarendon Place	243088
11 Clarendon Place	243089
15 Clarendon Place	243090
2711 E. College Avenue	243642
2718 E. College Avenue	243641
2719 E. College Avenue	243640
2725 E. College Avenue	243639
2749 E. College Avenue	243630
2753 E. College Avenue	243631
2759 E. College Avenue	243632
2760 E. College Avenue	243633
2767 E. College Avenue	243634
2768 E. College Avenue	243635
2774 E. College Avenue	243636
2781 E. College Avenue	243637
2806 E. College Avenue	243611
2808 E. College Avenue	243610
2852 E. College Avenue	243169
2 Covington Road	243256
4 Covington Road	243257
6 Covington Road	243258
9 Covington Road	243259
10 Covington Road	243260
11 Covington Road	243261
14 Covington Road	243262
15 Covington Road	243263

Address	GNARGIS #
16 Covington Road	243264
17 Covington Road	243265
18 Covington Road	243266
19 Covington Road	243267
20 Covington Road	243268
21 Covington Road	243269
22 Covington Road	243270
23 Covington Road	243271
24 Covington Road	243272
27 Covington Road	243273
28 Covington Road	243275
33 Covington Road	243276
47 Covington Road	243277
47 Covington Road	243278
1 Dartmouth Avenue	242877
3 Dartmouth Avenue	242880
4 Dartmouth Avenue	242881
5 Dartmouth Avenue	242882
6 Dartmouth Avenue	242900
8 Dartmouth Avenue	242901
9 Dartmouth Avenue	242902
10 Dartmouth Avenue	243091
11 Dartmouth Avenue	243092
12 Dartmouth Avenue	243093
13 Dartmouth Avenue	243096
14 Dartmouth Avenue	243097
15 Dartmouth Avenue	243098
16 Dartmouth Avenue	243099
17 Dartmouth Avenue	243101
20 Dartmouth Avenue	243102
21 Dartmouth Avenue	243103
22 Dartmouth Avenue	243104
23 Dartmouth Avenue	243105
26 Dartmouth Avenue	243106
27 Dartmouth Avenue	243107
28 Dartmouth Avenue	243108
30 Dartmouth Avenue	243281
31 Dartmouth Avenue	243113
32 Dartmouth Avenue	243114
36 Dartmouth Avenue	243115
38 Dartmouth Avenue	243116
40 Dartmouth Avenue	243117
42 Dartmouth Avenue	243118
44 Dartmouth Avenue	243119
46 Dartmouth Avenue	243120
48 Dartmouth Avenue	243121
50 Dartmouth Avenue	243598
51 Dartmouth Avenue	243647
52 Dartmouth Avenue	243122
56 Dartmouth Avenue	243123
60 Dartmouth Avenue	243124
64 Dartmouth Avenue	243125

Address	GNARGIS #
65 Dartmouth Avenue	243126
67 Dartmouth Avenue	243127
70 Dartmouth Avenue	243128
71 Dartmouth Avenue	243596
72 Dartmouth Avenue	243129
76 Dartmouth Avenue	243130
77 Dartmouth Avenue	243131
80 Dartmouth Avenue	243132
81 Dartmouth Avenue	243133
82 Dartmouth Avenue	243134
83 Dartmouth Avenue	243135
84 Dartmouth Avenue	243137
85 Dartmouth Avenue	243138
87 Dartmouth Avenue	243139
88 Dartmouth Avenue	243140
89 Dartmouth Avenue	243597
90 Dartmouth Avenue	243141
91 Dartmouth Avenue	243142
92 Dartmouth Avenue	243143
94 Dartmouth Avenue	243145
96 Dartmouth Avenue	243146
97 Dartmouth Avenue	243147
99 Dartmouth Avenue	243148
101 Dartmouth Avenue	243149
102 Dartmouth Avenue	243150
103 Dartmouth Avenue	243151
105 Dartmouth Avenue	243153
106 Dartmouth Avenue	243154
107 Dartmouth Avenue	243156
110 Dartmouth Avenue	243157
112 Dartmouth Avenue	243158
3 Exeter Road	241049
4 Exeter Road	240708
5 Exeter Road	241050
6 Exeter Road	242293
7 Exeter Road	242294
8 Exeter Road	242048
9 Exeter Road	242050
10 Exeter Road	242993
12 Exeter Road	242065
13 Exeter Road	242052
14 Exeter Road	242061
15 Exeter Road	242062
16 Exeter Road	242063
17 Exeter Road	243593
18 Exeter Road	242067
19 Exeter Road	242068
20 Exeter Road	242070
21 Exeter Road	242994
22 Exeter Road	242072
23 Exeter Road	242073
24 Exeter Road	242077

Address	GNARGIS #
25 Exeter Road	242107
26 Exeter Road	243592
28 Exeter Road	242108
30 Exeter Road	242109
32 Exeter Road	242995
1 Fairfield Drive	242125
2 Fairfield Drive	242126
4 Fairfield Drive	242127
5 Fairfield Drive	242128
7 Fairfield Drive	242129
8 Fairfield Drive	242133
9 Fairfield Drive	242134
11 Fairfield Drive	242147
12 Fairfield Drive	242149
14 Fairfield Drive	242155
15 Fairfield Drive	242156
16 Fairfield Drive	242157
17 Fairfield Drive	242158
18 Fairfield Drive	242159
19 Fairfield Drive	243594
20 Fairfield Drive	242160
21 Fairfield Drive	242161
22 Fairfield Drive	242162
23 Fairfield Drive	242163
24 Fairfield Drive	242164
27 Fairfield Drive	242177
28 Fairfield Drive	242174
30 Fairfield Drive	242175
31 Fairfield Drive	242176
32 Fairfield Drive	242178
33 Fairfield Drive	242179
35 Fairfield Drive	242180
37 Fairfield Drive	243595
39 Fairfield Drive	242627
1 Fairfield Plaza	243282
3 Fairfield Plaza	243283
4 Fairfield Plaza	243284
5 Fairfield Plaza	243285
7 Fairfield Plaza	243286
8 Fairfield Plaza	243287
9 Fairfield Plaza	243288
11 Fairfield Plaza	243289
40 Franklin Street	243622
2795 Franklin Street	243290
2816 Franklin Street	243613
2842 Franklin Street	243291
2849 Franklin Street	243292
2858 Franklin Street	243619
2864 Franklin Street	243293
2868 Franklin Street	243294
2874 Franklin Street	243295
2886 Franklin Street	243296

Address	GNARGIS #
2906 Franklin Street	243297
2950 Franklin Street	243298
4 Kensington Road	243300
6 Kensington Road	243301
8 Kensington Road	243302
9 Kensington Road	243303
10 Kensington Road	243304
12 Kensington Road	243305
13 Kensington Road	243306
14 Kensington Road	243307
15 Kensington Road	243308
16 Kensington Road	243309
17 Kensington Road	243310
18 Kensington Road	243311
19 Kensington Road	243312
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22 Kensington Road	243314
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24 Kensington Road	243316
25 Kensington Road	243317
26 Kensington Road	243318
28 Kensington Road	243319
30 Kensington Road	243320
32 Kensington Road	243321
33 Kensington Road	243322
34 Kensington Road	243323
36 Kensington Road	243324
4 Kingstone Road	243325
5 Kingstone Road	243326
6 Kingstone Road	243327
7 Kingstone Road	243328
8 Kingstone Road	243329
9 Kingstone Road	243330
10 Kingstone Road	243331
11 Kingstone Road	243332
12 Kingstone Road	243333
13 Kingstone Road	243334
14 Kingstone Road	243335
15 Kingstone Road	243336
16 Kingstone Road	243337
17 Kingstone Road	243338
Lakeshore Drive (Lake Avondale)	243648
1 Lakeshore Drive	243340
3 Lakeshore Drive	243341
7 Lakeshore Drive	243342
9 Lakeshore Drive	243343
11 Lakeshore Drive	243344
12 Lakeshore Drive	243345
13 Lakeshore Drive	243346
15 Lakeshore Drive	243348
16 Lakeshore Drive	243349
18 Lakeshore Drive	243350

Address	GNARGIS #
19 Lakeshore Drive	243351
22 Lakeshore Drive	243352
23 Lakeshore Drive	243353
24 Lakeshore Drive	243354
25 Lakeshore Drive	243355
26 Lakeshore Drive	243356
27 Lakeshore Drive	243357
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30 Lakeshore Drive	243359
31 Lakeshore Drive	243360
33 Lakeshore Drive	243361
34 Lakeshore Drive	243362
36 Lakeshore Drive	243363
40 Lakeshore Drive	243364
44 Lakeshore Drive	243365
45 Lakeshore Drive	243366
49 Lakeshore Drive	243367
50 Lakeshore Drive	243368
51 Lakeshore Drive	243369
55 Lakeshore Drive	243370
56 Lakeshore Drive	243371
57 Lakeshore Drive	243372
58 Lakeshore Drive	243651
62 Lakeshore Drive	243373
64 Lakeshore Drive	243374
76 Lakeshore Drive	243375
80 Lakeshore Drive	243376
86 Lakeshore Drive	243377
88 Lakeshore Drive	243378
1 Lakeview Place	243379
2 Lakeview Place	243380
3 Lakeview Place	243381
4 Lakeview Place	243382
5 Lakeview Place	243383
6 Lakeview Place	243384
7 Lakeview Place	243385
8 Lakeview Place	243386
9 Lakeview Place	243387
10 Lakeview Place	243388
4 Locust Street	243389
136 Locust Street	243390
140 Locust Street	243391
144 Locust Street	243392
151 Locust Street	243393
167 Locust Street	243394
116 Maple Street	243646
129 Maple Street	243644
135 Maple Street	243395
137 Maple Street	243645
2 Melford Place	243396
8 Melford Place	243397
10 Melford Place	243398

Address	GNARGIS #
16 Melford Place	243399
5 Oak Street	243618
129 Oak Street	243400
158 Oak Street	243617
164 Oak Street	243401
120 Olive Street	243612
2983 Parry Street	243626
100 Pine Street	243621
115 Pine Street	243402
811 Stratford Road	243467
827 Stratford Road	243468
835 Stratford Road	243469
848 Stratford Road	243470
902 Stratford Road	243471
908 Stratford Road	243472
1 Sussex Road	243403
3 Sussex Road	243405
4 Sussex Road	243406
6 Sussex Road	243407
7 Sussex Road	243408
8 Sussex Road	243409
9 Sussex Road	243410
10 Sussex Road	243411
11 Sussex Road	243413
12 Sussex Road	243414
13 Sussex Road	243415
14 Sussex Road	243416
15 Sussex Road	243417
16 Sussex Road	243418
17 Sussex Road	243419
19 Sussex Road	243420
20 Sussex Road	243421
2833 Washington Street	243614
2834 Washington Street	243422
2855 Washington Street	243615
2869 Washington Street	243616
2903 Washington Street	243423
2904 Washington Street	243424
2909 Washington Street	243425
2910 Washington Street	243426
3 Wiltshire Drive	243427
9 Wiltshire Drive	243428
11 Wiltshire Drive	243429
15 Wiltshire Drive	243430
16 Wiltshire Drive	243431
18 Wiltshire Drive	243432
19 Wiltshire Drive	243433
20 Wiltshire Drive	243434
21 Wiltshire Drive	243435
22 Wiltshire Drive	243436
23 Wiltshire Drive	243437
24 Wiltshire Drive	243438

Address	GNARGIS #
25 Wiltshire Drive	243439
26 Wiltshire Drive	243440
27 Wiltshire Drive	243441
29 Wiltshire Drive	243442
30 Wiltshire Drive	243443
32 Wiltshire Drive	243444
33 Wiltshire Drive	243445
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36 Wiltshire Drive	243447
37 Wiltshire Drive	243448
41 Wiltshire Drive	243449
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51 Wiltshire Drive	243453
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57 Wiltshire Drive	243456
58 Wiltshire Drive	243457
60 Wiltshire Drive	243459
61 Wiltshire Drive	243460
62 Wiltshire Drive	243461
69 Wiltshire Drive	243462
73 Wiltshire Drive	243463
75 Wiltshire Drive	243464
77 Wiltshire Drive	243465
697 Winsor Terrace	243466