

HISTORIC DISTRICT INFORMATION FORM (HDIF)

Revised May 2010

INSTRUCTIONS: Use this form for a National Register nomination for a district such as a residential neighborhood, downtown commercial area, or an entire city. If you are nominating an individual building or a small complex of buildings such as a farm or a school campus, use the Historic Property Information Form (HPIF). The information called for by this form is required for a National Register nomination and is based on the National Park Service's *National Register Bulletin: How to Complete the National Register Registration Form*. Therefore, the information must be provided to support a request for a National Register nomination.

You may use this form on your computer and insert information at the appropriate places, or you can provide the information in a new document keyed to this outline with headings and subheadings in bold. Word-processed forms are encouraged (although not required) and will expedite the preparation of your final National Register nomination. This form is available online at www.gashpo.org, or by e-mail from the Historic Preservation Division (HPD). If you use word-processing, submit the information on a CD, indicate what word-processing program was used and the version (ex: Word 2003 or WordPerfect 9.0), and send a hard copy.

Make sure you include all requested information. This will greatly expedite the processing of your nomination and avoid HPD from having to ask for it. Information requested in this HDIF is necessary to document the district to National Register standards and will be incorporated into the final National Register form prepared by HPD's staff.

If you wish to use the official National Register nomination form instead of this form, please contact the National Register Coordinator at the Historic Preservation Division for direction; be advised that if you use the official National Register form, you must include all the information and support documentation called for on this HDIF and submit Section 1 of the HDIF.

The HDIF consists of six sections of information required for a National Register nomination:

- Section 1. General Information**
- Section 2. Description**
- Section 3. History**
- Section 4. Significance**
- Section 5. Support Documentation and Checklist**
- Section 6. Additional Guidelines**

BE SURE TO RETURN ALL PAGES OF THE HDIF AND KEEP COPIES FOR YOURSELF (BOTH A HARD COPY AND AN ELECTRONIC VERSION).

Before submitting your application, review the checklist on page 21 to make sure you have included all the required information.

To expedite processing of the nomination, keep the formatting of your HDIF simple and submit your request on standard 8 ½ x 11-inch sheets with oversize maps folded or rolled.

DO NOT send nomination materials in binders, plastic page covers, or spiral bound.
DO NOT mount photographs. Use an envelope or rubber band to keep photographs together.

If you have any questions about this form or the information required for a National Register nomination, please feel free to contact HPD's National Register Coordinator at 404-651-6782 or Survey and National Register Specialist at 404-651-5911.

RETURN HDIF AND SUPPORTING DOCUMENTS TO:

National Register Coordinator
Historic Preservation Division
254 Washington Street
Ground Level
Atlanta, GA 30334
Phone: (404) 651-6782

SECTION 1

GENERAL INFORMATION

1. Historic Name of District (see Section 3.B.1): Northwoods Area

2. Location of District: List principal streets, highways, and geographic features within and around the district (indicate whether highways are federal, state, or county routes):

Addison, Alison, Allen, Autumn, Aztec, Bagley, Beechwood, Belaire, Bonnie, Brook Parkway, Buena Vista, Buford Highway, Century, Chamblee-Tucker, Cherokee, Chestnut, Clearview, Colquitt, Drury, Fairlane, Havalyn, Holiday, Indian, Interstate 285, Lambeth, McClave, Oakmont, Pine, Pineland, Poplar, Power Lines, Raymond, Santa Fe, Shallowford, Stafford, Stewart, Straight, Valmar, Wheeler, Wilton

Buford Highway and Interstate 285 are federal roadways

City or vicinity of: Doraville

County: DeKalb

Zip Code of the district: 30340

Approximate distance and direction from county seat: 10 miles northeast

3. Acreage of district to be nominated (approximately): 530 acres

4. a. Total Number of Historic/Contributing Resources in district (from Section 2.A. p. 6): 922 properties, 89%

b. Total Number of Noncontributing Resources in district (from Section 2.A. p. 6): 96 properties, 9%

5. Are a majority of buildings in the district less than 50 years old? Yes or No. If yes, see instructions on page 29 and explain on page 14. No

6. Property Ownership

Does a federal agency (ex. U.S. Postal Service, General Services Administration) own property within the district? Yes or No. If yes, provide the name of the agency/agencies and the name and address of the federally owned building(s): No

NOTE: A letter of support for the district nomination from an agency or organization that represents property owners in the district must be included with the HDIF. Acceptable agencies/organizations are: city or county governments, neighborhood associations, historical societies, or preservation organizations.

Letters of support for the district nomination from Northwoods Area Neighborhood Association, DeKalb History Center, Mayor of the City of Doraville and State Representative for District 81 can be found in the Appendix.

NOTE: In districts of 50 property owners or less, a list of the property owners of record must be submitted. The list should include the name, address of the property within the district, and mailing address for each property owner. This information can be obtained at the county tax assessor's office.

Do the property owners within the district support nomination of the district to the National Register?
Explain:

The Northwoods Area Neighborhood Association (NANA), which includes the neighborhoods known as Northwoods, Gordon Heights, Gordon Hills, Fleetwood Hills, and Sequoyah Woods, strongly support this designation. Enthusiasm first became clear on November 10, 2011 when a "Public Information Meeting" was held to explain the National Register, describe the process for nomination, answer any questions, and ask for the neighborhood's support. The meeting was held at the Doraville Community Center and hosted by Georgia State University (GSU) Heritage Preservation Department Head, Richard Laub, in conjunction with Melissa Forgey of the DeKalb History Center, Gretchen Brock from the State Historic Preservation Division, and Bonnie Flynt, President of NANA (see Appendix for flier and agenda). With over thirty neighborhood people in attendance, of eighty households of NANA, and a healthy dialog well into the evening, everyone walked away from the meeting in support of the nomination.

As GSU students became involved, many historic and current photographs, leading questions, and general inquiries were posted on the Northwoods Neighborhood Facebook page for homeowners to comment and discuss with the respective students. Multiple replies, ideas for research topics, additional properties to include, people to contact, and many other tips and aids helped to make the nomination documentation as enriching as it is – all provided by homeowners within the proposed district. Additionally, a Northwoods Neighborhood History Night was held on February 21, 2012 by the nomination coordinators and NANA in conjunction with the DeKalb History Center, also at the Doraville Community Center, to glean as much information about the neighborhood from those that know it best. With promotion by NANA through their Facebook page and handing out mailers door-to-door, over twenty people attended (see Appendix for flier and photographs).

The presentation for nomination findings was held on April 24, 2012 at the Chestnut Road, Church of the New Covenant, prior to the final document being turned over to the State Historic Preservation Office. An overwhelming turnout, approximately seventy-five people, created an interesting and educational evening filled with an informative presentation, many questions regarding the research, process, and next steps, and even a visit from one of the original architects for the neighborhood, Mr. Ernest Mastin (see Appendix for flier and photographs).

Additionally, whenever any email, inquiry, phone call, or questions was posed to anyone in the neighborhood, it was always quickly and enthusiastically answered – making the research process of this nomination much easier. NANA believes the nomination process has not only increased interest in neighborhood history but community morale, pride and cohesiveness and a nomination can only continue the trend.

Have any of the following been informed about the nomination of this district to the National Register? What has been their involvement, if any, in the nomination process? Be as specific as possible.

Regional Development Center
County government
City government
Local historical society or preservation organization

Neighborhood, homeowners', or civic association
Business association

State government

State Representative of District 81, Elena Parent, is Northwoods' Representative to the Georgia General Assembly. Although involvement has been minimal, Rep. Parent enthusiastically supports the Northwoods Area nomination. A letter of support has been included from Rep. Parent.

City government

City of Doraville Mayor Donna Pittman has been on board with this nomination since the beginning, believing that Northwoods is a prime example of a planned unit development and an important part of the City of Doraville. Mayor Pittman and Councilwoman Fleming attended the very first informational meeting and agreed to support the nomination. A letter of support has been included from the City of Doraville.

Local historical society or preservation organization

The DeKalb History Center (DHC) has been involved with Northwoods Area prior to this nomination process. First, the DHC developed a study of mid-century DeKalb neighborhoods and later, with another Georgia State University (GSU) class, published a context used for this nomination titled *Single-Family Residential Development, DeKalb County, Georgia, 1945-1970*. Additionally, DHC is the financial sponsor for the current GSU nomination project. DHC representatives helped to organize and attended the original informational meeting and the final presentation of nomination information to the neighborhood. The doors to the DeKalb archives were always open to the students in order to gather pertinent information about Northwoods and the surrounding neighborhoods. A letter of support has been included from the DHC.

Neighborhood, homeowners', or civic association

As described above, and seen in the participation, letter of support and multiple other aspects, the Northwood Area Neighborhood Association has been greatly involved with this nomination process and eagerly awaits the results. A letter of support has been supplied by NANA.

Is the nomination of the district part of a larger formal or informal preservation program in the area?
Explain:

No, but according to Mayor Pittman, preserving Doraville's historic neighborhoods, in particular Northwoods Area, is an integral part of the City of Doraville's Comprehensive Plan (2005-2025).

7. **Sponsor of Nomination (the district sponsor must represent property owners in the district).** The Historic Preservation Division has established guidelines for proposing National Register district nominations at the local level. The guidelines are intended to insure that property owners, neighborhood or civic associations, local historical societies or preservation organizations, city and county government officials, and the general public are informed about the National Register of Historic Places and are given the opportunity to participate in the preparation of the nomination and comment on the nomination. The nomination sponsor is responsible for insuring public notice and involvement.

Name(s) of local sponsor: Bonnie G. Flynt, President

Organization or agency (if applicable): Northwoods Area Neighborhood Association (NANA)

Mailing Address: 3490 Alison Drive

City: Doraville

State: GA

Zip Code: 30340

Telephone—Monday-Friday daytime and/or work: 770-778-0750

E-mail: bonnieglynt@yahoo.com

8. Form prepared by

Name: Master in Heritage Preservation Students:

Mollie Bogle	Jennifer Dixon	Sarah Kurtz
Susan Coleman	Hanieh Esmaeilkhanian	Heather Miller
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Rosemary Davis	Julie Federer	Crystal Perez
Elizabeth Decker	Michelle Hendrickson	Emily Taff
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Department Head: Richard Laub

Title and Organization or Company, if any: Georgia State University (GSU)

Mailing Address: Department of History, c/o Richard Laub, P.O. Box 4117

City: Atlanta
4117

State: GA

Zip Code: 30302-

Telephone—Monday-Friday daytime and/or work: 404-413-6365

E-mail: rlaub@gsu.edu

Date: April 30, 2012

What is your relationship to or interest in the district?

The students of the GSU Heritage Preservation Master's program are interested in raising awareness and preserving Mid-century Modern architecture. As newcomers to the preservation scene, we feel we should do what we can to aid Modern architecture so that as we grow in our preservation careers, Mid-century architecture is seen with a more open mind and welcomed as a worthy of preservation.

Northwoods and its surrounding neighborhoods are a perfect representation of a Mid-century Modern neighborhood due to the high integrity of the district, the strong history, and the eagerness of the homeowners to designate and protect the sense of place they so love. Helping Northwoods achieve this designation is a small act our class can do.

9. Reasons for nominating the district (Explain all that apply)

Recognition (explain): NANA is eager to be recognized as one of the few Mid-century Modern communities on the National Register to date. With this recognition comes increased interest in the neighborhood, already seen with only a pending designation – including owner-occupied house sales.

Grant Assistance (explain; have you inquired as to the availability of grants or received a grant application?):

Tax Incentives (explain; have you inquired about the applicability of tax incentives or received application forms?): Although inquiries have not officially been made, homeowners within the district did express interest in tax incentives at the presentation of the nomination findings.

Protection (explain need): With major thoroughfares within walking distance of the neighborhood, protection is important. Interstate 285, Buford Highway, Shallowford, and Chamblee Tucker roads surround this proposed district, with many commercial and other highway aspects encroaching, as can be seen in the proposed boundaries.

Part of a larger preservation plan (explain): Although not part of a preservation plan, nominating Northwoods Area is an important part of the City of Doraville's Comprehensive Plan (2005-2025).

Minority Resource (explain): With the commonality of Mid-Century Modern Ranch and Split-level neighborhoods, many people do not understand the importance of this historic resource and developers are demolishing similar neighborhoods with lightning speed. Although Northwoods and the surrounding neighborhoods are not in the minority as of yet, they are quickly becoming so. Recognition will aid in abetting such destruction and encourage a new look at our recent architectural history.

Other public interest in this nomination (explain): Preserving the City of Doraville's historic neighborhoods is an important goal of the City's Comprehensive Plan (2005-2012).

SECTION 2

DESCRIPTION

A. Number of Contributing and Noncontributing Resources:

Provide the number of each type of contributing resource in the district. Contributing resources are generally over 50 years old (or within the period of significance for a district that is less than 50 years old) and retain their historic physical features.

The proposed district consists of approximately 530 acres with 1,040 properties. There are a total of 922 contributing properties, 89%; 96 non-contributing properties, 9%; and 22 vacant properties, 2%.

Buildings (house, barn, store, office, school, etc.): 922

Structures (windmill, bridge, ship, corncrib, power plant, etc.): 0

Sites (prehistoric or historic: battlefield, ruin, cemetery, archaeological sites, landscape features, etc.): 0

Objects (sculpture, monument, statue, fountain, etc.): 0

NOTE: Report the total number of contributing resources in Section 1, number 4.

Provide the number of each type of noncontributing resource. Noncontributing resources are either less than 50 years old (or outside the period of significance for a district that is less than 50 years old) OR are over 50 years old but have lost their historic physical features due to additions, alterations, deterioration, etc. to the extent that they are unrecognizable as historic.

Buildings (house, barn, store, office, school, etc.): 96

Structures (windmill, bridge, ship, corncrib, power plant, etc.): 0

Sites (prehistoric or historic: battlefield, ruin, cemetery, archaeological sites, landscape features, etc.): 0

Objects (sculpture, monument, statue, fountain, etc.): 0

NOTE: Report the total number of noncontributing resources in Section 1, number 5.

B. Description

Provide a written description of the district to be nominated. The description should be straightforward and factual. It should be based on a thorough examination of the district, including, if necessary, a property-by-property survey. Most, if not all, of the following points should be addressed. **For each point, describe as thoroughly as possible.** The description should provide a written “photograph” of the district. Cross-reference the written description with the photographs and the district map. Professional terminology is not required but may be used.

1. **Summary description**—overall character, appearance, and historical development of the entire nominated district:

The Northwoods Area Historic District, in Doraville, Georgia, consists of five main contiguous and historically-related suburban residential subdivisions developed primarily between 1950 and the early 1960s (see District Map). Only eleven miles from the center of Atlanta, Northwoods Area is easily accessible by many surrounding major roads and interstates. The neighborhood was developed as part of the explosion of suburban growth in DeKalb County and to provide homes for workers of new industries in the area, such as the General Motors plant which began operating in 1947 in Doraville and employed many of the early residents of the neighborhood.

Northwoods District exhibits the general characteristics of standard post-World War II residential landscapes. Wide curvilinear streets seem to flow with the contours of the terrain while actually conforming to a carefully orchestrated picturesque pattern of the developer's planning (see figures 046, 076, 109, 117, 134, 187, 220, 305, 335, 377, 447, 469, 471, 488). Built for automobiles, Northwoods was designed with seven access points, one of the distinct features allowing homeowner multiple avenues to explore the community. These long streets primarily are without sidewalks except near schools.

As planned subdivisions, the lots were subject to restrictions which still lend to the unified feel of the district's character today. The district contains modest, evenly-spaced homes with straight driveways and uniformly capacious front yards which lend to an almost park-like atmosphere and a sense of unity to the neighborhood that is still seen today (see figures 324 and 335).

Although primarily single-family dwellings, some of the homes are duplexes that appear to be single-family homes. The dominant house type is the Ranch house with some Split-Level types seen on more uneven terrain, such as in the Sequoyah Woods subdivision (see figures 251 and 275). The Ranch houses, all modest in size, range in subtype and style, including Compact, Linear, Linear with clusters, Transverse, and Half-Courtyard in both Plain and Contemporary styles. The architects developed a unique feature to balance homeowners' preference with the expense of home features. In Northwoods many homes are clad in brick from the slab to the window sill line, and brick is sometimes used only on the front elevation (see figure 254). On some homes the veneer continues from several inches to feet beyond the mass of the house. This distinct feature terminates the half-wall brick veneer at the front. This feature is unusual on homes built during this time.

Occupying approximately 530 acres of land,¹ the Northwoods Area Historic District contains 1,040 properties, primarily single-family residences, but also including three schools, four churches, the former Local Ten Union Hall for the United Auto Workers, two parks, and several other areas of open space. A large shopping center on Buford Highway and a professional building on McClave Drive were built concurrently with and to serve the residents in the Northwoods neighborhood, but are not considered historically contributing to the district due to significant facelifts over the decades. The mixture of residential and non-residential structures found primarily in the Northwoods neighborhood is evidence of that neighborhood's notable origins as a Planned Unit Development (PUD), a zoning classification for land that allows and incorporates such diversity. The adjoining neighborhoods of Gordon Heights, Gordon Hills, Fleetwood Hills, and Sequoyah Woods take advantage of Northwoods' non-residential amenities as well.

2. **Natural terrain**, natural landmarks, geographic features in and around the district:

¹ Mapped on daftlogic.com: <http://www.daftlogic.com/projects-google-maps-area-calculator-tool.htm>

Northwoods Area exhibits rolling topography with a creek entering the neighborhood from the southeast. Creek branches run north, northeast, and northwest terminating within the Northwoods Area. A quarry sits towards the center of the district, parallel to Chestnut Drive within the neighborhood. Two parks are included within the district – Brook and Autumn Parks (see figures 203, 252, 257, 258 and 374, 390-392, 394).

3. **Distinct parts, areas, or sections of the district** (ex. commercial, residential, industrial, African-American, agricultural, etc.):

Residential aspects conform to the description in question 1, above.

Tally's vision for the community included parks, churches and schools. These structures made Northwoods into a community rather than simply a subdivision. Three schools are primarily of Modern design in conformance with the residential feel of the neighborhood. Four churches are of varying design but lend to the overall feel of the planned unit development. Two parks are primarily grass and wooded areas with tennis courts and a picnic pavilion in one and playground equipment in the other.

Commercial aspects today are primarily along the perimeter areas of the District, especially Buford Highway, Shallowford, and Chamblee-Tucker. Interestingly, most commercial areas still retain the look and feel of the residential neighborhood with ranch houses converted into commercial uses.

Northwoods

The Northwoods development is a Planned Urban Development (PUD) in Doraville, GA. It is bounded on the north, south and east by the borders of Land lot 297. It is bounded on the west by Buford and Shallowford Roads. The eastern edge has a beak-shaped section extending eastward. The development has undulating terrain and mature trees.

The street layout of Northwoods combines curvilinear streets for pastoral aesthetic effect, with straight streets for efficiency. Like all developments in the Northwoods Area, its streets are lined with rough-cut granite curbs. It has 7 operational entrances and 2 more which are blocked. The three entrances on the west side present an appearance of formal entryways to create a good first impression. They are the only ones to have medians and they lead to symmetrical streets going eastward, through the heart of the development. This formal entry appearance is lacking elsewhere in the development, indicating that this side is considered to be the "front" side of the development. One of these entrances, McClave Dr., is the main entrance. It exits at the busiest street, Buford Highway, beside Tally's Northwoods Plaza. Inside the development it cuts eastward on a straight line through the heart of the development.

A series of three roads form a ring which runs along the lots bordering the edge of the development. Interior streets provide access connect houses to the central corridor streets (Addison and McClave) and the ring road (Raymond, Wheeler, Chestnut). Wheeler Dr. aligns exactly with the front door of Yeshiva School (see figure 409). A sidewalk runs from the school door, down Wheeler Dr., and continues along Chestnut Dr, all the way to Buford Rd.

The two parks of the development each have sloping terrain and a small intermittent stream. They have limited amounts of flat ground and are obviously intended to provide a relaxing pastoral appearance. Their largest structure is a tennis court in Brooks Park. They mainly provide small amenities such as cook-out pavilions and playground equipment. Important to their natural appearance is the fact that no closed buildings exist to block one's view (see figure 394). Open pavilions, playground equipment, see-through fencing for the tennis court are examples of the open appearance of structures there that complement the natural setting. Most streets in the development were named

for family members of the J.A. Jones Construction Company. Havalyn Dr. was named for Tally's daughter, Havalyn.

House styles in the development differ in relationship with location. Plain style ranch houses are almost completely found in the south-western quarter of the development, but contemporary style ranch houses are throughout the remainder. This area consists of Shallowford Rd, both sides of Lambeth Cir. (see figure 237), Raymond Dr. between Bagley Dr. and McClave Dr., and the first 7 houses on Addison Dr, east of Raymond Dr. These houses are entirely plain style, such as this example at 3427 Shallowford Rd (see figure 320). They are about 30% compact ranches with the remainder as linear ranch subtypes. Many have various projections on the front façade for aesthetic appeal. One model in particular has an unusual feature. There are six of these designs on Lambeth Circle. The design appears as a transverse linear house, but also has a door on the front gable end, such as this example at 3376 Lambeth Cir. (see figure 235).

The remaining houses are contemporary style. Most are linear subtype, such as 2578 McClave (see figure 225), but there are also 41 transverse linear subtypes and 44 Split-level house types. Most transverse linear subtypes are on Alison Dr., where there are 16 located like this example at 3458 Alison Dr. (see figure 210). Almost all others are found within 2 blocks.

There are also several linear with clusters subtype, such as at 3228 Colquitt Dr. (see figure 376). The split-levels have a grouping pattern as well, with the concentration being on the easternmost streets, which were also the last to be developed. Chestnut Dr. contains 13, nearby Havalyn Dr contains 7. McClave Dr., east of Chestnut Dr. contains 13 such as 2798 McClave (see figure 302).

A popular stylistic window is the Eichleresque window, which is as tall at the peak of the roof on a gable end of a house, such as 3379 Colquitt Dr. (see figure 239).

Gordon Hills

The Gordon Hills development is the south-eastern corner of land lot 311 and is about 80 acres in size. Gordon Hills and Gordon Heights are the northernmost developments in the Northwoods Area. It is generally square in shape, with a square section missing from its north-eastern corner. It was named by co-owner, John Gordon Stewart, in honor of Confederate General John B. Gordon. Stewart's middle name had been given to him after this general.

The development consists of two units with different appearances. The street layout is in grid pattern with Stewart Road as the north-south road leading to Doraville to the north.

The lots in the oldest section, Unit One, are by far the largest in the entire Northwoods Area. They are about 90' wide by 300' deep. Some of those that are along east-west running streets have the rear portions subdivided into multiple lots. Its houses are mostly plain style Linear type ranch houses, but also include about 6 American Small houses, such as this one at 3590 Stewart Rd. (see figure 072) clad in brick, wood lap siding, wood shingles, or fiber-reinforced cementitious panels. The combination of inconsistency in house type, large lots, straightforward street layout and large trees gives it less of a suburban feel.

Unit Two has two main streets: Wilton and Pine. Pine Street zig-zags at the border of the northeast corner then turns westward where it ends at Stewart Rd. The houses and lot landscaping is well maintained, with trees and bushes cut back to allow the houses to dominate.

Houses are linear Ranch subtype in plain style. Most have brick exteriors. Most also have setbacks to break up the façade for aesthetic purposes. Some are Linear with clusters. The only sidewalk in the development is located on the west side of Wilton Drive.

Gordon Heights

The 5 streets were laid out in a grid pattern that conformed to the border, but had some minor curves for aesthetic appeal. Street names continued with the tree theme of Gordon Hills, except for Buena Vista Rd and Bonnie Ave. Entry from Buford Hwy is by Oakmont Ave. This entryway has an island for aesthetic appeal (see figure 018).

Three street names are trees: Beechwood, Pineland and Oakmont. Bonnie Ave was named for Bonnie Marie Creel, daughter of a builder of the development, Ellis M. Creel.

Pineland Ave. ends abruptly at the west end of the development, where its exit is blocked by two houses outside of the development. This street apparently was intended at one time to have exited the development and connected with Strait Street, which exits the Northwoods development near this location.

These houses are mostly linear style ranch houses in plain type (see figure 029). There are six split-level houses, such as this one at 2684 Bonnie Ave. (see figure 041). Most houses are clad in brick but a few have wood lap siding.

Fleetwood Hills

Fleetwood Hills contains homes were constructed in 1955 and 1956. The houses primarily are the linear ranches. This subdivision also includes a few contemporary styles of architecture that look like the designs of Ernest and Mastin. The Fleetwood Hills subdivision is the second largest subdivision in the Northwoods Area. It is best described as being in three sections of differing characteristics. The oldest section is a row of 18 lots fronting on heavily trafficked Chamblee-Tucker Rd. These houses are linear sub-type in plain style, with brick siding. They are very similar in appearance to those of Northwoods subdivision also fronting this road. This section lacks residential feel because it is dominated by the traffic of Chamblee-Tucker Rd.

The western section has an almost rectangular shape and the interior of the perimeter is bordered by lots fronting on Belaire Cir: a continuous road. Fairlane Dr., cuts through to access the interior lots. House sub-types are linear subtype and plain style, but better quality than those of the section bordering Chamblee-Tucker. They are slightly wider and have embellishments such as stone accents, large picture windows, or diagonal wall sections jutting outward. To the east is the newest section which has lots accessed by a through street, Fairlane Dr. A spur street, Century Ct, terminates in a cul-de-sac. House styles in this section are similar to those of the other interior section, but contain a large percentage of split level houses. Notably, this section also contains four houses that are 5-bay, symmetrical, have matching wings on each side, and have steep roofs. The tall roof and symmetrical aspect is rare for a ranch house.

The street layout is practical because it efficiently accesses the lots. There is not enough room to incorporate curvilinear streets. The defining feature of the streets is the semi-circular islands in three of bends in Belaire Cir. This is a rare feature. Their purpose may have been to provide a means to turn the car around, but their attractiveness is clearly evident and was most likely their main purpose.

Sequoyah Woods

Sequoyah Woods is the most recent of the subdivisions. It is also the eastern most development, and “attaches” to the Gordon Hill neighborhood via Poplar Street. Once Poplar Street enters the Sequoyah Woods area, Poplar Street dead-ends into Cherokee Road, which runs roughly north and south through the neighborhood. To make the most use of the land, Santa Fe Trail arcs from Sequoyah High School in the south around the eastern perimeter of the neighborhood and connects to Cherokee Road in the north.

The majority of the houses in Sequoyah Woods are the split-level type. Many of the houses are full brick, while others are at least all brick on all but the top level. Clapboard treatment on these houses is horizontal and vertical. Through variations in the clapboard, trim, brick color, and brick patterns, a wide variety of appearance is achieved.

4. **Pattern of land subdivision**, including street layout, lot layout, alignment of major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain and to the physical development of the district:

The pattern of development within Northwoods conformed to the topography of the community. When construction began in the early 1950s in the southwestern portion of the development, homes were built in the Plain Ranch style with hipped roofs and Split-Level homes on sloped lots design by Mastin and Summer. Lambath Circle, Raymond Drive, and portions of McClave were the earliest areas to be developed in Northwoods, most built before 1955 (see Dates of Construction Map).

Northwoods also incorporated landscaped medians to form a pattern and divide entry streets into the neighborhood (see figures 018, 184, 319, 351, 426). The medians located at three original entry points lead to the portion of the neighborhood constructed in the early 1950s. As the neighborhood expanded, developers did not continue installing these medians.

5. **Arrangement or placement of buildings and structures on lots within the district**; relationship of buildings and structures to one another and to their surroundings; density of development:

Houses sit on large lots with approximately 50' setbacks and uniform spacing. Most buildings face the street horizontally with some facing the lot corner (see figure 186).

6. **Architectural characteristics of the district**, including: periods, styles, and types of buildings and structures; design qualities, scale and proportion, construction materials and techniques, and workmanship. This section of the description should address the architectural character and appearance of the district as a whole or by identifiable areas of the district (question 3 above), as appropriate. Describe specific examples to illustrate certain points or represent a class of similar properties for each area of the district. Specific examples should include addresses and be cross-referenced to photographs:

House Types in the Northwoods District

The main architectural characteristic of the Northwoods Area District is the Ranch house building type: unpretentious appearance, close to the ground, low-sloping roof, and horizontal massing. The ranch house is classified as a house type, but there are many subtypes:

Compact Ranch Houses are characterized as being compactly massed, almost square, and small, with the longest side facing the street. The advantage was affordability, but such an advantage was often

outweighed by the house being too small to raise a family – about 1000 square feet of living space. Only the earliest buildings in Northwoods were of this subtype, and are concentrated mainly between Raymond Drive, Shallowford Road, and Stafford Place (see figure 236).

About fifty compact ranch houses exist in the District. Although designed in either Contemporary style or Plain style, most compact ranches in the Northwoods District are in the plain style. Tally's use of horizontal bands of brick courses may have been an attempt to enhance visual interest of a typically simple looking house type (see figure 427).

Linear Ranch Houses are characterized as being clearly rectangular and simply massed, with no large projections and the longest side is facing the street (see figure 237).

Linear ranches are the dominant ranch house sub-type in the Northwoods District, as seen at State and National levels as well. Occasionally an alcove for a porch or slight projections helps bring interest by segmenting the flat facade. The oldest Plain style Linear Ranch houses in Northwoods have traditional wood lap siding and roofs of medium pitch, which are seen in Gordon Hills, along Stewart Road. However, the most common surface coverings for this type home is red brick and half bricked. Contemporary style of the Linear Ranch has the same dimensions but employs tall, Eichleresque windows, and roofs with exposed beams (see figure 358).

Transverse Ranch Houses are essentially Linear Ranches, but with its side facing the street and front door facing the side of the lot. The carport is located near the front door making a short walk from car to house. The greatest asset of this subtype is its ability to fit on a narrow lot. The biggest concentration of this subtype is on Allison Drive in the Northwoods development, where approximately sixteen of twenty-one lots have this subtype. Nearby streets have twenty-three additional transverse ranch houses. This subtype is almost always in Contemporary not Plain, style.

Linear with Clusters Ranch Houses appear as a Linear Ranch with a slight projection on one end which is typically a bedroom wing, identified by narrow windows, extending back and projecting slightly forward. The appearance is similar to the half courtyard subtype, but with almost no forward projection for the wing. These are found interspersed throughout the District, except for the oldest sections (see figure 376).

Half Courtyard Ranch House subtype is a Linear Ranch house intersected at a right angle by an adjoining section of nearly equal size. A "faux" type has the adjoining section as unoccupied space, such as storage rooms and a garage. A "true" type has adjoining section as occupied space. There are many "faux" types in the district but very few "true" types (see figure 378).

The Split-Level house is another house type found in Northwoods Area. This house type is characterized by a front entry, then steps going less than a full floor upward and less than a full floor downward to the other two levels. The upper floor usually contains bedrooms and the lower floor contains public rooms such as a kitchen and living room. This type offers the advantage of providing more square footage than single level houses. Plain style Split-Levels in the Northwoods subdivision/district are typically an all-brick exterior. Contemporary style includes half-brick exterior and an overhanging second story at the front façade (see figures 486 and 494)

The proportions and locations of Split-Levels in the Northwoods District are in direct relation to how late the development began. As the example shows below, sections developed after 1956 contained more Split-Level houses than those developed earlier. A count of these houses revealed that the 1956 section with the most Split-Levels contained only 3%, but the next unit to open in 1957, had 35%. This

upward trend continued until the last unit was developed between 1961 and 1962, which contained 81% Split-Levels.

3% Split-Levels in Northwoods Unit 8, developed starting in Apr 1956: 27 Split-Level houses on 149 lots
35% Split-Levels in Fleetwood Hills Unit 4, developed starting in Nov 1957: 11 Split-Level houses on 31 lots
41% Split-Levels in Northwoods Unit 9, developed starting in Jul 1958: 14 Split-Level houses on 34 lots
52% Split-Levels in Sequoyah Woods Unit 1, developed starting in Jul 1961: 28 Split-Level houses on 54 lots
81% Split-Levels in Sequoyah Woods Unit 2, developed starting in 1961 or 1962: 42 Split-Level houses on 52 lots

American Small House

A few American Small houses exist in the Northwoods District. The American Small house is similar to the Compact Ranch house. The small, detached single family house is compact, usually square with a minimum of three rooms and typically a gabled roof. The American Small House was constructed from the mid-1930s to the mid-1950s (see figures 352 and 444)

House Styles in the Northwoods District:

There are two primarily Ranch house styles and both are seen in the Northwoods District: Plain style and Contemporary style. Generally, Plain style is found in the older sections and Contemporary style is in the new sections. This distinction occurred deliberately when developer, Walter Tally, hired architects to design houses after 1953. At that point, house buyers overwhelmingly chose Contemporary over Plain style. In the developments adjoining Northwoods, where architectural services were not offered, buyers selected Contemporary styles as well, but with a more conservative tone, such as with modest projections or half-brick siding.

Plain Style

Although wood lap-sided Ranch houses are found along Stewart Road, in the oldest section begun in 1948, red brick is the signature building material for Ranch houses in Plain style. This is prominent in older sections such as Lambeth Lane and in Fleetwood Hills. Horizontal brick courses with a one-inch reveal from the wall face to add interest can be seen in the oldest sections, which enhances horizontal orientation and closeness with the ground – fundamental aspects of the Ranch type house.

Accent stones also add visual interest to the Plain style Ranch building, typically found around openings and corners. The Gordon Heights Development probably has the greatest amount of houses with this accent element (see figure 482).

Contemporary Style

Contemporary style Ranch houses in the Northwoods District are found in Units five through nine, which were built after 1953. Architects Mastin and Summer are responsible for houses of this style built in Northwoods. Stylistic elements of Contemporary style in Northwoods include exterior walls that are bricked only up to the window sills. Light tan or yellow brick color or multicolored brick tones are often seen on Contemporary style homes (see figure 211).

An important element is the low-sloping or flat roof, often referred to as Eichler-style. Typified by the front-gabled, low-sloping roof supported by exposed beams with no fascia applies not only to the main roof, but the carport and other roof forms.

Contemporary windows can be floor-to-ceiling windows, such as those often found in the ends of Transverse Linear house types designed by Mastin and Summer. Large windows effectively bring the outdoors inside the house (see figure 397).

7. **Detailed description of all community landmark buildings** (government buildings, community buildings, churches, schools, etc.) within the district. Include dates of construction; an architectural description with building type, style, distinctive features; and architect or builder (if known); and use (historic and current). HINT: Look for cornerstones or plaques:

Several types of community buildings are present in the Northwoods Area, including three schools, four churches, one shopping center (non-contributing), and one industrial building. All of the buildings were constructed beginning in the mid-1950s and continuing into the 1960s. A school and the industrial building (the United Auto Workers Union Hall) were the earliest in 1955. The Union Hall is located on Buford Highway, in fairly close proximity to the GM plant. Northwoods Plaza shopping center is also located on Buford Highway south of the Union Hall. Those buildings essentially form the perimeter of the district on the west side. The schools are more or less clustered on the southern and eastern portions of the Northwoods District, and the churches are located throughout. The location and diversity of the types of community buildings encountered generally exemplifies the planned unit development concept.

Historic Union Hall

Constructed in 1956, the historic Union Hall, located at 5407 Buford Highway, is a unique building within the district. It served as the home of the United Auto Workers, Local 10 from its beginning until the GM plant closed in 2008. The building is currently unoccupied and recently sold (see figures 003-005).

The hall is constructed of red, textured brick with a flat roof on a small concrete foundation. Where the property drops away on the right rear as one faces the property from Buford Highway, the building is supported by metal columns. The front part of the building is primarily office space with the only interior stairs to the lower level in the lobby and restroom facilities. The back portion is the 1,200-seat meeting hall. The lower level contains the kitchen, permanent voting booths, and additional restrooms. The building does not reflect any particular architectural style or type. Windows, doors, and the interior staircase in the lobby appear to be original to the building. No significant alterations have occurred since construction, although there have been mechanical system upgrades and a remodel of the kitchen area in May 1974 and December 1984, respectively.

Phillip Windsor was the architect and engineer of record, although his original design was modified significantly in reducing the size of the auditorium. Alexander and Sullivan Contractors were the general contractors for the project. Stephens Landscaping installed the original landscape.

Yeshiva High School, formerly Northwoods Elementary

Yeshiva High School, a private Jewish high school, is located at 3130 Raymond Drive, Doraville, Georgia (see figures 383-385). The current Yeshiva High School was originally Northwoods

Elementary School – the first and only planned school in the area. Yeshiva is currently home to ninth through twelfth grade and offers Torah-based college prep for young Jewish men and women.

Research did not reveal the architects of Yeshiva High School. The school has a single level floor plan and the style is consistent with the modern feel of Northwoods Area.

Cary Reynolds Elementary, formerly Sequoyah Elementary

Cary Reynolds Elementary is located at 3498 Pine Street, Doraville, Georgia and was originally named Sequoyah Elementary School. Currently, Cary Reynolds Elementary School is home to 806 pre-kindergarten through fifth grade students from over thirty countries, with over forty languages spoken at the school. The school's ethnic break-down reveals 2% white and 98% Asian, Hispanic, and Black students.

Cary Reynolds also is a one-level building with sharp lines in the Modern. A plaque located in the office section of the school shows John Portman and Associates as architects of the school (see figure H-057). This school is one of John Portman and Associates early designs. The architectural firm is well-known for its modern and distinguished building designs both at the local and worldwide level. Portman's firm has received numerous of awards, such as the 1978 Medal for Hotel Designs and the 1980 Silver Medal for Innovative Design. Some of the well-known buildings of Portman's include the Renaissance Building in Detroit, Bonaventure Hotel in Los Angeles, and Western Warsaw Hotel in Poland. Portman's firm is also known for putting Atlanta on the map with such notable buildings as Americas Mart and Peachtree Centre. In 2011, Harris Street in downtown Atlanta was re-named John Portman Boulevard at Historic Harris Street.

There are no other buildings associated with Cary Reynolds Elementary School other than Sequoyah High School which sits next to the school, and is another Modern architectural style building.

Sequoyah Middle School, formerly Sequoyah High School

Sequoyah Middle School is located at 3456 Aztec Road, Doraville, Georgia (see figures 315-317). Originally Sequoyah Middle School was Sequoyah High School (see figure H-058). Sequoyah Middle School is home to 806 sixth through eighth grade students from twenty eight different countries. The schools ethnic break-down reveals 3% white and 97% Asian, Hispanic, and Black students.

John Portman and Associates were also the architects of Sequoyah High and is in the Modern style the firm is known for, accented by a framed brick design that resembles public art at the front of the school.

Northwoods United Methodist Church, formerly Northwoods Methodist Church

Northwoods Methodist Church consists of three connected buildings on a sloped site at 2635 Fairlane Drive (see figures 433-436). The lots that comprise the church property are in both Northwoods and the adjacent Fleetwood Hills development. The church dominates the streetscape because it occupies an entire block section fronting on Fairlane Drive. A wooded lot is on the opposite side of Raymond with a parking lot surrounding most sides, increases the church's dominant look.

The building complex consists of a 1958 fellowship hall, which was the original chapel; a 1961 classroom building; and a 1971 main sanctuary. The first building is in a Mid-Century Modern style like the surrounding neighborhood. The second building has no academic style while the third is an Octagon type in Carpenter Gothic Style. Typical elements of Mid-Century Modern design in the first

building include the flat roof, floor-to-ceiling windows, a cantilevered second floor section, colored spandrel panels in windows, and front-facing stained glass.

The third building is the main sanctuary and was designed by the Atlanta architectural firm of Barker and Cunningham. Characterized by a rustic appearance and warm wood tones, the building has brown board-and-baton exterior siding, mahogany interior paneling, windows with peaked arches, dark wood tones, and amber stained glass. The most prominent feature is a steeple, found at the top of the octagon-hipped roof. Interior pews are custom built to conform to the octagon shape and have a seating capacity of around 600. The windows are grouped in sets of three, which exemplifies the Trinity Christian theme. The peaked shape of the windows is reflective of the lancet arched windows of medieval churches, and is a signature element of the Carpenter Gothic style.

Church of the New Covenant, Presbyterian, formerly Northwoods Presbyterian Church

New Covenant Presbyterian Church, at 3330 Chestnut Drive, consists of four connected buildings on a sloping site abutting the eastern border of the Northwoods development (see figures 415 and 416). The site provides the church a strong street presence along Chestnut Drive, where it can be viewed across a large, elevated, obstruction-free landscape.

The 1961 fellowship hall, which was the original sanctuary, is square with yellow brick and a flat roof. Defining features are the crosses integrated as supporting posts for the surrounding veranda. The symmetrical design centers on the front door which once faced Chestnut Drive. Three 1969 buildings are to the chapel's immediate north and east. A two-story classroom building is to the east at a lower elevation and connects by stairways, while a semicircular sanctuary abuts it to the north with a tall bell tower between them. The sanctuary/bell tower/classroom addition has white stucco covering, no ornamentation, and strong geometric shapes, emphasizing the concept of volume and resembling International style.

St. Michael's Lutheran Church

St. Michael's Lutheran Church was located at 3323 Chestnut Drive, across the street from Northwoods Presbyterian Church and was not part of any sub-development.

The complex consisted of two connected buildings on a sloping site with large trees and an undeveloped appearance, adding to the natural beauty. The church's key feature was the steeply-angled roof, and its forward angled, central windows of stained glass, emphasizing the building's height. The side-gable building was positioned with the gable end facing the street while the front door and drive-through awning faced the parking lot. The sloping site allowed for a full basement for Sunday school rooms. A classroom building was added later to the side and rear area.

Chestnut Drive Church of Christ

The Chestnut Drive Church of Christ, located at 3545 Chestnut Drive, consists of one building with additions to the back and side (see figures 059-061). The site slopes steeply downward from front to rear allowing for a three-story addition, topped with sanctuary extension, and giving a seamlessly connected appearance to the original building. The architect of the church is unknown. Features that characterize the building include a full-length central section of vertically oriented rectangular windows at the front of the church. This variation uses alternating clear glass and opaque plastic panels. The sides have regularly spaced, full-length windows separated by lightweight spandrel panels. A unique feature to this building is the stained glass side windows shaped like river stones which are

embedded with mortar. Pendant lights inside are shaped like jet engines and incorporate miniature pieces of stone-shaped glass similar to the windows.

Northwoods Bible Chapel

Northwoods Bible Chapel is located at 3554 Strait Street, on a large lot bordering the outside of the Northwoods development (see figures 197-199). The church was built sometime around 1956 to 1958 and the architect is unknown at this time. The side gable roof with entry door is discretely located in a former porte cochere which has been enclosed by glass. Stairs lead up a half-floor to the sanctuary and down a half-floor to the Sunday school rooms. The full-length front windows have wide glass panes, giving the windows a more conventional look than other Mid-Century Modern churches. There is no stained glass in the church at all, perhaps reflecting the plainer architectural traditions of this independent body of Christians. The window panes are wider than other churches, lack any spandrel window panels, and use heavy mullions. There is a large addition on the east side which changes the massing of the building and creates the illusion of having a continuous roofline between the sanctuary and the addition. This loss of integrity rendered the building as non-contributing to the Northwoods Area Historic District and since the church is located on the border of the Northwoods district, it was not included in the District.

Northwoods Baptist Church

Northwoods Baptist Church is located at 2605 Chamblee-Tucker Road and is not in the historic district because its location across Chamblee-Tucker Road prevents a cohesive connection to the District (see figures 422-424). The buildings are generally plain, with few defining features. The sanctuary is a side-gabled building with door facing the parking lot. The feature that best characterizes this building as typical of the Mid-Century Modern style is the windows. The full-length central section of windows consists of stained glass panes divided into three vertical columns of randomly sized rectangular shapes. The classroom building is two-stories tall and sits at a right angle to the sanctuary. The sides of both buildings have regularly spaced, full length, narrow, windows. The upper and lower windows for the two floors are separated by lightweight spandrel panels. The roof of the sanctuary has a low slope.

Northwoods Plaza

The only shopping center designed as part of the original planned unit development was Northwoods Plaza, which sits between Shallowford Road and McClave Drive at 5075 Buford Highway (see figure 185).

No information is available about the contractor or architect for the shopping center. Based on the early photograph, the shopping center was designed in a vernacular style typical of strip malls at the time. The flat-roof structure was subdivided into stores of various sizes with storefront windows and a covered sidewalk lining the Buford Highway façade. The columns supporting the roof over the sidewalk were simple metal poles.

The structure is non-contributing to the district due to significant cosmetic changes to its façade that have appreciably altered the appearance from its original state.

8. **Landscape characteristics of the district**, including streetscapes; front, side, and rear yards; parks and squares; recreation grounds; fields, wooded areas, hedgerows, etc.; and the relationship of these landscape characteristics to the natural terrain and the pattern of land subdivision:

Seven access points exhibit planted medians to welcome people to the neighborhood (see figures 018, 184, 319, 351, 426). Wide, curvilinear streets give way to granite curbs and few concrete sidewalks. Houses sit on large lots with approximately 50' setbacks and primarily face the street horizontally although some face the corner (see figures 046, 076, 109, 117, 134, 187, 220, 305, 335, 377, 447, 469, 471, 488). Concrete drives lead to attached carports and garages and large rear yards are typical.

After consulting with a landscape contractor, Ernest Mastin and John Summer were given approximately \$1,000 to incorporate a lawn and foundation plantings per house. Reese Landscape Company landscaped Northwoods sometime during the mid-twentieth century. Crabapple and dogwood trees were given to residents around the same time period. Pine, oak, and hickory trees dominate the landscape while foundation plantings line front facades.

Four garden clubs, including the Northwoods Garden Club and Northwoods Hills Garden Club, existed during the mid-twentieth century (see figures H-002 and H-060). Architect Mastin's wife was a member of the Northwoods Garden Club and members of the Northwoods Garden Club still reside in Northwoods. Historically, annual projects included median plantings (see figure H-055).

The Area exhibits rolling topography with a creek entering the District from the southeast. Three branches of the creek run north, northeast, and northwest and terminate within the District. A large vacant site located to the center of the District was a quarry and runs parallel to Chestnut Drive.

Autumn Park

Autumn Park is bounded by Raymond, Allen, McClave and Autumn Drive. The five acre park's rolling topography boasts pine, oak, and hickory trees. Autumn Park was designed by Walter Tally's civil engineer and financed by Tally in 1956 and was originally bounded by Raymond, Allen, McClave, and Donna Drive (see figures 203, 252, 257, 258).

Brook Park

Brook Park is bounded by Brook Park Way and Raymond Drive. The seven acre park's rolling topography boasts pine, oak, and hickory trees similar to Autumn Park. Two tennis courts and a picnic pavilion constructed during the late twentieth century lie to the southeast along Raymond Drive. Brook Park was designed by Tally's civil engineer and financed by Tally in 1955 (see figures 374, 390-392, 394).

According to current residents, Brook Park may have been the site of a nineteenth century saw mill, although this location has been unconfirmed.

9. Physical features of historic transportation routes—highways, streets, rail lines, street railways, etc.:

Within the Northwoods Area, the roads were paved when they were originally laid in the late 1950s and the late 1940s in the case of Gordon Heights. The curvilinear streets had several main connections to Buford Highway or Shallowford Road. Today, they are still in the same pattern and width as originally built.

Transportation in the area immediately surrounding the District is defined by not only by ground but also air and rail.

Air Transportation

Camp Gordon was established just south of Doraville in Chamblee in 1917. During World War II, the site became the Naval Air Station and later, the DeKalb-Peachtree Airport which is still in operation today.

Railway Transportation

Railways predated the installation of Camp Gordon by several decades. In the 1870s, an excursion train ran from Atlanta northeast through Doraville and beyond. The line ran parallel to Buford Highway and what would later be known as Peachtree Industrial Boulevard to the west. During the same decade, the train line was eventually laid from Charlotte to New Orleans with Atlanta and Doraville in the middle. The rail bed eventually became part of the MARTA rail line a century later and remains such today. The train lines still carry the Southern Crescent Amtrak trains today as well as numerous freight cars.

Roadway Transportation

The trains in the late 1800s interrupted what was otherwise a quiet farming community. New Peachtree Road, known then as Main Street, was the main artery for wagon and buggy travel, which ran parallel to what Buford Highway is today. New Peachtree was the first road to be paved in 1926. At Buford Highway's designation as State Route 13 in 1932, it was still dirt. In 1936, Buford was paved to a size of twenty feet wide, which was expanded in 1964 to twenty four feet, and in 1967, became a four-lane road to meet the needs of the growing Northwoods community. Today, Buford Highway is a seven lanes federal highway.

Interstate Transportation

From the early years, engineers built interstates to match and overcome geographic and other challenges. Today, the Northwoods District sits in the shadow of the flyover interchange connecting Interstate 285 and Interstate 85, known locally as Spaghetti Junction.

Interstate 285

Just north and east of the District sits the Atlanta bypass Interstate 285 (I-285). I-285 was wrought with controversy, as evidenced by public hearings held in the Atlanta City Auditorium. The construction affected mostly rural areas, so people who lost their homes lived mainly in the northern arc. However, everyone seemed to see the benefit of the loop, in terms of traffic congestion issues of the time. The concern was the amount of money homeowners would be paid in exchange for giving up their property and what would happen to property owners who did not want to sell. By the same token, other property owners objected to plans for the interstate because it did not run through or near enough to their property to make it more valuable.

The opening of I-285 resulted in people moving outside of the perimeter to find larger lots, larger homes, and lower taxes. Before I-285, drivers had to use a system of two-lane roads from suburban areas, that were usually clogged with traffic, to get to Atlanta, and all traffic had to come through the middle of Atlanta. In addition, many people had to drive to Atlanta to get to outlying areas. I-285 allowed drivers to avoid Atlanta in traveling to cities anywhere around the perimeter.

The first segments of I-285 were in the northeast portion, at the Interstate 85 junction, which was originally a basic cloverleaf. Immediately after the completion of the first sections of I-285 in the early

1960s, drivers started using the interstate to avoid Atlanta. The last section to complete the bypass opened in Cobb County in 1969. Traffic volume was so high, the Department of Transportation (DOT) added two more lanes, making the interstate four lanes. Traffic volume on the interstate increased 274% in its first thirty years, according to the DOT. Although I-285 was built as a bypass, it has become a major thoroughfare crucial for suburb-to-suburb commuting with 38 million square feet of office space along the northern arc.

Interstate 85

Prior to the construction of Interstate 85 (I-85), Buford Highway was the primary method of travelling into Doraville and Northwoods. Areas along what is now I-85 were all residential before its construction. Unlike the Atlanta bypass of I-285, I-85 connected northern suburbs such as Northwoods to downtown Atlanta and further south, providing northern residents and businesses direct access to downtown Atlanta. The first sections of I-85 were built in Atlanta during the 1960s and connected to Interstate 75 to form the downtown connector. The extension into the northern suburbs of Atlanta was completed in the 1980s. Although the Northwoods Area had been completed for nearly thirty years, the completion of I-85 encouraged and influenced additional growth of residential and businesses along the interstate's path, providing easier access and encouraging population growth within Doraville.

10. **Archaeological potential, if known or reliably inferred** (primarily sites of previously existing buildings or structures, landscape features, activities, or undeveloped areas with little or no ground disturbance). Discuss any formal archaeological investigations performed in the area:

The archaeological potential of areas within Northwoods is unknown and no investigations were performed. Areas that possibly hold potential include the rumored saw mill in Brook Park and the quarry where Stewart Road dead ends to the south.

11. **Exceptions to the general rule and/or historic anomalies:**

The purpose of extending the period of significance to 1969 is due to the construction of the Church of the New Covenant addition. The construction of the addition was inevitable and is seen as a continuance of construction, just as multiple building phases for houses can occur, since prior construction at the church had only completed in 1963. Most development within the Northwoods Area is prior to the fifty-year general rule.

12. **A description of representative noncontributing properties within the district.** Noncontributing properties are properties less than 50 years old, are outside the period of significance for a district that is less than 50 years old, modern intrusions, and historic properties which have lost their historic integrity (so altered that they cannot be recognized as historic properties today). Provide a list of noncontributing resources by address. Also, provide a general description of the various types of noncontributing properties within the district and the reason why they are considered noncontributing or in the case of a few noncontributing properties identify by location and describe each one. Noncontributing properties need to be marked on the district map (see pages 18-19 for instructions). Be sure to include photographs of representative noncontributing properties:

There are several reasons why a building is considered non-contributing. However, in the Northwoods district there are two main aspects that make the building non-contributing – the amount of changes to the building that greatly reduces its historic integrity and the date of construction being less than fifty

years. In the proposed Northwoods Historic District, only ninety four properties, out of 1039, or 9%, are not contributing to the district.

The first group of properties assessed as non-contributing are those that have been altered enough to no longer have historic integrity. Important character-defining features to look for when assessing integrity include one story, low sloping roof, unpretentious appearance, siding material, and an unobstructed doorway. Changes in these areas that could render a property non-contributing include a changed or raised roofline, highly noticeable decorative features such as Corinthian columns or elaborate trim, replacement of siding material with vinyl siding, stucco or stacked stone, adding a porch or portico, an addition to the front or side, a second story or dormers, and enclosing a porch or carport and hiding historic features.

Examples of non-contributing properties that have lost their historic integrity because of the amount of alteration include 2584 McClave Drive (see figure 224). A large and long free-standing carport was constructed at the front of the building and impairs the view of the house from the public right-of-way. Another example is 3395 Colquitt Drive, which has a big addition on the side, which is not differentiated from the historic structure because of the wrap-around design (see figure 241). The siding material is also incompatible with the historic structure because it is plywood with batten strips. The property at 3356 Colquitt Drive is also non-contributing because of a large addition in the center of the house with a projection that completely changes the face of the house from a linear ranch house. The house at 3490 Alison has vinyl siding which may have caused destruction of the historic siding and changes the historic character because of which it is considered non-contributing (see figure 209). The added garage of a different style from the historic house at 3386 Colquitt Drive has rendered this property non-contributing (see figure 238). These non-contributing properties do not have much impact on the integrity of the district as a whole because they are spread throughout the neighborhood and do not have a significant visual impact.

There is a complex of five garden apartments located at 3679 Chestnut Drive that were built around 1970 and are considered non-contributing (see figure 006). The buildings do not have the general features of the dominant Ranch house properties in the area and are not single family residential structures, but two-story residential apartments. Therefore, the apartment complex lack the general features of historic properties in the district and is considered a non-contributing property.

The only non-contributing church in the area is the Seventh Day Adventist church at 3554 Strait Street (see figures 197-198). The large addition is incompatible due to its shape, size, and setback. The new roof shape appears to continue the roofline of the historic building and distorts the overall shape of the building. This visual change from the historic form of the building masks the rectangular Mid-Century Modern plan. Also, the front façade of the addition is set evenly with that of the historic church, making it clearly not subordinate to the older building.

The historic Northwoods Plaza and shopping area is also considered non-contributing, because of the many facelifts performed on the historic façade (see figure H-009 compared to 185). With such a great change from the historic look, the shopping center is considered non-contributing

The other type of non-contributing group is buildings that are of more recent construction and do not meet the general guideline of being over fifty years old. These groups of buildings are mostly located at the northern part of the Northwoods District, Gordon Heights and Gordon Hills. Approximately fifteen properties on Chestnut Drive, starting at the intersection with Bonnie Avenue and continuing to the intersection with Buena Vista Avenue, were built in the 2000s (see figures 033-037). Therefore, these properties are non-contributing. In addition to not having the age qualification to be considered as historic properties, the buildings' scale, proportions, and features are completely different from the

typical Ranch houses in the district. The newer houses are two stories with complex, steeply pitched roofs with front, side or cross gables and finishes of aluminum and vinyl siding with a variety of windows and details. These properties impact the area more than any other non-contributing buildings, because they are on the main street, Chestnut Drive, and are a complete change from the historic linear ranch houses.

Another group of non-contributing houses are the two story houses built around 2001 on Stewart Court (see figures 81, 83 and 84). Similar to the non-contributing homes on Chestnut Drive, these buildings do not have any features in common with the typical Ranch house of Northwoods and are different in scale, proportion and features. Therefore, the houses on Stewart Court are non-contributing. However, these properties are not on a main street, which helps to reduce the visual impact on the area.

13. **Boundary Description**

13a. Briefly describe and justify the proposed boundaries of the district being nominated:

The proposed boundaries of the district were decided based on three findings: the original plats of the neighborhoods, the system of roads and highways that border these historic structures, and the inclusion of significant historic resources from the principal historic period. The proposed boundaries of the district are Buford Highway to the west, Wilton Avenue along the northeast, Santa Fe Trail and Aztec Road to the east, Chestnut Drive and Fairlane Drive to the southeast, and Chamblee-Tucker Road to the south and southwest of the district, which links to Buford Highway to the west and completes the road system boundary.

13b. Explain the choice of boundaries according to one or more of the following rationales.
Explain all that apply:

- Intact historic boundaries of the district from principal historic period;

By utilizing the original plats of the neighborhoods, it was determined that the historic boundaries were primarily intact, particularly along the west, south and eastern boundaries. To the north, commercial properties, built during the same time period begin to be intermingled with more modern structures, causing some variation in a simple boundary.

- Concentration of significant historic resources (the boundaries reflect the contiguous historic resources);

The boundaries reflect the contiguous historic resources of the main neighborhood areas. Outlying areas along the western major roadways are not included due to the lack of integrity, although from similar time periods, while commercial areas to the north that have integrity and are from the same time period are included.

- Political or current legal boundaries
- Natural topographic features (ridges, valleys, rivers, creeks, and forests);
- Visual barriers or a change in historic character or land use (new construction, highways, or development of a different character); and/or

Change in historic character and land use is the primary reason for boundary decisions. To the north, commercial nodes that were built after the historic period of significance, plus historic nodes lacking

integrity explain the location of the boundary (see figures 092-094). Along the west, use changes from residential to commercial, with some commercial areas being from the same time period, but lacking integrity, while the rest were more modern construction (see figures 001-002, 020-024, and 182-185). To the south, a major roadway with residential houses on the northern side used for commercial enterprises and commercial nodes on the southern side provides the natural boundary for the District (see figures 318 and 420-422). The southeastern break is more visual due to power lines providing a clean break between the residential section and modern commercial construction (see figures 465-467). Along the eastern boundary, incompatible new construction, and multi-family and commercial uses explain the boundary designation (see figures 413-414 and 500-505).

- Other; explain:

13c. If applicable, discuss alternative boundaries or uncertain boundaries and identify areas where assistance in defining boundaries is needed: N/A

13d. Describe how the area outside the district boundaries is generally different than the area within the district and include representative photographs:

The area outside of the district boundaries consist of mainly commercial and industrial properties that are not within the period of significance. Commercial properties such as those along the western side of Buford Hwy were intended to serve the Northwoods planned unit development, but modifications and contemporary additions have omitted these properties from the period of significance (see figures 001, 002, 020-024, 182-185, 318, 420-422, 413-414, 465-467, 500-505).

Make sure the boundary description coincides with the boundaries marked on the map(s).

SECTION 3

HISTORY

Provide a written history of the district to be nominated. The history of the district should be straightforward and factual.

The history is comprised of four separate but interrelated themes: (1) the physical development of the district, (2) the uses of the properties within the district, (3) the people associated with the district, and (4) events and activities that took place there.

For additional guidance in documenting the history of the district, refer to Section 6 “Additional Guidelines.”

A. Summary of Historical Facts

1. **Original owner(s) or developer(s) of the district, if applicable:**

Tally, Walter L. (1924-2000)

Alongside Northwoods Walter Tally designed a number of large scale developments, including Belvedere Park, Northcrest, Sexton Woods, Brookvalley, and Brittany, many of which were heavily influenced or drew upon contemporary architectural design. He envisioned Northwoods in particular as a “city within a city,” somewhere for young families to take advantage of DeKalb’s growing amenities. Tally served as President of both the Home Builders Association of Atlanta and the Home Builders Association of Georgia. Tally lived in Georgia for the majority of his adult life, mostly in his own developments, until his death in Fulton County in 2000.

Walter Tally changed from building ranch houses to more modern design in his large development north of Atlanta, once he was able to get permanent mortgage money². This persistence broke the mortgage barrier in Atlanta against contemporary design in the medium-price range. He began in 1953, when he wanted to switch from building ranch houses to more modern design. Tally, however, walked straight into a solid wall of lender skepticism. Getting permanent financing was simply out of the question, he was told.

Moving into 1955, consequently, Tally was met with nothing but success – so much success building contemporary houses, in fact, that he quickly became Atlanta’s biggest independent speculative builder in the 1950’s. His 250-acre, 700-house wooded development 11 miles north of downtown Atlanta was one of the South’s most handsome, and the most desired.

Among the loudest voices praising Tally’s accomplishment were soon local and national lenders. With Tally’s success, they had been won over to his view that contemporary design should not be penalized. He no longer received trouble getting financing, and actually received lender aid at better terms than most builders in the area. Additionally, other builders with up-to-date houses also received an easier time getting mortgages.

² Georgia Institute of Technology, *Houses & Homes* 8 (1955): 142-47.

The interest from lenders was not instantaneous for Tally. He first had to sell his local mortgage company, and then Spratlin-Harrington & Summer had to convince national lenders that the idea was solid. One insurance company lender offered support but on the following terms:

“The vaulted ceilings would have to go. Plumbing stacks should be moved to the rear of the house, which would mean kitchens in the rear. A door would have to put between entry and cross halls, doing away with the open area. Kitchen and dining rooms or kitchen and family rooms could not be combined. There could be no slab foundations.”

Providence Institute for Savings eventually offered a commitment for five contemporary houses, but at a price to Tally. He could build these houses, but Tally would also build five conventional houses. Tally never had to build the latter. With the original success of a number of these newly designed homes, sales of the new designs soared ahead of construction. Tally ended up building exactly what he and his architects planned with the exception of slab foundations: no longer used, because buyers didn't want them. Following the beginning development in Northwoods, Tally was completely sold on the use of architects' services.

“I had never used an architect before I went into contemporary design,” he points out. “But I felt this was the sensible way to build, and easier. I wanted to Bring the costs down out of the roof and put them into the living areas. So I picked Mastin & Summer, who gave me logical designs. These certainly did the trick...”

“We waste no money on extra roof bracing, roof joists, cripple studs, boxing at eaves, flashing and the like. Now out buyers don't have to crawl around in a dark attic storage space. By building this way, we get 50% more closet space and 50 to 75 more square feet of first-floor living area for houses in this price class in our area.”

2. **Subsequent developers of the district**, if applicable:
3. **In general, the original use(s) of properties in the district** (give dates):
4. **In general, the subsequent use(s) of properties in the district** (give dates):
5. **In general, current use(s) of the properties:**

Northwoods, as with most of Doraville was dairy land at the turn of the 20th century. According to the 1900 census, Doraville was home to about 114 people; there were 25 families and 23 dwellings. The city was predominately white. The downtown area consisted of a jail, three stores, acorn mile, barbershop, post office, doctor's office and a church. New Peachtree Road, formerly Main Street, stretched from Five Points in Atlanta through Doraville, on to Pickneyville. Leading white citizens were the Flowers, Creel, Chestnut, and Stewart families. Among leading African-American families were the Jett, Peeples, and Gholston families. During WWI, nearby Chamblee became the site of Camp Gordon, where 30,000 army recruits were trained. During WWII Camp Gordon was transformed into Lawson General Hospital and the Naval Air Station.

Doraville struggled during the Great Depression of the 1930s; it rebounded in the 1942, as Scott Candler proposed a \$1,000,000 water plant to be built in the city. Small businesses opened in Doraville, among them the Plantation Pipeline. The Pipeline stored tanks for Shell Oil, Standard Oil and American Oil companies. Candler also was able to persuade General Motors to open a plant in Doraville. General Motors purchased land from the African American community, displacing a

school, church, and homes. The African American neighborhood was relocated to Carver Hill, a subdivision built by GM. The area became less agricultural, more industrial.

In 1949, growth in Doraville spurred the need for more residential development. Walter Tally envisioned a community which he named Northwoods, as a planned unit development that would be attractive to middle-class (white only) families. The PUD included single family dwellings, a school, churches, professional buildings, park and shopping center. When Northwoods was established, the Chamblee-Doraville area was overwhelmingly white. The 1950 decennial census shows Chamblee as census tract DC-2. The total population in DC-2 was 3,445. Of that number, 3352 were white and 93 individuals were “Nonwhite.” Ninety two of the 93 were Negro. Between 1953 and 1959, 700 new homes were built on 250 acres of land bounded by Shallowford Road, Buford Highway, and Addison Dr.

By 1956, Northwoods plaza was emerging, with commercial enterprises serving the community. Among the businesses: appliance and furniture, a physician’s office, a 5 and 10 cent store, hardware store, flower shop, Big Apple Supermarket, barber and beauty shop, and a motel.

Homes in the area remained single family dwellings. In the early stage of development, one home—next to 3262 McClave, the home of Northwoods architect Ernest Mastin, was listed in the 1954 directory as a the Northwoods Day Nursery. Both Mastin and partner John Summer, would live in the Northwoods community. The area has remained much as designed. Homes in the community are single dwelling. The commercial area, Northwoods plaza, still holds viable, yet very much diverse, businesses. The schools have remained educational institutions.

The shift from a majority white suburb to a diverse metropolitan began in the 1970s and really began to change the face of portions of DeKalb by 1980. Doraville in particular became a destination for the people of many different cultures and countries, in part due to the commercial opportunities along Buford Highway, which allowed proprietors to set up shop to cater to the needs of this quickly diversifying population. The Northwoods subdivision is in census tract 213.07 in DeKalb County. The 2010 census reveals that the community has become quite diverse. Of a total of 1237 residents in the census tract, 50.2 % were white; 6.1 % were black or African American; 2.3 % are American Indian and Alaskan native; 26.4 % are Asian; 0.2 % are native Hawaiian and other Pacific Islander; and 17.3 % are Hispanic or Latino.

Conclusion

Commercial development in Northwoods consisted of the Northwoods Plaza, with businesses emerging in the early 1950s. The commercial section has remained the same.

Housing

Single-family dwellings.

Schools

Use has remained the same.

Churches

Remained religious institutions.

6. **Architects, engineers, builders, contractors, landscape architects, gardeners, and/or other artisans and craftsmen associated with the design of the development or historic resources within the district:**

If an architect(s) or engineer(s) designed historic resources in the district, provide the location and a description of these resources.

Mastin, Ernest (1921-) AIA 56. Georgia Chapter³

Ernest Mastin was born in Alabama and attended Georgia Institute of Technology where he obtained a Bachelor of Architecture degree in 1949. Upon graduation, he began working for Atlanta architect David Cuttison in 1950. In 1953, he partnered with one of his Georgia Tech classmates, John Summer, to form Mastin and Summer Architects. Mastin became known for his residential architecture and his work with developer Walter Tally on subdivisions such as Northwoods, Northcrest, and Sexton Woods. Later in his career, he began designing large hotels, such as the Hilton. Mastin still maintains his practice today, designing private airports.

Summer, John Henry (1921-2009) AIA 56 North Georgia Chapter⁴

John Summer was born in Newberry, South Carolina, in 1921, and graduated from the Georgia Institute of Technology with a Bachelor's degree in Architecture in 1949. Except for a period of partnership with Ernest Mastin as the firm of Mastin and Summer between 1953 and 1960, Summer generally operated his own private architectural practice. With Mastin, Summer is one of the architects of Northwoods, in Doraville, Georgia.

At the time of development, experience shared between Mastin and Summer included over 1600 residences, churches, and commercial buildings. Ernest Mastin and John Summer designed six different houses to provide variety without resorting to superficial variations or gimmicks to cover up poor design. In addition to these six basic plans, Mastin and Summer also offered customizable designs based on time and request. Both Mastin and Summer lived in Northwoods alongside a number of other Georgia Tech architectural graduates.

7. **Date(s) of development and source(s) used to determine date:**

1936 DeKalb County Doraville Quarry in operation.

1947 General Motors Plant opened. (The History of Doraville, Georgia)

July 1948 Gordon Hills Unit 1 approved. (DeKalb County Courthouse plat maps)

1950-1959 700 homes built on 250 acres of land within the boundary of Shallowford Road, Buford Highway, and Addison Drive. (Single Family Residential Development)

May 24, 1951 Northwoods, Unit 3 approved. (DeKalb County Courthouse plat maps)

May 20, 1952 Northwoods, Unit 4 approved. (DeKalb County Courthouse plat maps)

³ Georgia State University, *Single-Family Residential Development: DeKalb County, Georgia 1945-1970* (Atlanta: 2010).

⁴ Georgia State University, *Single-Family Residential Development: DeKalb County, Georgia 1945-1970* (Atlanta: 2010).

Apr 1953 Northwoods, Unit 5 approved. (DeKalb County Courthouse plat maps)

1953 Ernest Mastin and John Summer designed six new affordable floor plans for the Northwoods subdivision. (Single Family Residential Development)

Dec 1953 Gordon Hills Unit 2 approved. (DeKalb County Courthouse plat maps)

Feb 18, 1954 Northwoods, Unit 6 approved. (DeKalb County Courthouse plat maps)

Aug 15, 1954 Gordon Heights approved. (DeKalb County Courthouse plat maps)

Dec 23, 1954 Fleetwood Hills Unit 1 approved. (DeKalb County Courthouse plat maps)

Feb 10, 1955 Northwoods, Unit 7 approved. (DeKalb County Courthouse plat maps)

Jun 21, 1955 Fleetwood Hills Unit 2 approved. (DeKalb County Courthouse plat maps)

Sep 22, 1955 Fleetwood Hills Unit 3 approved. (DeKalb County Courthouse plat maps)

1955 Northwoods Elementary School (Yeshiva High School) built. (The History of Doraville, Georgia)

Apr 2, 1956 Northwoods, Unit 8 approved. (DeKalb County Courthouse plat maps)

1956-1958 Northwoods Bible Chapel dedicated. (businessprofiles.com and Annette Jenkins, former member)

Nov 5, 1957 Fleetwood Hills Unit 4 approved. (DeKalb County Courthouse plat maps)

Jul 10, 1958 Northwoods, Unit 9 approved. (DeKalb County Courthouse plat maps)

1958 Northwoods Baptist Church dedicated. (Michael Rich, church member)

January 31, 1960 St. Michael's Lutheran Church dedicated. (St. Michael's 25th Anniversary Book)

1960-1 Sequoyah Elementary School opened. (DeKalb County History Center)

1961 Cary Reynolds Elementary School built. (*The History of Doraville, Georgia*)

1961 Northwoods Presbyterian Church original sanctuary dedicated. (Plans dated 1960-10-7))

April 8, 1962 Chestnut Drive Church of Christ dedicated. (Minister statement)

Jul 25, 1962 Sequoyah Woods UNIT 1 approved. (DeKalb County Courthouse plat maps)

1964 Sequoyah High School built (Sequoyah Middle School). (The History of Doraville, Georgia)

2005 St. Michael's Lutheran Church sold to a developer and demolished.

September 2008 GM plant closed.

8. **Significant persons associated with the district;** summary or brief account for their significance; dates of association with the district or a property or properties within the district:

There are no people of national status from the Northwoods Community. John Casper, astronaut, is from the area.

9. **Significant events or activities associated with the district,** if different from routine historical functions; summary or brief account of their significance; dates of these events or activities:

There have been no major or significant events in the area.

DeKalb County

DeKalb County was established as a new county in 1822 from division of Henry County. The county seat ranged from Stone Mountain to Chattahoochee River. In 1853, Fulton County was developed from the western part of DeKalb County.

Doraville

The early history of Doraville area is linked to the early history of DeKalb County in regard to the European settlers and Native Americans who initially occupied the area.

Doraville was founded in 1871 by an Act of Georgia Assembly, and was known as an agricultural community serving the needs of the surrounding farming area until 1940. After World War II, Doraville was on a main railroad line. The areas around Doraville became a hub for rail transportation from Atlanta to Charlotte. In 1873, the railroad extended from Charlotte, North Carolina to Doraville, and Atlanta to New Orleans. When General Motors selected Doraville as its manufacturing plant, a boom occurred. Because of this boom, the first subdivision, Guilford Village, was planned in the late 1940s. The subdivision was located on Tilly Mill and Flowers Roads and covered over 58 acres of land. In the 1950s, the population was 472. By 1964, the area's population grew significantly to 6,160. Part of the growth was due to the annexation of Northwoods in 1949 and Oakcliff in 1958. General Motors' needs for additional roads to support material coming to the plant and cars leaving the plant was the cause of Peachtree Industrial Boulevard being built in 1947. The new Interstate highway helped with getting workers in and out of the plant.

By the 1980s, immigrants who originally came to Atlanta settled in the Chamblee and Buford Highway areas. Approximately 56% of the residents and businesses in the Doraville and Chamblee areas are of Asian and Latin American descent.

Northwoods

Northwoods Subdivision is historically linked to two other subdivisions: Gordon Heights and Fleetwood Hill. These subdivisions were developed between 1950 and 1959, and are 11 miles from the city of Atlanta, and easily accessible through the city's major highway system (I-285). The subdivision is surrounded by other major roads that also allow for further mobility. Buford Highway is northwest of the subdivision, Shallowford Road and Chamblee-Tucker are on south and west side of the subdivision, and Stewart on the east side. Most of the subdivisions are located in the city of Doraville. Fleetwood Hill is not in Doraville; it has been in unincorporated DeKalb County since 2012.

B. Name of the District

1. List all names by which the district is and has been known, and indicate the period of time known by each name (the preferred historic name should appear in Section 1, number 1)

Northwoods (1949 to Present)

Gordon Hills (1948 to present)

Gordon Heights (1954 to present)

Fleetwood Hills (1954 to present)

Sequoyah Woods (1961 to present)

2. Explain the origin or meaning of each name (such as original owner or developer; significant persons or events associated with the district; original or subsequent uses of the district; location/address; innovative, unusual or distinctive characteristics of the district; and/or accepted professional, scientific, technical, or traditional name).

NOTE: The National Register lists districts by their historic names or by location.

Doraville's growing population needed a new residential development. As a result, Atlanta developer, Walter Tally, envisioned and named Northwoods to be an ideal option for young families to take advantage of DeKalb County's amenities.

C. History of the District

Provide a written history of the district. The history is an account of how the district developed, how properties were used within the district, and explains the significance of the people and events associated with the district from the beginning of the district's history through the present day.

The history should be a concise, factual account of the history and development of the district, from its origins to the present time. Refer to the overall layout, buildings, structures, and landscape features of the district as appropriate.

- It should include important persons associated with the district, including how they are important to the district's development or history.
- It should document important events and activities associated with the district.
- It should document the acquisition of land, the construction of buildings and other structures, the development of landscaping, and any major changes to the district over time, with specific attention to extant buildings, structures, and landscape features.
- It should include biographical information for architects, engineers, builders, contractors, landscape architects, gardeners, and/or other artisans and craftsmen (if known). The biographical information should include birth and death dates, where practiced and when, name of firm or business, examples of other designs, etc.

Historical information should be presented chronologically and organized by major historical periods or eras associated with the district. Emphasis should be placed on the periods of time when the district achieved its historic significance and from which extant buildings and structures date. Specific dates should be provided whenever possible. Refer to people by their full names and provide at least basic biographical information (e.g., birth and death dates, spouses, occupations).

Be sure to discuss the history of the district during the mid-20th century as this time period is now historic.

When mentioning buildings, structures, and landscape or other physical features, be sure to indicate whether or not they still exist in the district and, if not, what happened to them.

Footnotes or endnotes are not required although they may be used. However, it is recommended that you indicate in some way (for example, a parenthetical expression or an explanation right in the text) the sources of information you used to obtain specific critical information about the district's history. For example, if the construction date of houses in the district are not known precisely, indicate the sources of information or the reasoning that you have used to arrive at an approximate date.

Conversely, if the date of construction of a building is well documented, in a building permit or family records, then indicate that as well.

Be sure to indicate "up front" which aspects of the district's history are well documented, which are legends, traditions, or myths, and which are your interpretations. If some aspect of the district's history cannot be documented, indicate this as well.

BE SURE TO READ SECTION 6, ADDITIONAL GUIDELINES, AND “WRITING THE HISTORY OF YOUR COMMUNITY” BY KENNETH H. THOMAS, JR. (enclosed or available from HPD) FOR SUGGESTIONS OF THE TYPE OF INFORMATION TO INCLUDE IN THE HISTORY.

Northwoods

The Northwoods development was a project of the J. A Jones Construction Company, a nationally recognized corporation based in Charlotte, North Carolina. The corporation purchased the land, doubtless as a speculative venture to take advantage of the area's rapid growth and available land. This land was almost an entire land lot: Land Lot 297. This ideally situated real estate had frontage on busy Buford Hwy, was near the General Motors plant and had no infrastructure. This was wooded land that was not excessively hilly. Chestnut Road, running along its eastern end was the only main road running through it. The corporation's plan was to build a Planned Urban Development (PUD). This was a large task, requiring superior skills in engineering, construction, financing and many other disciplines. The development involved creative street layouts, residences, a school, a church, a professional building and a large shopping center. J.A. Jones Co. chose as its developer, Walter L. Tally, an ambitious Atlanta developer with a reputation for getting tough jobs done. He was superb at leading, organizing and supervising. He also had an ability to pick the right people for key roles. One was Mr. Hansen, his trusted, one-armed head foreman. Hansen was skilled in the finesse of keeping contractors to uphold the standards. Two other good picks were Tally's resident architects, Ernest O. Mastin and John H. Summer.

Tally was developer, but also the builder, having responsibility to supervise, hire and fire. He was also the realtor and was owner of the Doraville Realty Company. It appears he also had power to select building styles and could hire and fire architects. The arrangement between J.A. Jones and Tally

allowed him great freedom in his execution of the project. He had his engineering team design the entire street layout before beginning construction. The financial arrangement with The JA Jones Construction Company was to buy the land from the owner, one unit at a time. So as he completed each unit, he would buy the land for the next. Moving to the next unit was dependent on completing (and getting paid for) the previous one.

The first unit was approved for development in June 1950. It was a simple line of 14 compact ranch houses along Shalllowford Rd. between Addison Dr. and Stafford Pl. The houses, however, were simple and unimpressive, built from common book plans. Subsequent units: 2, 3 and 4 were approved for development between January 1951 and May of 1952. They brought the total lots available to 151, but they were slow to sell. Despite the graceful, symmetrical, curvilinear streets, granite curbs, and amenities such as parks (in the future), sales lagged because house designs were small and unattractive. To bring creativity, Tally contacted two recent GA Tech-trained architects, Ernest O. Mastin and John H. Summer. They had been influenced by the California style houses and convinced Tally to let them design similar to the cutting-edge styles popular there.

Unit 5 was approved on April 1st 1953. This unit contained 56 lots and at completion would extend the development east to about half way across the development. Tally and Summer had designed their own personal houses by this time, to be built on the first street constructed in this unit: McClave Dr. between Colquitt and Raymond Dr. This unit would eventually be filled with Mastin's and Summer's designs because customers rejected plain style ranch houses once their designs became available. Six contemporary models were designed. Three were transverse linear subtype with Model 604 having a chimney towards the street (see figure 411); Model 601 having a chimney towards the back; and Model 603 having a chimney on the side. Three other models were linear subtype, with Model 500 having the carport to the left; Model 600 having the carport to the right; and Model 602 having the carport under the house on sloped terrain. Although this seems like a small amount to choose from, each model could be tailored in minor ways, according to the clients' wishes. The three linear models were more popular than the three transverse linear models. Sales were brisk and lots usually sold before they were developed. This continued as Unit 6 was approved on Feb 18th, 1954, and opened 74 more lots.

Unit 7 was approved on Feb 10th, 1955. This unit contained 46 lots. By this time Northwoods Shopping Plaza on Buford Hwy was beginning construction and Brook Park was starting to take shape. Northwoods Elementary School was in skeletal form. Prospective buyers could visualize how robust the community would be. The Church lot and School lot were handled differently than the residential lots. J.A. Jones Construction Company donated the lot to Northwoods Methodist Church. The arrangement for the School lot is not known, but a newspaper account said the county built the school and it would open in the fall of 1955. Around this time, Mastin and Summer were beginning to introduce plans for split-level homes.

In July of 1955, the development benefitted from publicity as it was featured in *House and Home Magazine*. The alignment of Chestnut Road was being altered at this time as well, in preparation for the opening of what was supposed to have been the final unit the next year. Chestnut Road was a preexisting road that ran at a slight angle to the property line. It was realigned to run parallel with the eastern border for more efficient placement of lots between it and the border.

Unit 8 was approved on April 10th 1956 with 135 lots. This was the largest unit, containing a third of all lots in the development. It was during this phase that split-level house types began to slowly appear in the development. Their placement in the area shows a tendency for the latter areas of development – the easternmost edge.

This unit was intended from the beginning to complete the Northwoods development, as evidenced by the fact that lot V19 on plat 8 lies where McClave Dr. now exits the east side of Chestnut Dr. There was no allowance for that street to exit through that point as it does now. Apparently Tally decided (before that lot was purchased) that he should buy the property we now call Unit 9, and connect it to Northwoods at that point. The fact that the County Commission approved Unit 9 indicates that Tally may have acquired approval of the JA Jones Construction Company (if it was even needed).

Unit 9 was approved on August 4th, 1958, with 36 lots. The plat no longer shows the JA Jones Construction Company as owner, but the Northview Corporation with William Tally as President. About half of the houses in this small unit were split-levels. It is unknown how Tally arranged for house designs in this unit because Mastin and Summer had moved on.

Gordon Hills

The Gordon Hills and Gordon Heights developments were developed by the family that had farmed them for a century. Roads and boundaries seen today reflect the features of their rural past.

Both developments began as the 160-acre wooded home site of local farmer, Thomas Turner Stewart, who had purchased it in 1884 for \$800. Its rectangular shape conformed to the land lot borders, and was accessed by Stewart Road, which originally ended at the northern border of his land, then continued through the land tract as a utility road until it reached his farm fields to the south. He built his family home: a log cabin, where 3620 Stewart Rd. is today. In 1916 or 17 he traded away the three-acre section in the northeast corner, in exchange for three acres where 3657 Stewart Rd. is today. This is why the Northeast corner of Gordon Hills is missing. Mr. Stewart also owned and farmed another land tract he owned: a 60-acre field where Sequoyah School now stands. He extended Stewart Road southward to its present limit to access this field.

In the 1920s, Mr. Stewart he allowed a granite quarry to be dug by Central Dr. (now Chestnut Dr.) then allowed the Works Programs Administration to resume operations there in the mid-1930s. A creek ran through it, so after it was abandoned he dammed the creek to fill the quarry and create a lake in the late 1940s. He stocked it with fish and it became known as "Stewart Lake". In the 1950s, Boy Scouts formed a swimming hole a few hundred feet downstream. In a single day, they built a 10' high dam where Pineland Ave. is today, by moving dirt with mules pulling drag pans. These both became beloved recreational spots.

Upon Thomas Stewart's death in 1933, his two property tracts passed to his three grown children. The 160-acre wooded tract passed jointly to John Gordon Stewart and Julia Stewart Strong, who would later develop it as Gordon Hills and Gordon Heights. Undeveloped parts were eventually sold to the Chestnut Dr. Church of Christ and to others. His 60-acre farming tract to the south passed to Mrs. Mary Teru Creel, who would sell 25 acres to the Embury Construction Company to build the Sequoyah Woods development. She sold the remaining 35 acres to DeKalb County for construction of Sequoyah School and Cary Reynolds School.

John Gordon Stewart was a school teacher, farmer and mayor (a part-time position). He served as mayor for about 30 years beginning in the 1920s, so was well-informed of population growth estimations and the profit potential for housing development. He and his sister became the first landowners to submit a development plat south of Buford Rd. and the county approved Unit One of "Gordon Hills" in February 1948. It contained only two rows of lots: one on each side of Stewart Road. The roads planned for going east and west indicated they envisioned it to expand in both directions, even though the quarry lay directly west. The east-west roads were named: "Poplar", which began a tree theme for street names in the development; and "Elizabeth" for Mrs. Strong's

daughter. The restrictive covenants required that houses cost a minimum of only \$5000. One lot that was not for sale was the family home Thomas Turner built, which by then was John Gordon's home.

As developers, Stewart and Strong allowed purchasers on the west side of Stewart Road to choose their own builders, but in an apparent change of procedure, required those on the east side to use a builder of the development's choosing: a Mr. Dick Hawkins. The reason for this change is not known, but assuming the west side was built first, Stewart and Strong may have placed this requirement on the remaining side to gain quality control.

Unit Two was submitted in December 1953 and approved in February 1954. Mrs. Strong was no longer listed as a co-owner, having sold her portion to her brother, John. John Stewart toughened the covenants for Unit Two. He required a \$12,000 minimum house cost, which was more than any other development around and he required buyers to use his builder, Ellis M. Creel (his nephew). The result was improved style and consistency. The lots were half the size of those of Unit One, so it appears Mr. Stewart had learned from the other developments, the optimal lot size for a modern housing development. The cut-out corner of his father's land swap went unnoticed in 1916, but became plainly evident as Pine Street jogged around the contour.

The area between Gordon Hills and Gordon Heights was probably never intended for development, as it was steeply sloped and contained a creek and a quarry / lake. Its only road, Pineland Dr., was built by the county, not by Mr. Stewart. The properties on that portion were simply sold as undeveloped land to individual buyers.

Gordon Heights

This history of the Gordon Heights development is shared with the Gordon Hills development prior to 1954 because it was originally part of the Gordon Hills overall plan. Please see the Gordon Hills developmental history for the years before 1954.

John G. Stewart submitted the Gordon Heights plat for county review in December, 1954 and it was approved in August, 1955. He required buyers to use builders Ellis M. Creel (his nephew) and Bob Hughes. House lots filled fast, and all were built on within two or three years of the opening of the development.

Fleetwood Hills

Fleetwood Hills started in 1955 along Chamblee Tucker Road south of the main Northwoods development. It was completed in four phases, or units, between 1955 and 1957. In general, the development started along Chamblee Tucker Road and was built north to meet Northwoods Unit 7, which was under construction during the same time period.

The development of Fleetwood Hills was initiated by the Embry Development Company. The President of the Embry Development Company was James Embry, who was one of three siblings involved in development under various Embry auspices: The Embry Realty Company, Embry Development, and the Embry Construction Company. During the time that the Fleetwood Hills subdivision of the Northwoods area was being built, the Embry brothers were working on one of their more well-known ventures, the Embry Hills neighborhood, which is located just to the north of the Northwoods area. To layout the roads and lots, the Embry Development Company procured the services of Poe & King Engineers.

The first unit of the Fleetwood Hills subdivision had an original plat date of December 23, 1954. Most of the houses in this unit were built by the end of 1955. The lots for Unit 1 were located on the north side of Chamblee Tucker Road on either side of Holliday Place – refer to the Northwoods Neighborhood Construction Date Map. There were a total of 19 lots in this first unit, and the general development pattern of Fleetwood Hills mimicked that of Northwoods: the first unit was located towards the front of the neighborhood with a relatively small number of lots. Then, subsequent units contained lots that were much higher in number.

Fleetwood Hills Unit 2 had the plat finalized on June 21, 1955, while construction was underway in Unit 1. The lots for this unit were located along Belaire Circle both west and east of Holliday Place. On the western side, lots wrapped around Belaire Circle and included one lot east of Fairlane Drive. Towards the east along Belaire Circle, lots were platted to the first cul-de-sac. Construction dates for Unit 2 were divided between 1955 and 1956, but most were built in 1956. Sixty-four lots were platted and built under Unit 2.

For the third phase, Embry Development Company received plat approval on September 22, 1955. Unit 3 consisted of 55 lots that completed the loop of houses around Belaire Circle and along Fairlane within the circle created by Belaire. Most of the houses built under this unit were completed by 1956.

The fourth and final unit of Fleetwood Hills had a plat date of November 7, 1957. These lots were located along the segment of Fairlane that connects Belaire Circle to Chestnut Drive. Most construction for the 31 lots was completed in 1958, while the remaining nine lots were completed in 1959. After the completion of Fleetwood Hills, James Embry turned his attention to another neighborhood within the Northwoods Area development: Sequoyah Woods.

Sequoyah Woods

Sequoyah Woods, constructed between 1962 and 1964, is the latest neighborhood development to take place in the Northwoods area. It is also the eastern-most neighborhood. The Sequoyah Woods development is located on the east side of Gordon Hills Unit 2, which was built in 1953. Sequoyah Middle School (formerly a high school), located directly south of the Gordon Hills development, also borders Sequoyah Woods. Since Sequoyah Middle School was built in 1958, this school name appears to be the inspiration for the name of the development and its Native American styled street names.

The Embry Construction Company is listed as the landowner/developer for Sequoyah Woods. The exact relationship between Embry Construction Company and the Embry Development Company that developed Fleetwood Hills is unknown, but James Embry is listed as the President for each company. Apparently King had separated ways from Poe at this point, as the engineer for this development was listed as Ansel J. Poe & Associates instead of the Poe & King that designed the layout for Fleetwood Hills several years earlier.

The first unit for Sequoyah Woods has a plat approval date of July 26, 1961 and consisted of 55 lots. This first phase of Sequoyah Woods had houses along Indian Lane, Santa Fe Trail, Cherokee Road, and Aztec road. The second unit plat was approved on October 19, 1962 and included 52 lots located on the northern portion of Santa Fe Trail and Cherokee Road. The majority of these houses were built in 1963, and the few remaining lots were built out in 1964 – refer to the Northwoods Neighborhood Construction Date map for dates of construction for each structure.

Old Camp Gordon

Located in the southwest region of the proposed historic district, Old Camp Gordon Subdivision was platted by 1950. The subdivision is bound by Chamblee-Tucker Road, Carroll Avenue, and Bagley Drive. According to plat records, Mrs. Margaret Gunn Bagley owned the parcels and surrounding land. She began selling off her property in the late 1940s, just a few years before the Northwood neighborhood was in its design phase. By 1950, construction of ranch houses had begun and Old Camp Gordon Subdivision was completed in 1953.

Historic Union Hall

Planning for the hall began almost a decade before its construction when a special assessment of \$0.10 from the monthly dues was assessed to members in December 1948 to begin a building fund. Additional money was added from the union funds the following month. On April 13, 1954, the union elected to purchase a three-acre parcel from the Nehi Bottling Company for \$7000. The property bordered Buford Highway and Central Avenue. A month later, grading work began. Dues were increased for short periods and the amount allocated to the building fund from dues was increased over the next year and a half.

Soon after the property was acquired, Phillip Windsor, an architect and engineer, was retained to prepare drawings and specifications for the building. The building underwent a significant design change by reducing seating capacity from 1500 to 1200, but a basement space was added. The estimated cost in 1955 was \$90,000. A mortgage to the International Union covered two-thirds of the cost, and the dues assessments covered the remainder. Alexander and Sullivan Contractors were hired in January 1956 to build the hall (see figures 221 and 222). The building was dedicated as part of an open house celebration on August 25, 1956, a month after the scheduled completion date for the building. In addition to several weeks extra, the cost was almost \$16,000 higher than estimated.

In September and October 1956, two driveways into Buford Highway were permitted, built, and then extended between the road and new curbing. Stephens Landscaping was hired to do the landscaping. Once completed, the land was appraised at \$200 per foot on the street side. The perimeter fence was installed in 1967. In May 1974, four large roof air conditioning units were installed by Ragan Plumbing. That project alone was \$46,900. In December 1984, remodeling of the kitchen and other needed repairs were undertaken at a cost of \$6500.

In addition to being the locations for union meetings, the hall became the storage house for all records of the union. These records included grievance appeals, meeting minutes, financial records, and membership data. Records do not indicate that the building was ever used for purposes other than union activity, nor does it appear that it was used for non-union events (see figures 223).

The hall was renamed Herb Butler Union Hall in honor of James Herbert Butler in 1983 to honor his years of service to the union and to the local chapter. A barbecue was held at the hall in celebration of the naming on October 1 of that year. Butler served as the chairman of UAW from 1953-57 and was director of the Atlanta Area UAW from 1969-90. Born in 1927 in Kentucky, he died in 2008, a resident of Cobb County, Georgia.

Other photographs shown depict the main meeting hall, the kitchen facility used during strikes, and the original voting booths (see figures 227 to 232).

Yeshiva High School, formerly Northwoods Elementary

Yeshiva was built around 1954-55 (see figures 384). The school opened during the 1955-56 school year. Students from Chamblee and Skyland were brought over to populate the school. It appears when the schools closed, students went to Carrie Reynolds or Dresden Elementary.

The first recorded data on enrollment for Yeshiva (Northwoods Elementary) was in 1955-1956. Record shows that there was an enrolled of 610 students. In 1956-1957 there were 801 students at the school. In 1957-1958 there were 994 students. In 1958-1959 there were 1,196 students. In 1959-1960, there were 1,287 students. In 1960-1961 there were 679 students. The enrollment dropped because during the 1960-1961 school years, Sequoyah Elementary (Cary Reynolds) opened. In 1961-1962, there were 734 students. In 1969, the record shows that Northwoods Elementary had 749 students. Of that number, 36 of those students lived in apartments homes and 713 students lived in single-family homes. Once again, although desegregation had begun, there are no records found to verify that that African American student did or did not attend the school.

Being the first elementary school, it served the community exclusively for years before Sequoyah Elementary School was built in 1960-61. Yeshiva purchased the building from the DeKalb School System in 1986.

As with the other schools in the area, Northwoods would have been integrated by 1969. However, records could not be found to reflect racial break-down of white to African American students. Currently, the school is home to 81 Jewish 9th-12th grade students.

Cary Reynolds Elementary, formerly Sequoyah Elementary

Cary Reynolds Elementary School was built during 1958-59 (see figure H057). It is the only school that has functioned as an elementary school from its inception. The school's original name was Sequoyah Elementary School. The school was named for Cary Reynolds, the school's first principal who died in 1963. By 1969, the name changed to Cary Reynolds Elementary School.

There was no information on how many students were originally enrolled Sequoyah Elementary School. However, research shows that there were 749 students during the 1960-1961 school year, and 900 students during the 1961-1962 school year. All those students are white because desegregation had not yet occurred. In addition, in 1969, records show 868 students were enrolled in Cary Reynolds Elementary. Of that number, 355 students lived in apartment homes and 513 lived in single-family homes. Desegregation occurred between 1968 and 1969, so African American students should would have been included in the 868 students, however, there was no record of a racial breakout of the students.

The school was integrated between 1968 and 1969.

Sequoyah Middle School, formerly Sequoyah High School

Sequoyah Middle School at was built in 1963 and open its doors in the 1964-65 school year as the high school for the area (see figures 316 and H058). The school was built on the grounds where Sequoyah tribes met and had meetings. At the time when the school was planned and constructed, there was not a designated middle school or junior high school in the area. Students from Chamblee High School and Cross Keys High filled the school. From the research, it appears as if the Sequoyah High School became Sequoyah Middle School in 1996 due to several years of declining population in the area.

The first record of Sequoyah High's enrollment was in 1969. There were 1755 students. Of that number, 199 lived in apartment homes and 1556 of them lived in single-family homes. Although there

is no racial breakdown for the enrollment, African Americans likely attended the school. In 1976, records show the high school contained 95.2 white students.

Starting in the late 1970s, Sequoyah High School went through several phases of beautification projects. The first phase occurred during the 1977-78 school year. This project included seeding the front campus and baseball field and installing underground sprinkling systems in the athletic field inside the new track facility. It was designed and implemented by Ron Geyer, a former student of Sequoyah High School. The baseball field is still visible and a part of the school current day.

Sequoyah High was integrated along with the other DeKalb County Schools. Desegregation occurred during 1968-1969. Currently,

Northwoods United Methodist Church

The Northwoods Methodist Church body originally met in the Doraville Civic Center, beginning in January 1955. It grew rapidly and soon filled it to capacity. In October of 1955, Walter Tally's Northview Corporation awarded its reserved church lot to this church body, probably because it was the largest one formed by that time. After purchasing two adjacent lots, it had enough land to plan for a large church complex. Church member and Northwoods resident architect, Ernest Mastin designed a multi-phased church complex.

They built the first chapel in 1958 and the classroom building in 1961. The church continued to grow, so in 1969 they decided to build the large chapel. For reasons unknown, they broke from Mastin's plan and hired the architectural firm of Barker and Cunningham to redesign the main chapel in octagon type and Carpenter Gothic style. It was completed in 1971.

Church of the New Covenant, Presbyterian

This church began as Northwoods Presbyterian Mission in 1957 and met in Northwoods Elementary School. It was later chartered as Northwoods Presbyterian Church and purchased undeveloped property abutting the Northwoods development at the terminus of Raymond Rd. In 1960 it commissioned architect Theodore "Ted" Otho Skinner, who was a Northwoods resident, to design a 2-phase church complex. Skinner's Mid-Century Modern design was of a multi-purpose building containing a tall sanctuary in the center, surrounded by reduced height classrooms, offices and a kitchen. Skinner oriented the building to face busy Chestnut Dr. instead of Raymond Dr. even though access was only from Raymond Dr. at that time. A large sanctuary was also planned for the future. The original sanctuary was completed in September 1961. By 1967 the congregation had outgrown the original sanctuary, however needed the larger sanctuary built to a strict budget of \$250,000. Skinner could not design one on that budget, so they chose Mr. Jack Durham Haynes, an Atlanta architect with a church design background. He proposed a half-round sanctuary and a rectangular classroom building with large arched windows. No particular building style was intended. These buildings were planned the north and east sides of the existing structure. He designed pews and other furniture to exactly fit the curved sanctuary. An access driveway would be built to Chestnut Rd. and the Raymond Dr. entrance would be blocked. The ground-breaking was in November 1968 and the dedication was in June 1969. Mr. Haynes stated for this report that his plan began with interior considerations, and the semicircular exterior took its shape from that. The semicircular seating arrangement has origins in ancient Greek theater, but more importantly, it evokes a relaxed feeling of being in an informal gathering. For this design Mr. Haynes received an award in recognition of outstanding design from the Georgia AIA.

St. Michael's Lutheran Church

St. Michael's Lutheran Church began with meetings held in Northwoods School and the Doraville Civic Center in Oct. 1956. In April 1958 it purchased a large undeveloped lot at 3323 Chestnut Drive. In late 1958, church member and architect John H. Summer designed the church building, doing so not in his capacity as a Northwoods resident architect, but because he was church member. The church added a classroom building in November 1967. Like all churches in the Northwoods Area, it prospered until the 1980s, when membership began to decline. Eventually they had to sell the property in 2005, to a developer who wanted it only to redevelop the lot. He demolished the church in 2005.

Chestnut Drive Church of Christ

The property of Chestnut Drive Church of Christ was once part of Mayor John Stewart's undeveloped property that extended to the northern edge of Gordon Heights. This included the old quarry / lake. The church sits on Stewarts former cow pasture. The church purchased it at a date prior to 1962, and built the church. The church architect is unknown at this time. It was dedicated on April 8th, 1962. It was later added to with an addition and drive-thru area in back and with a side extension to the south. The church later built its parsonage on Chestnut Dr. It sold the old quarry / lake to a developer, keeping only enough for the church building, parking lot, and adjacent parsonage.

Northwoods Bible Chapel

Northwoods Bible Chapel is located at 3554 Strait Street, on a large lot bordering the outside of the Northwoods development (see figures 198-99). It was built around 1956-58. The architect is unknown at this time. It has a side gable roof with entry door discretely located in former porte-cochère which is enclosed by glass. Stairs lead up a half-floor to the sanctuary and down a half-floor to the Sunday school rooms. Its full-length front windows have wide glass panes, giving the windows a more conventional look than other Mid-Century Modern churches. There is no stained glass in the church at all, perhaps reflecting the plainer architectural traditions of this independent body of Christians. The window panes are wider than most other churches, lack any spandrel window panels, and use heavy mullions. There is a large addition on the east side which changes the massing of the building and creates the illusion of having a continuous roofline between the sanctuary and the addition. This loss of integrity rendered the building as non-contributing to the Northwoods Area Historic District. Because it was on the border of the Northwoods district and non-contributing, it was not included in the District.

Northwoods Baptist Church

Northwoods Baptist Church was organized about 1957 and met in Northwoods School until June 1958, when moved to Doraville Auditorium to hold meetings. In late 1958 it built its sanctuary on undeveloped property about a block south-west of the Northwoods development. The address was 2605 Chamblee-Tucker Rd. The church was designed by Northwoods resident architect, Ernest Mastin. Although located a block away from Northwoods development, the church was headed by residents from Northwoods and clearly identified with the subdivision. It added a large classroom building sometime between 1968 and 1972. It was sold to a Vietnamese church body in 2007 and is now called the Open Table Church.

Northwoods Plaza

Although the facade of Northwoods Plaza has changed, its importance to the community has not. The plaza was originally planned with the development of the neighborhood due to the need for local shopping in what was generally otherwise still a rural area. It was a boon not just for the new residents

of Northwoods but also for other residents in the area. In fact, one of the motivating factors for the Doraville City Council to quickly welcome this new development was the fact that people would no longer have to drive to the Brookhaven community, several miles south of Doraville, for their groceries. In the past, Northwoods Plaza has contributed to the neighborhood fabric because it consistently provided a place for residents to shop locally. As the needs and makeup of the neighborhood and surrounding area have changed in more recent years, so have the tenants of Northwoods Plaza and the appearance of the shopping center. The Plaza has been a place that has been very fluid in providing for the neighborhood and is very likely to continue to do so in the future. Unfortunately, it is those very changes and frequent modification of the structure that now render it a non-contributing property for the District.

Demographics

Demographically DeKalb County was largely an agricultural area whose residents were majority white for decades. By the 1950s these demographics had begun to change to some extent; however they remained much the same for the next 20 years. As Atlanta grew and as surrounding cities such as Chamblee, Doraville, and Decatur also grew DeKalb County began to lose its agricultural economy to manufacturing (such as the General Motors and Frito Lay plants). In addition, as a suburb of Atlanta DeKalb County residents also commuted into the city for work.

Below is table of the population of DeKalb County for census years⁵:

1910	27,881
1920	44,051
1930	70,278
1940	86,942
1950	136,395
1960	256,782
1970	415,387
1980	483,024
1990	545,837
2000	665,865
2010	691,893

The shift from a majority white suburb to a diverse metropolitan began in the 1970s and really began to change the face of portions of DeKalb party by 1980. Doraville in particular became a destination for the people of many different cultures and countries, in part due to the commercial opportunities along Buford Highway, which allowed proprietors to set up shop to cater to the needs of this quickly diversifying population.

This trend became part of the fabric of Northwoods because the neighborhood runs along Buford Highway and is convenient to I-85 as well as I-285, making it an ideal place for new residents to located because of the convenience factors. In the city of Doraville currently less than 50% of them are native born to the United States, and of those less than 86% are U.S. residents. This is a very large shift from the population of the 1950s and 60s only a few thousand residents in the entire county were foreign born.⁶

⁵ U.S. Census Bureau.

⁶ University of Virginia Geospatial and Statistical Data Center.

Today the city of Doraville has a racial/ethnic makeup that is broken down in the following table along with data from DeKalb County as a whole for the prior 20 years. The trend in DeKalb County is clear in that groups that were once minorities increased dramatically in population. The same general statement is true for the city of Doraville, although it clearly has experienced a heavier concentration of some groups than other in comparison to the county as a whole. The table only goes up to 2007, but in those three years leading up to 2010 the Hispanic population in the area continued to increase and now constitutes close to an estimated 50% of the population of the city. The significance of this is that this population change is seen anecdotally in the Northwoods neighborhood.

	2007 – Doraville⁷	2000 – DeKalb Co⁸	1990 - DeKalb Co	1980 - DeKalb Co
Hispanic	43.40%	7.31%	2.07%	1.52%
White	28.30%	33.20%	52.44%	70.19%
Other	20.60%	5.24%	1.05%	0.52%
African American	14.80%	50.27%	41.34%	26.70%
Asian	11.30%	3.76%	2.92%	0.94%
Two or more races	4.10%			
Native American	2.10%	0.22%	0.18%	0.12%
Indian	0.90% ³			

According to 2000 census the population within one mile of 3525 Chestnut Drive was 11,704 and included 3,175 households. The median income for these households was \$49,093 as compared to the city as whole, which had a median income of \$40,641. Regarding education, within one mile of the same address 40% of people had obtained an educational level up to completing high school, leaving 40% of the population having some college or having graduated with a Bachelor's or Master's degree.⁹

Regarding specific housing units within a miles of 3525 Chestnut Drive one can see that officially there has been little turnover in terms of people moving in and out of the neighborhood, however this may be due in part to the number of rental units in the neighborhood or a lack of census forms turned in. According to local real estate experts the number of rental properties in the neighborhood is very high, which is incongruent with the numbers presented below.

Housing Units - Year Moved In

1969 or earlier	9.0% - percentage of residents still inhabiting units from this time
1970 to 1979	3.2% - percentage of residents still inhabiting units from this time
1980 to 1989	9.8% - percentage of residents still inhabiting units from this time
1990 to 1994	12.4% - percentage of residents still inhabiting units from this time
1995 to 1998	36.6% - percentage of residents still inhabiting units from this time
1999 to 2000	29.1% - percentage of residents still inhabiting units from this time
Housing Stability (5 Year)	32.9% - percentage of residents still inhabiting units within this time
Housing Turnover (1 Year)	29.3% - percentage of units vacated within this time ¹⁰

In conclusion the demographics of the county, the city, and the immediate area of Northwoods indicate a large shift in racial/ethnic makeup, a somewhat transient population when examining housing

⁷ City of Doraville website.

⁸ DeKalb County Comprehensive Plan 2005-2025 Executive Summary.

⁹ demographicsnow.com – query.

¹⁰ Ibid.

occupation, and a population that in economic terms is middle-class, the same economic status of original buyers in the neighborhood.

SECTION 4

SIGNIFICANCE

To be eligible for the National Register, a historic district must be more than just documented—it must be shown to have been significant in the past.

Significance for National Register eligibility is determined in four ways:

- association with events, activities, and/or developments in the past;
- association with people who were significant in the past;
- significance in architecture, engineering, planning, construction, and/or landscape architecture; or
- the potential to yield important information through archaeological investigation.

See the enclosed “National Register Criteria” for more information about the four criteria.

Using the “areas of significance” below, explain why you think the district is significant.

To be significant in a particular area, a district must have extant historic resources associated with that area. For example, most residential neighborhoods are significant in the area of architecture for the style or building type of the houses; commercial districts in the areas of architecture and commerce; entire cities may be significant in a number of areas. A district need only be significant in one area, although it may be significant in many areas. REMEMBER: You must be able to directly associate extant buildings, structures, sites, or objects to an area of significance.

A. Areas of Significance

From the list below, check the "areas of historical significance" that you believe may apply to the district. If you check "other" be sure to explain.

agriculture	invention
archaeology-historic	landscape architecture
archaeology-prehistoric	law
architecture X	literature
art	maritime history
commerce	military
communications	performing arts
community planning X	philosophy
conservation	politics/government
economics	religion
education	science
engineering	social history
entertainment/recreation	transportation
ethnic heritage (e.g. African-American)	women's history
exploration/settlement	other (specify)
health/medicine	
industry	

B. Statements of Significance

For each "area of significance" checked above, provide a written explanation of why you believe the district is historically significant in this respect. This statement should stress the historical importance—not the history—of the district and the association of the extant historic resources to the area of significance. Indicate why you believe the district deserves to be included in the National Register of Historic Places.

Be sure to place the district in its local and regional historical context; if possible, put the district in a state or national context as well.

Be sure to “make your case” as to why you think the district is significant.

NOTE: Do not confuse area of significance with historic function. Historic function relates to the use of a resource while area of significance relates to contributions to the broader patterns of history. For example, just because a church is located within a district, the district is not necessarily significant in the area of religion unless the church congregation made a significant impact or change regionally, statewide, or nationally to the larger religious organization or religious history.

The following questions should be answered for each area of significance:

- Why do you think this district is important or significant in this area?
- What event, person, or feature is most important in relation to the district?
- What physical features of the district (buildings, structures, sites, objects, landscaping, plan, etc.) are directly associated with the historic significance of the district and best illustrate or represent its significance today?

The following questions should be answered for architecture, engineering, or landscape architecture:

- Describe properties that are good examples of their style or type or represent types and styles found in the district.

The following questions should be answered for archaeology:

- What information has been or could be yielded from the site? Why do you believe this?

The Northwoods Area Historic District is significant on the local and state levels for several distinct reasons. The Historic District is an excellent example of intact mid-century architecture, and in the area of community planning, the district typifies subdivision planning and landscapes of the period. Most importantly, the Northwoods Area Historic District is significant because it is one of very few intact Planned Unit Developments (PUD) in the state of Georgia.

Because the Northwoods Area Historic District reflects the post-World War II explosion of subdivision development on a local and state level, it is significant under National Register Criterion A. Under Criterion A, the district is also notable for its inclusion of Northwoods neighborhood, a Planned Unit Development (PUD) that is less commonly found in the state of Georgia, but was an important national trend in community planning.

As a Planned Unit Community (PUD), the Northwoods Area Historic District is also significant under Criterion C. The district is an exemplary example of complete community planning in a subdivision, of which only three successful post-war examples exist in Georgia at this time. Additionally, it is significant in the area of architecture as the Northwoods Area Historic District contains examples of both residential and institutional architecture and methods of construction that were distinctive of post-World War II developments.

Northwoods, Gordon Heights, Gordon Hills, Fleetwood Hills and Sequoyah Woods are five contiguous subdivisions developed primarily between 1950 and 1965 in Doraville, Georgia. This group of neighborhoods, which make up the Northwoods Area Historic District, are bounded by Buford Highway on the west, Wilton Avenue along the northeast, Santa Fe Trail and Aztec Road to the east, Chestnut Drive and Fairlane Drive on the southeast, and Chamblee-Tucker and Shallowford Roads on the south and southwest. These neighborhoods were developed as part of the large post-World War II suburban growth in DeKalb County, and in particular to provide homes for employees of industry that came to the area during and immediately following the war. A major example of such industry is the Doraville General Motors plant, which began operating in 1947 and employed many of the initial residents of the neighborhood. During the period of significance (1949-1970), the Northwoods Area was home to many young veterans and their burgeoning families. Besides working for the General Motors Plant, many residents were also employed by Delta and Eastern Airlines.

Architecture:

In the area of architecture, the Northwoods Area Historic District is significant because it is an exemplary collection of mid-century, post-World War II residential and institutional architecture. Many residences in the district are ranch type houses with split-level houses and American small houses also found in the Northwoods Area Historic District. The ranch house was the architectural style of mid-century America and in Georgia, it was the most prominent house type built during the twentieth century. Easy constructed and adaptable, the ranch house became popular in Georgia as the need for housing grew exponentially following World War II.¹¹

The ranch house type is characterized by its horizontality and low-pitched or flat roof. There are many subtypes found in the Northwoods Area Historic District, including the Compact Ranch, Linear Ranch, Transverse, Linear with Clusters, and the Half-Courtyard or "L" shaped Ranch. The earliest houses in the district are plain-style ranches, however, after 1953, Northwoods developer Walter Tally enlisted the services of architects Ernest Mastin and John Henry Summer and together they created six ranch house plans from which future residents could choose. Mastin and Summer also individually modified plans based on buyer's desires. Mastin and Summer's houses dominate the later developments of the Northwoods neighborhood, while in Fleetwood Hills, more traditional Ranch houses were still being built.¹²

The American Small House is a house type that is also found throughout the Northwoods Area Historic District. Built primarily between 1935 and 1950, the houses were compact and nearly square in shape. Small in size, the houses typically boasted one and one half stories but only 900-1500 square feet of living space. Like the ranch house, American Small Houses could be built from a variety of materials, including brick, wood, asbestos shingles, and concrete masonry block. Other features commonly found on the American Small House are narrow eaves and a side-gabled roof.

Split-level houses compose the last common house type found in the Northwoods Area Historic

¹¹ New South Associates. "The Ranch House in Georgia." (Stone Mountain: New South Associates, 2010)

¹² Ibid.

District. Split-level houses have three stories with two stacked on top of each other and then another story situated perpendicular to the stacked stories. Half flights of stairs led from the ground floor to the main (2nd) story, and then another half flight led from the main floor to the third floor. Because of the three stories, living space was divided within the home, with distinct areas for different activities. Built in the 1950s and 1960s, these houses used similar materials to those used for both ranch houses and the American Small House.¹³ The Sequoyah Woods neighborhood is comprised almost entirely of split-level houses.

Architects Ernest Mastin and John Henry Summer were Georgia Tech graduates who designed homes with heavy contemporary and California influences. Mastin and Summer designed the homes in Northwoods to be affordable, but also to include as many customizable features as possible. The inclusion of fireplaces was an example of a higher end amenity that could be added to the house and still keep the cost of the house less than \$15,000. The architects sought to make their homes attractive to veterans with young families, and Mastin and Summer and their families were among the first residents of Northwoods.

Community landmark buildings in the district include three schools, four churches, and the Herb Butler Union Hall, which served as the autoworkers union headquarters for employees of the General Motors plant. All possess architectural features characteristic of Modern architecture. Some of the features evident are minimally decorated facades, sharp lines, horizontality of form (particularly in the architecture of the schools), and smooth planes punctuated by simple repeating elements. Northwoods Elementary (now Yeshiva High School) is the earliest institutional building to have been built intentionally as part of the community, although two other schools followed in the early 1960s. Of these buildings, despite additions and changes, all but one retain their architectural integrity and are considered contributing to the district. A large shopping center on Buford Highway and a professional building for office space at 2544 McClave Drive were built concurrently to serve the residents of Northwoods and the surrounding neighborhoods, but they are not considered contributing structures due to significant alterations over the decades.

John Portman, who designed Sequoyah Elementary (now Cary Reynolds Elementary) and Sequoyah High School (now Sequoyah Middle School), has enjoyed a long and decorated architectural career. After growing up in Atlanta, Portman attended the Georgia Institute of Technology. In 1953, Portman started his architectural firm, now known as John Portman and Associates. Some of the firm's notable commissions include Atlanta's Peachtree Center Office Building (1965), the Hyatt Regency Hotel (1967), and the Westin Peachtree Plaza Hotel (1976). Portman also has well-known projects in San Francisco, California, Los Angeles, California, and Detroit, Michigan.

Community Planning:

The Northwoods Area Historic District is significant in the area of **community planning** because it is a prime example of post-World War II subdivision development. After World War II, the Federal Housing Administration (FHA) began to move away from supporting developments that followed a strict street-grid pattern. In response to the FHA, developer Walter Tally designed Northwoods Area Historic District to have wide, long curvilinear streets to accommodate the automobile and lend to a picturesque, park like atmosphere; a lack of sidewalks; large, even setbacks and regularly spaced houses; undefined front lawns with shrubbery close to the house and a few ornamental tree plantings; and residences of a modest stature built for families. Protective covenants underwritten by the Northwoods Corporation established many of these features, including that the residences would be

¹³ Georgia State University Preservation Program. "Single Family Residential Development: DeKalb County, Georgia 1945-1970." (Atlanta: ScanSouth, 2010)

single-family residences and the uniform setbacks. These elements are still evident and contribute to the unified feel of the district's character today.

The five neighborhoods of the Northwoods Area Historic District comprise the Planned Unit Development (PUD), a particularly significant aspect of community planning at this time. A PUD is a zoning classification for land that contains a mixture of residential and non-residential buildings including commercial, office space, schools, churches, and parks. Among post-World War II subdivisions, Fairway Oaks-Greenview Historic District in Savannah (listed on the National Register in 2009), Embury Hills in Chamblee, and the Northwoods neighborhood in Doraville are the only successfully developed PUDs that are known in Georgia.

In short, much of the initial community planning for the development of Northwoods neighborhood as a PUD not only remains, but still contributes to the functionality and beauty of the Historic District today.

C. Exceptions

The National Register criteria state special conditions for listing certain kinds of properties usually excluded from the National Register including moved buildings/structures, properties less than 50 years old, birthplaces or gravesites, cemeteries, reconstructed buildings/structures, and commemorative structures (see enclosed “National Register Criteria”).

If the district has a majority of resources that fit any of these exceptions, see “Additional Guidelines” number 12 on pages 28-29 and provide the information here.

If the district includes any contributing resources that are less than 50 years old, be sure to describe and photograph them and explain why they should be considered “historic”.

SECTION 5

SUPPORTING DOCUMENTATION

A. Sources of Information

The following is a checklist of sources that should be consulted to adequately research historic properties. This checklist is only a start. Please do not limit your research to these sources. Be sure to visit the local historical society, library, courthouse, and/or county archives for information.

Also refer to "WRITING THE HISTORY OF YOUR COMMUNITY" (Kenneth H. Thomas, Jr., 2002); "DOCUMENTING A STRUCTURE IN GEORGIA" (Kenneth H. Thomas, Jr., 2002); and "DOCUMENTING A STRUCTURE IN ATLANTA" (Kenneth H. Thomas, Jr., 2002); available from the Historic Preservation Division for further guidance on the location of records, research techniques, sources, and interpretation of data.

INCLUDE A COMPLETE BIBLIOGRAPHY OF CONSULTED SOURCES (use HPD's "How to Cite Sources of Information" guide sheet or the *Chicago Manual of Style* for format). It is not necessary to provide a copy of all material consulted; however, it would be helpful if clear photocopies could be submitted for those entries marked by an asterisk (*). Do not send originals—these are non-returnable.

Put a check by all the sources consulted. Put n/a beside the sources that were not available.

* Architectural Plans (cite the date, title or legend, and location)

Biographical Sketches (published in books or an obituary from the newspaper)

Census Records (Indicate the years of census records consulted)

- Agricultural
- Manufacturing
- Population

City and/or Telephone Directories

City Records at City Hall

- Building Permits
- City Tax Records
- City Council Minutes

County Historian (unpublished works, interviews)

County Histories/City Histories

County Records at County Courthouse or on microfilm at the Georgia Department of Archives and History

- Deeds
- Estate Records
- Tax Digests

SUPPORTING DOCUMENTATION (CONTINUED)

Gazetteers

Insurance Records

Interviews (who, when, where, by whom)

* Maps and Plats (historic) - particularly useful are land ownership maps, bird's eye views, railroad maps, privately-owned maps such as plats and give location of the original

* Newspapers (especially centennial or anniversary editions)—send photocopies and include date.

NOTE: send photocopies of obituaries for people associated with the property

* Historic Photographs and Postcards—send photocopies and include date and location of the original

Personal/Family Papers (letters, diaries, recollections, business papers, and stationary)

Periodicals/Magazines (professional business, popular) - particularly useful are architectural magazines such as *Southern Architect and Building News* (since 1889); *Industrial Index* (since 1912); and the *Manufacturers Record* (since 1882)

Place Name Data (explain the origins of any place names associated with property)

* Sanborn Fire Insurance Maps (located at local insurance offices; University of Georgia Map Library and at Georgia State University on microfilm)

Tax Digests (many located at Georgia Department of Archives and History or sometimes available at the County Courthouse)

Unpublished sources (thesis, dissertations, and/or family-owned papers)

NOTE: Do not overlook Internet sources of information. Entering names or keywords into an Internet search engine may access useful on-line sources of information. If Internet sources are used, please cite the web page or URL.

SUPPORTING DOCUMENTATION (CONTINUED)

B. Photographs

Provide one set of photographs of the district and surrounding area. All photographs must be identified and dated. Photographs must be sequentially numbered and keyed to the district map. Label each photograph on the back with the district name, county, date the photograph was taken, and street address or street name. Photographs may be submitted with the HDIF in an envelope or held together by a rubber band. **Do not mount the photographs.**

Photographs are non-returnable.

At a minimum, photographs must include:

1. Views of representative historic buildings (styles and types), structures, sites, and objects,
2. Views of all community landmark buildings (government buildings, churches, schools, etc.);
3. Representative landscaping, streetscapes, and groups of properties showing relationships among buildings;
4. Views of representative noncontributing buildings and structures;
5. Views of the edges and surrounding area of the historic district;
6. Views of any contributing properties less than 50 years old.

Photographic Standards

- Color prints (minimum 3" x 5" or preferred 4" x 6") should be submitted. Polaroids, slides, photocopies of prints and scanned photographs (except for historic photographs) or videos are not acceptable.
- Digital photographs **MUST** be high resolution (comparable to 35mm prints) and submitted on paper for digital photographs (not "regular" printer paper). If the digital photos are not of sufficient quality, HPD will ask for the photographs to be resubmitted.
- All photographs should be sharply focused, well framed, and properly exposed.
- Photographs should be cross-referenced by number to one copy of the district map (see page 20 for example).

NOTE: There is no required number of photographs—provide enough to give a good representation of the district (but remember: photographs are worth a thousand words!).

In smaller districts of 50 properties or less, one photograph of each property (contributing and noncontributing) should be included and identified by street address. For larger districts, it is helpful, but not necessary, to include one photograph of each property identified by street address or street. Thoroughly photographing the district will expedite the processing of the nomination.

SUPPORTING DOCUMENTATION (CONTINUED)

C. Historic Photographs

Provide photocopies or high-resolution scanned copies of historic photographs of the district and indicate the date (approximate), location, and source of the photograph. Newspapers, scrapbooks, wedding albums, historic postcards, books, and advertisements are a few good sources for finding historic views of a historic property or district. Historic photographs help determine if the district is eligible for the National Register of Historic Places. If historic photographs are not available, please explain the efforts made to locate them (HPD may be able to suggest additional sources).

D. Maps and Geographical Information

1. Location Map

Provide a location map to show where the district is located. A county map or city map with all roads shown is preferable. Computer-generated location maps are acceptable provided they are sufficiently detailed, accurately scaled, and clearly printed.

2. District Map

Provide two copies of the district map(s). The map(s) must be at the scale of 1" = 200' and identify legal boundaries and/or natural or other physical features to properly indicate the boundary of the district. At a minimum, the map(s) must indicate parcels/tracts, street addresses, and street names. The maps must be easily reproducible (preferably black and white).

One set of the district map(s) must be marked with the proposed district boundaries, contributing and noncontributing resources, and locations of photographs. Indicate the proposed boundary with a heavy line. The second set of maps should be unmarked (for HPD use).

Marked set of maps should include:

- a. The title of the map;
- b. The type or identification number and source of the map;
- c. Scale and/or dimensions;
- d. North arrow;
- e. The name of district, county, and date prepared;
- f. The name of the person or agency that prepared the map;
- g. The location of the photographs;
- h. The district boundaries; and
- i. Contributing and noncontributing properties marked.

Contributing properties are buildings, structures, sites, and objects over 50 old that retain their historic integrity (i.e. look pretty much the same today as they did in the past). Noncontributing properties are those that are less than 50 years old or are historic properties that have been so altered that it does not resemble the way it did in the past.

NOTE: Tax maps can be found in the county courthouse in the tax assessor's office in the county where the district is located.

SUPPORTING DOCUMENTATION (CONTINUED)

Computer-generated maps/GIS-generated maps (available from some regional or local planning departments) must indicate street addresses and preferably, the footprint of buildings.

If you are submitting a GIS map, provide a buffer zone of at least two (2) blocks or an equivalent distance surrounding the proposed district (see example of district map on page 20).

Use one of these two methods to mark contributing and noncontributing properties:

Method 1

Mark contributing properties with a “C”

Mark noncontributing properties with an “X”

Mark historically vacant properties with a “V”

Mark currently vacant properties that have lost historic buildings/structures within the last 50 years with a “VX”

Method 2

Mark contributing properties with a green highlighter marker

Mark noncontributing properties with a pink highlighter marker

Mark historically vacant properties with a green highlighter marker and the letter “V”

Mark currently vacant properties that have lost historic buildings/structures within the last 50 years with a yellow highlighter marker

SEE EXAMPLE OF DISTRICT MAP PAGE 20

3. Sanborn Maps

Provide photocopies of the Sanborn Fire Insurance maps of the district, if available. See enclosed “Sanborn Fire Insurance Maps” for information on how to obtain the maps.

4. U.S.G.S. Quadrangle Map Sheet (optional)

Provide an original, photocopy, or computer-generated U.S.G.S. quadrangle map sheet (also known as topographical map) for the property, if available, and indicate the location of the district and the name of the quadrangle.

U.S.G.S. maps are available at on-line from the U.S. Geological Survey at <http://topomaps.usgs.gov/> , other online sources, and usually at outdoor/hiking supplies stores.

Winnona Park Historic District
Decatur, DeKalb County, Georgia
Sketch Map

National Register boundary
 Contributing property
 Noncontributing property
 Vacant property
 Photo number and direction of view
 Scale: 1" = 400'

North

SUPPORTING DOCUMENTATION (CONTINUED)

5. CHECKLIST OF SUPPORTING DOCUMENTATION

Before submitting your Historic District Information Form, make sure that you have enclosed the following information. **Use this as a checklist and check (with an X) the items that you have included.** If you are unable to enclose an item, explain why on a separate page.

Sources of Bibliographical Information

- X Bibliography
- X Checklist of sources
- X Supplemental research information (clear photocopies not originals)

Photographs (labeled and cross-referenced to district map(s))

- X Representative buildings, structures, objects, and/or sites
- X Streetscapes and landscapes
- X Surrounding areas, edges of the district, and boundaries
- X Photocopies of Historic photographs

Maps

- X Location map

- X District map (s) with photographs, contributing/noncontributing properties, and boundary marked at a scale of 1" = 200'

- X District map(s) unmarked for HPD use

- X U.S.G.S. Quadrangle map sheet/Topographic map (optional) with location marked

- X Photocopy of Sanborn Map(s) (if available)

Text

- X Completed Historic District Information Form (hard copy and CD)
- or**
- X Completed National Register of Historic Places Form (hard copy and CD)

I have enclosed the above documentation with my Historic District Information Form/National Register form for the Northwoods Area Historic District proposed nomination. I understand that if I do not include all of the requested documentation, my application will not be processed until it is complete.

Signature of Preparer_____ Date_____

SECTION 6

ADDITIONAL GUIDELINES

The following additional guidelines should be taken into account in writing the history of the district, as appropriate. Do not answer the questions on these pages of the form; incorporate the answers into the history in Section 3.

1. **For each significant person associated with the district, provide a concise, factual biographical sketch which answers the following questions:**

When and where was the person born? When and where did the person die?

When did the person acquire or become associated with the district? For how long a period was the person associated with it?

What did the person do while associated with the district?

What was the person's occupation, profession, trade, or craft? (What did they do for a living?)

What were the person's avocational interests? (What did they do with their "free time?")

What was the person's family situation?

What were the person's social, political, or cultural activities, or achievements, if other than their job?

How does this person's activities and achievements compare to others of the time? in the area? How does this person's life "fit" into the larger scheme of local, state, regional, or national history?

NOTE: Copies of published biographies or obituaries may suffice for the biographical sketch. Be sure to include the full citation of the source of any copies of biographical sketches that are included.

Complete and fully documented biographical information is essential if you wish your district to be significant in terms of National Register Criterion B, "associations with important persons."

PRECAUTIONARY NOTE: It is difficult to qualify for National Register listing on the basis of association with an important person. You must be able to not only document the person's life but also show that history was significantly different in the community, the area, the state, or the nation because of what this individual did. Therefore, you must be able to put the person's life into the context of the larger history of the community, the region, the state, or the nation. Simply reciting the biographical facts about a person is not enough.

For example, the house of a mayor is probably not significant under Criterion B. However, the house of the founder of a town may be significant under Criterion B.

ADDITIONAL GUIDELINES (CONTINUED)

2. For each significant event associated with the district, provide concise, factual answers to the following questions:

What was the event?

When did it take place?

Who was associated with it?

How did this happen?

What occurred as a result of this event? How was history different because of it?

What physical features of the district today (buildings, structures, landscapes, archaeological sites, etc.) are directly related to the historic event?

Examples of significant events: the signing of a treaty, the founding of the community, the invention of something, the making of an important decision, significant alteration of a town's plan, etc.

3. For all significant activities and developments associated with the district, provide concise, factual answers to the following questions:

What were the activities or developments associated with the district?

When did these activities or developments take place? For what period of time?

Who was associated with them?

How did they first occur?

What happened as a result of these activities or developments? How was history different because of them?

What physical features of the district today (buildings, structures, landscapes, archaeological sites, etc.) are directly related to the historic activities or developments?

Examples of significant activities and developments: the arrival of the railroad or major road, agriculture, milling, manufacturing, education, government, etc.

ADDITIONAL GUIDELINES (CONTINUED)

- 4. In the history, be sure to say something about the history of the district for each of the following major chronological periods in Georgia's history, unless some other periodization is more appropriate for the district.**

Prehistoric
Colonial (1733-1776)
Antebellum (1776-1860)
Civil War (1860-1865)
Reconstruction (1865-1870s)
New South (1880s-1910s)
Boll Weevil and Depression (1920s-1930s)
New Deal/WPA (1933-1941)
World War II (1941-1945)
Modern (after 1945)

Give the most attention to the period when the district was the most important and from which extant buildings, structures, sites, and objects date.

For each period, be sure to discuss who was associated with the district, what events or activities may have taken place there, and what buildings and structures were built.

NOTE: Be sure to concentrate on the period that begins the district's significant history to the present. For example: if a residential neighborhood was developed between in 1920 and 1940, you do not need to begin with the prehistoric period.

Also, discuss the planning and development of the district:

Was the development of the district planned (streets, lots, set-asides for parks or other public uses, services, land use or ownership restrictions/covenants), or did the district just develop in an unplanned manner over time?

Did the district develop all at once in a relatively short time, or did its development take place incrementally over a longer period of time?

If development was planned:

What was the original plan? Does the original paper plan (or map or plat) exist?

When was it planned?

Who planned the district (individual landowner, developer, other company [e.g., railroad or industry], public agency)?

How well did the subsequent development of the district conform to the original plan? If different, in what respects, and why?

How evident is the original plan for the district today? What physical features represent the plan?

ADDITIONAL GUIDELINES (CONTINUED)

Does the plan conform to a known type of historic planned development in Georgia (e.g., county seat with courthouse square, railroad town, crossroads community, suburb)?

What were the key or distinctive physical planning features of the district (e.g., gridiron or curvilinear street plan, rectangular or irregular-shaped lots, land set aside for parks or schools or churches, relationship to railroads or highways) and are these physical features still extant/evident today?

5. If you are documenting a district with agricultural resources, be sure to answer the following questions:

What types of agricultural-related resources exist in the district and what are their approximate date(s) of construction?

Who established it?

Who were the subsequent owners?

How long did it operate? How did its operations change over time?

What crops were grown? What animals were raised? What agricultural products were produced? (And what are your sources for this information?)

What was the economic impact of the agricultural production on the community? How did it compare to other in the area?

6. If you are documenting a district with industrial or manufacturing resources, be sure to answer the following questions:

What types of industrial- or manufacturing-related resources exist in the district and what are their approximate date(s) of construction?

Who established it?

Who were the subsequent owners?

How long did it operate? How did its operations change over time?

What products were produced? (And what are your sources for this information?)

What was the economic impact of the production on the community? How did it compare to other in the area?

7. If you are documenting a district with commercial resources, be sure to answer the following questions:

How large an area, geographically, did the commercial resources serve?

What types of businesses were historically located in the commercial area?

ADDITIONAL GUIDELINES (CONTINUED)

8. If you are documenting a district with a mill or factory, be sure to answer the following questions:

Who established the mill or factory?

When was it established?

How long did it operate? Did its operations change over time?

What was processed, produced, or manufactured? How did the manufacturing process work? How is the historic manufacturing process represented or illustrated by the existing buildings and structures? Is there historic machinery left?

What was the source of power for the machinery? How was power distributed throughout the mill/factory complex, and what physical features are left to show this?

How many people were employed? Was the employee force integrated? Were women employed?

Where did the employees live?

To whom were the products sold? Where and how were the products transported and/or sold?

9. If you are documenting a district with institutions like churches, schools, or clubhouses, be sure to answer the following questions about each institution:

NOTE: Make sure you distinguish between the people belonging to the institution and the existing building, and focus on the history of the existing building. For example, if a church congregation was started in 1850 but the building was constructed in 1920, focus on the history of the church congregation when it was housed in the extant building.

When was it founded?

What was the size, enrollment, or service area of the institution?

What were its major historical activities? Who benefited or was affected by them?

How does this particular building fit into the overall history of the institution? Is it the only building associated with it? The most recent in a series? One of a complex?

Was the institution integrated (and when)? Is there an association with the institution and the Civil Rights Movement?

10. If you are documenting a district with a cemetery, be sure to include the following:

Describe the layout, landscaping, and funerary architecture and sculpture of the cemetery.

Dates when the cemetery was used.

In general, who is buried there (e.g. people of the town, people of a certain congregation, etc.)

ADDITIONAL GUIDELINES (CONTINUED)

Are there separate sections of the cemetery (e.g. white, African-American, Jewish, paupers, etc.)?

Are there graves associated with people of transcendent historical importance?

11. If you are documenting a district with landscape features, be sure to include the following:

Describe or document the historic as well as the current form or appearance of the landscape features.

Indicate when the landscape feature was created or established.

Document who was responsible for creating or establishing the landscape feature (e.g. individual property owners, local club, philanthropist, government agency).

Explain what purpose(s) the landscape feature served historically. Was it primarily aesthetic or related to the appearance of the district? Was it recreational or commemorative in nature? Or did it serve some other function such as conservation?

Describe what has happened to the landscape feature over time: How much has it changed? How much of the original landscape feature has survived?

DO NOT OVERLOOK:

Street trees in residential neighborhoods or downtown business districts.

Sidewalks, curbs, and planting strips.

Street pavements (stone, brick, concrete, dirt)

Streetlights.

Courthouse squares.

Small public parks.

“Unbuildable” land set aside formally or informally as parkland.

Traditional recreational places such as swimming holes or fishing spots.

Railroad or highway corridors or roadbeds.

Unusual or distinctive natural features (springs, steep hills, ravines, rock outcrops).

ADDITIONAL GUIDELINES (CONTINUED)

12. Exceptions

If the district contains a majority of resources that meet one of the following special conditions, provide the relevant information below in Section 4, part c:

NOTE: The National Register does not list complexes of unrelated moved buildings that create a “museum setting” or a “false sense of history.”

- **Buildings or structures that were moved from its original location;**
- **Buildings or structures that are less than 50 years old;**
- **Reconstructed buildings or structures; or**
- **Commemorative structures**

12 a. Buildings or structures were moved from their original locations; explain:

Reason for moving the building/structure. Was the building/structure moved as a last resort to save it? From what? What efforts were made to preserve the building/structure at its original location?

Date when the building/structure was moved.

Distance the building/structure was moved.

Method of moving the building/structure. Was the building/structure moved in such a way as to minimize damage to its historic construction and materials?

Discuss what was left behind or not moved to the new location (foundations, chimneys, porches, outbuildings, additions).

Compare the current location to the original location in terms of geography, landscaping, vegetation, surroundings, etc.

Provide a description of the character and appearance of the original location, its setting, and its surroundings.

Include a map showing the former location of the building/structure and photographs of the former site of the building/structure showing where the building(s)/structure(s) were located, its setting, and the surroundings of the property. Also, include one or more historic photographs of the building/structure at its original location.

ADDITIONAL GUIDELINES (CONTINUED)

12 b. For buildings/structures less than 50 years old or which has achieved its significance in the last 50 years, explain:

Why is the architecture, engineering, construction material, or construction technique of outstanding significance in modern history?

Why is the person, event, or activity associated with the building/structure of exceptional historical importance in the modern period?

12 c. For reconstructed buildings/structures, explain:

How has the building or structure been reconstructed? On what basis of authenticity was the reconstruction based?

Is the surrounding environment suitable to the understanding and interpretation of the reconstructed building?

Is there no other building or structure with the same historical associations or significance?

12 d. For commemorative structures, explain:

Is the commemorative structure itself as well as the person or event it commemorates at least 50 years old?

Is the significance of the person or event being commemorated well documented?

Does the commemorative structure have artistic or architectural significance?

Is it related to other commemorative structures or to a larger commemorative movement?

References

Section 2:

Books/ Documents:

Cloues, Richard. *The Ranch House in Georgia: Guidelines for Evaluation*. Stone Mountain, Georgia: New South Associates, 2010.

Georgia Institute of Technology. *Houses and Homes 8 (1955)*, 142-147.

Georgia State University. *Singe Family Residential Development: DeKalb County Georgia 1945-1970*. Atlanta, Georgia, 2010.

Northwoods Methodist Church. *History of the Church*. Church Directory, 1985.

St. Michael's Lutheran Church. *25th Anniversary Book*, 1981, 11.

Articles:

Hammer and Co. Associates. "Growth Potential of Presbyterian Churches within the Atlanta Presbytery." Archives of New Covenant Presbyterian Church, Doraville, Georgia. Unpublished 1957.

Maps:

Historic Aerials. "Northwoods." Last modified on April 29, 2012. www.historicaerials.com.

Websites:

DeKalb County. "Property Appraisal." Last modified 2010.
<http://web.co.DeKalb.ga.us/PropertyAppraisal/realSearch.asp>.

Draft Logic. "Google Maps Area Calculator. Last modified 2012.
<http://www.daftlogic.com/projects-google-maps-area-calculator-tool.htm>.

Interviews:

Albertson, Lynn. Interviewed by Ed Howard in 2012.

Creel, Boyce. Interviewed by Ed Howard in 2012.

Hart, Don. Interviewed by Ed Howard in February, 2012.

Haynes, John Durham. Interviewed by Ed Howard on April 14, 2012.

Jones, Mary. Interviewed by Ed Howard in February, 2012.

Lacy, Don. Interviewed by Ed Howard in February, 2012.

Reverend Neale, Rick. Interviewed by Ed Howard in February, 2012.

Reverend Walker, Mimi. Interviewed by Ed Howard in February, 2012. Way, Annette. Interviewed by Ed Howard in 2012.

Minister and His Wife, Chestnut Drive Church of Christ. Interviewed by Ed Howard in 2012.

Correspondences:

Gustayson, Eric and Doris. Correspondence with Ed Howard in February and March, 2012.

Linnartz, Donald E. C. Correspondence with Ed Howard in February and March, 2012.

Section 3:

Articles:

Foust, Dean. "The Boom Belt." *Business Week*, September 27, 1993.

Ingram, Laura. "I-285 Planner Recalls Effort to Build Perimeter Highway." *Gwinnett Daily Post*, May 10, 2002.

Websites:

3 Digits Interstates. "I-285 Georgia." Accessed on April 17, 2012.
<http://www.kurumi.com/roads/3di/i285.html>.

Section 6:

Books:

McKee, Robert H. "DeKalb Snapping her Rural Chains." *Atlanta Constitution*, August 25, 1946.

Doraville Plant- GM Assembly Division. History Booklet prepared by GM in 1974.

Articles:

Saporta, Maria. "GM-10 to be Built at Doraville." *Atlanta Journal Business*, March 5, 1986.

"Ex-GIS Moving Mountains to Make Way for GM Plant." *The Atlanta Constitution*, November 14, 1945.

Correspondences:

Blackwell, Kim, Plant Planner. Correspondence with DeKalb History Center on September 25, 2008.

Hart, Tom. Correspondence with Kevin Davis on March 2, 2012.

Maps:

Various USGS aerial maps from UGA map library: 1955, 1960, 1966, and 1972.

Appendix

Northwoods Community History Meeting

Agenda

Thursday, November 10, 2011
7 p.m., Doraville Civic Center
3770 Central Avenue, Doraville

Welcome and Introductions

Melissa Forgey

Executive Director, DeKalb History Center
director@dekalbhistory.org, 404-373-1088

Project Introduction and Overview

Richard Laub

Director, Heritage Preservation Program, Georgia State University
rlaub@gsu.edu, 404-413-6365

National Register Overview

Gretchen Brock

National Register & Survey Program Manager, Historic Preservation Division
Georgia Department of Natural Resource
gretchen.brock@dnr.state.ga.us, 404.651.6782

Question and Comment Period

NORTHWOODS NEIGHBORHOOD HISTORY NIGHT



FEBRUARY 21, 2012 at 7:30 pm
at the Doraville Civic Center
3770 Central Avenue, Doraville

Georgia State University graduate students in Heritage Preservation are researching the history of the Northwoods Neighborhood to list it on **the National Register of Historic Places.**

They need your help! Please plan to attend and bring old photos, house plans, drawings, or other material you might have about your house or the neighborhood for them to copy and return to you.

OR

Just come and tell the students about your memories of living in Northwoods.

Please come and tell us the history of your neighborhood.

Everyone is Welcome!



Please join us for a community meeting to discuss Northwood's history and a proposed National Register of Historic Places nomination to be prepared by Georgia State University Students. Come find out what it means to have your neighborhood listed on the National Register and the benefits to you as a homeowner and resident!

November 10, 2011 - 7 p.m.

Doraville Civic Center, 3770 Central Avenue, 30340 (near Carnett's Carwash)

Questions? Please contact us at dhs@dekalbhistory.org or 404-373-1088

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Favor de reunirse con nosotros para discutir la historia del barrio Northwoods y la posibilidad de conseguir el estatus del "Registro Nacional de Sitios Historicos". Esta nominacion va a estar preparados por los estudiantes de la Universidad de Georgia State. Se puede descubrir los beneficios del estatus y lo que significa a Ud como dueño de casa o residente de Northwoods.

Jueves, 10 Noviembre, 2011 - 7pm

Doraville Civic Center, 3770 Central Avenue, 30340 (cerca de Carnett's Carwash).

Preguntas? Favor de comunicarse con dhs@dekalbhistory.org o 404-373-1088

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Xin vui long tham gia với chúng tôi cho một cuộc họp để thảo luận về lịch sử của Northwood cộng đồng và một đề cử National Register of Historic Places được đề xuất đã được chuẩn bị bởi sinh viên đại học bang Georgia. Hãy đến tìm hiểu ý nghĩa của các khu phố của bạn được liệt kê vào National Register và lợi ích cho bạn như là một chủ nhà và cư dân!

10 Tay Tháng 11 nam 2011 lúc 7 p.m.

Doraville Civic Center, 3770 Central Avenue, 30340 (near Carnett's Carwash)

Câu hỏi? Xin vui lòng liên hệ với chúng tôi tại dhs@dekalbhistory.org hoặc 404-373-1088

.....

노스우드역사에 대해 회의 하는 커뮤니티에 대한 우리와 함께 하시기 바랍니다 그리고 조지아 상태 대학 학생들에 의해 준비 되어야 제안 된 역사적인 장소 국립 등록 후보. 올 국가 등록에 집주인과 주민 당신에게 이점을 나열 귀하의 이웃에게 무슨 뜻인지 알아!

11 월 10 일 2011-오후 7 시

Doraville 시빅 센터 3770 센트럴 애비뉴 (근처 Carnett의 말론) 30340

질문? Dhs@dekalbhistory.org 또는 404-373-1088 문의 하시기 바랍니다



Figure A – Students and neighbors discussing Northwoods Area general history and information (02/2012)



Figure B – More neighbors providing their input for Northwoods Area general history (02/2012)



Figure C – Northwoods Area neighbors imparting their general history knowledge (02/2012)



Figure D – Northwoods Area resident discussing development with a student (02/2012)



Figure E – A student discussing the GM plant with a neighborhood resident (02/2012)



Figure F – A student discussing the Northwoods Garden Club with a resident (02/2012)



Figure G – A student discussing neighborhood diversity with residents of Northwoods Area (02/2012)



Figure H – Residents becoming animated over Northwoods Area (02/2012)



Figure I – A scanning station for any historic documents brought to the history night (02/2012)



Figure J – A resident and past member of the Northwoods Garden Club (02/2012)

Figure K – The technology students busy scanning and researching (02/2012)



Figure L – Students discussing residential aspects with a Northwoods Area resident (02/2012)



Figure M – A resident discussing the people influential in creating Northwoods Area (02/2012)



Figure N – More residents discussing Northwoods Area general history (02/2012)



Figure O – Determining the boundaries (02/2012)



Figure P – Residents debating the Northwoods Area boundaries (02/2012)



Figure Q – Residents looking at development patterns of the Northwoods Area (02/2012)



Figure R – Residents studying historic plat maps (02/2012)



Figure S – A resident drawing her interpretation of the Northwoods Area boundaries (02/2012)



Figure T – Swapping stories at the Northwoods History Night (02/2012)



Figure U – So many neighbors to talk to at the Northwoods History Night (02/2012)



Figure V – Northwoods neighbors discussing the area's landscaping (02/2012)



Figure W – Residential discussion between students and a resident (02/2012)



Figure X – Another interesting conversation about Northwoods Area landscaping (02/2012)



Figure Y – Insight into the early years of Northwoods thanks to long-time residents (02/2012)



Figure Z – Discussions and stories lasted well into the evening (02/2012)



CITY OF DORAVILLE

March 28, 2012

To: Whom It May Concern,

Re: Northwoods Neighborhood's Nomination to the National Register

Dear Sir or Madam,

On behalf of the City of Doraville, Georgia, I am writing to express my wholehearted support for the Northwoods neighborhood's nomination to the National Register. Preserving the current state of this historic neighborhood is a key goal in the City's Comprehensive Plan (2005-2025) as Northwoods is and always has been an integral thread to our community's fabric.

As Georgia's first large-scale, planned, suburban community, Northwoods represents a pivotal moment in our nation's history, a moment that birthed a new age for America and ushered in a burgeoning of our middle class.

The character-rich ranch homes are material artifacts that symbolize the dawn of Pax Americana, and like the apartments of ancient Rome or the terraced houses of Georgian-Victorian England, they deserve the respect of preservation.

Thank you for this consideration and please don't hesitate to call if I can be of any assistance in this matter.

Sincerely and Respectfully,

Mayor Donna Pittman

Cc: Ms. Bonnie G. Flynt



March 26, 2012

To Whom it May Concern:

On behalf of the Northwoods Area Neighborhood Association (NANA), I would like to fully and enthusiastically endorse the nomination of Northwoods Neighborhood, located in Doraville, GA 30340, to be entered into the National Registry of Historic Places.

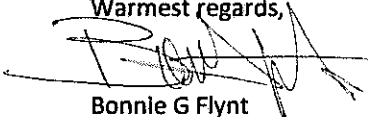
The entire community, including the surrounding areas/neighborhoods, is incredibly excited about this honor, and we've already seen a renewed camaraderie and community unification because of the research leading up to it. Our anticipation has been building since the process was first started in 2009 with a prior Georgia State University class, and continues to grow!

We believe that the nomination will benefit our neighborhood tremendously and increase community morale, pride and cohesiveness.

Additionally, the nomination process has also created a new found interest in history, which has been fascinating to us all. I'm sure that the developers and architects who broke ground in 1952 to begin our wonderful community would be honored as well!

In closing, we would like to thank the students of Georgia State University, their professor, Richard Laub, the Dekalb Historic Society and City of Doraville for their support during this wonderful process.

Warmest regards,


Bonnie G Flynt
President, Northwoods Area Neighborhood Association (NANA)
3490 Alison Drive, Doraville, GA 30340
770-778-0750 / bonniegflynt@yahoo.com


Constance Binkley, Vice President


Cindy Bradford, Treasurer


Mary French, Secretary


Thom Abbott, Member at Large

cc: Mayor Donna Pittman, Leslie Borger, Richard Laub, Board of Directors of NANA



Figure A – Residents and students settling in for the Northwoods Area National Register Presentation (04/2012)



Figure B – Residents enjoying the refreshments provided by students (04/2012)

Figure C – NANA President Bonnie introducing the evening (04/2012)



Figure D – The seats filled up quickly (04/2012)



Figure E – Professor Laub addressing the crowd (04/2012)



Figure F – Student introductions and explanation of student roles (04/2012)



Figure G – The presentation is beginning and last just over thirty minutes (04/2012)



Figure H – Everyone was excited to hear what the student discovered (04/2012)



Figure I – The front half of the crowd (04/2012)



Figure J – The back half of the crowd (04/2012)

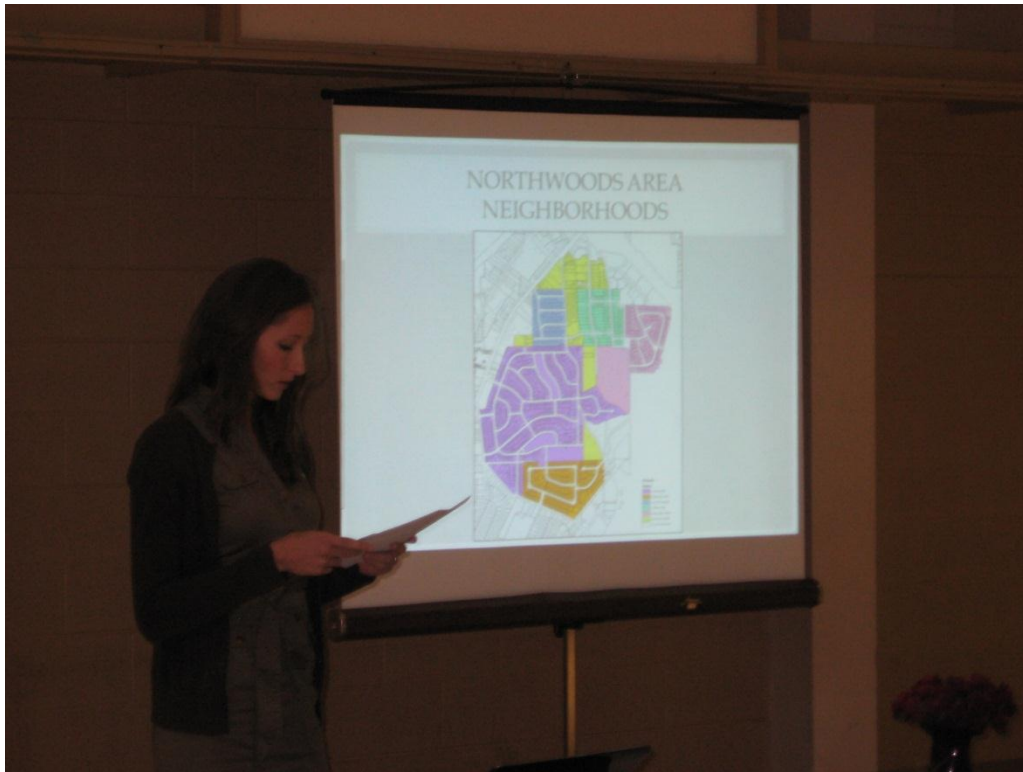


Figure K – Elizabeth discussing the history of the Northwoods Area and its development (04/2012)



Figure L – Mollie discussing the neighborhood as it is today (04/2012)



Figure M – Everyone was very interested and couldn't stop asking questions (04/2012)



Figure N – Velma discussing neighborhood demographics (04/2012)



Figure O – An attempt to photograph the entire crowd (04/2012)



Figure P – Q&A with Professor Laub after the presentation (04/2012)



Figure Q – An HPD representative and neighbor discussing National Register nomination (04/2012)



Figure R – A neighbor and student discussing churches after the presentation (04/2012)



Figure S – Discussion continued well into the evening (04/2012)

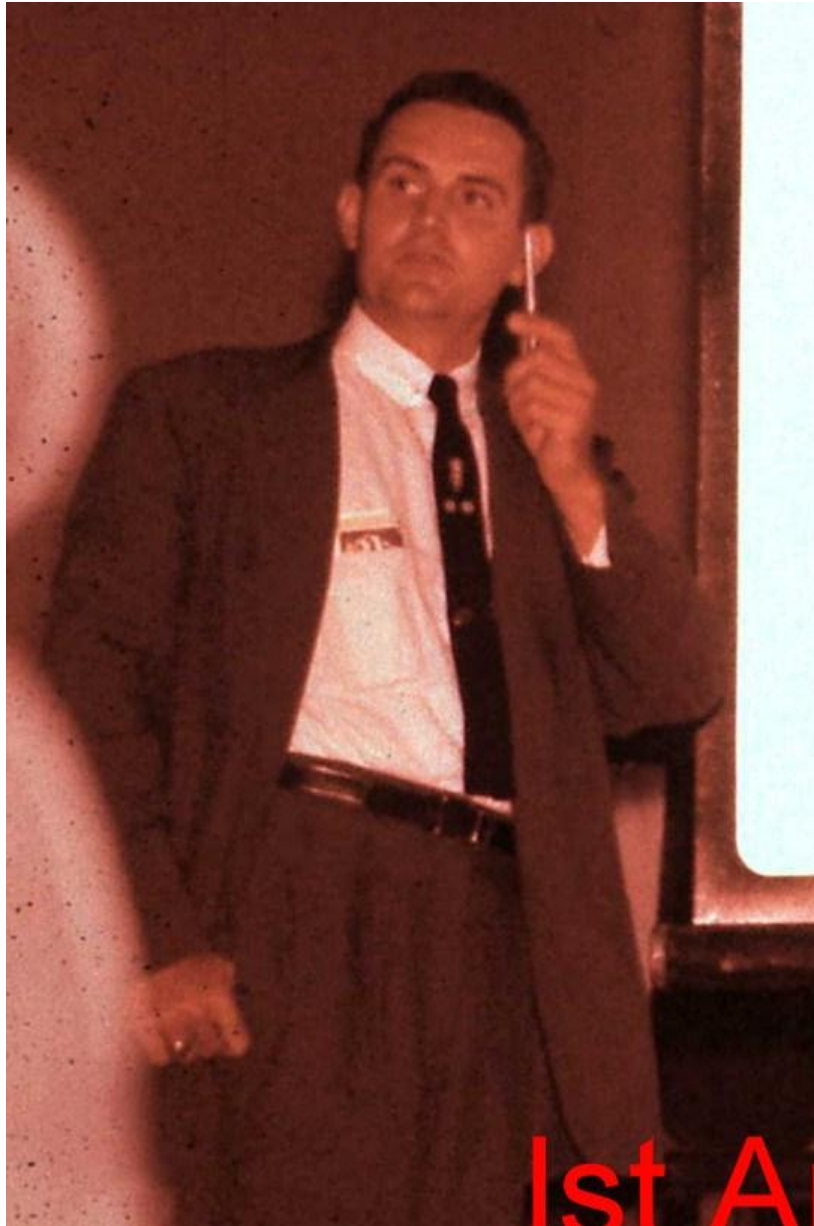


Figure T – Architect Ernest Mastin and his wife talking with Northwoods Area residents (04/2012)

B. Photographs:

See the photographs printed on four-inch by six-inch photo paper.

C. Historic Photographs:



H001- Ernest Mastin, 1956

Source: Mary Jones



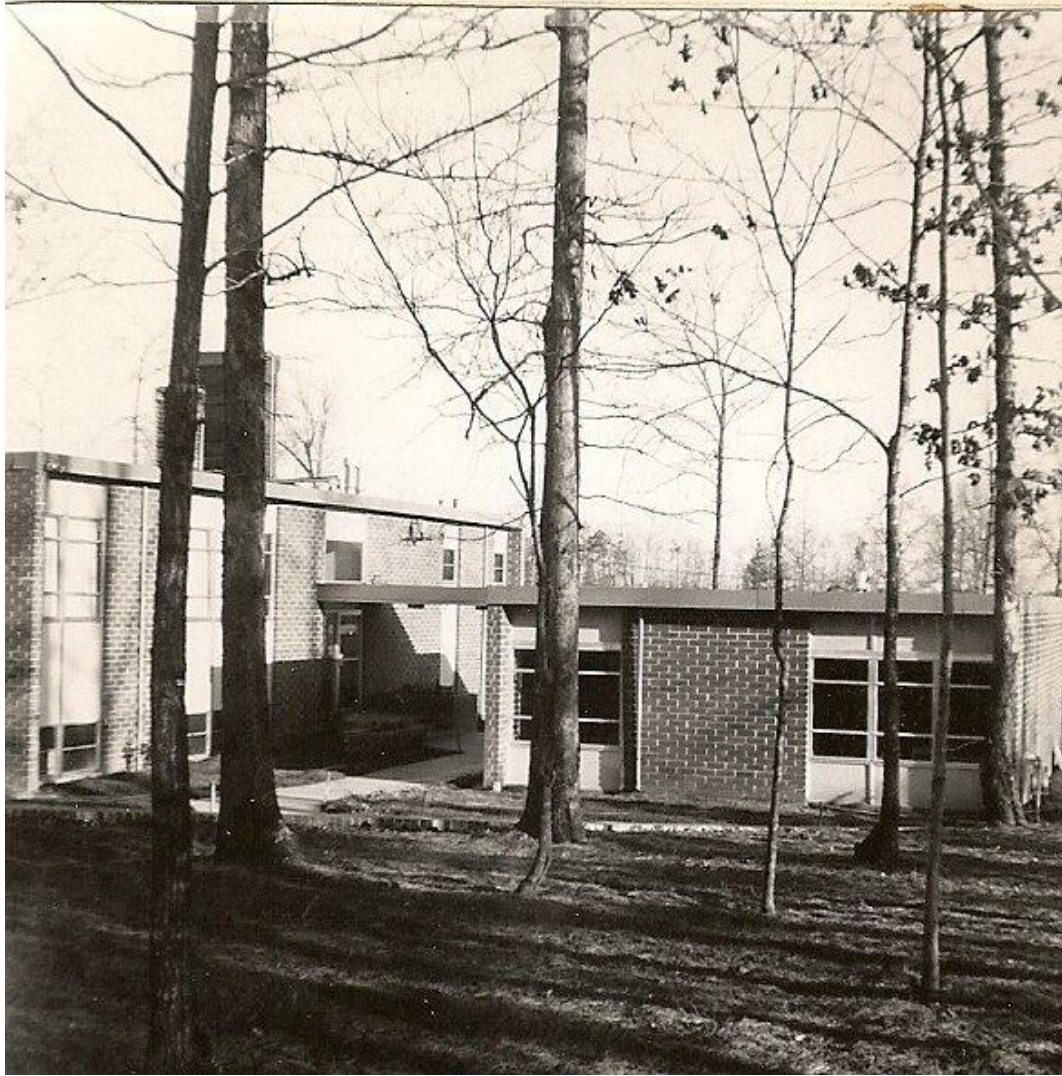
H02- Northwoods Garden Club, 1953
Source: www.facebook.com/northwoodsneighborhood



H03- Texaco Gas Station at Buford Hwy and McClave Dr, ca 1955
 Source: www.facebook.com/northwoodsneighborhood



H04- Goree Ice, ca. 1955
 See Fig. 002 for current view
 Source: www.facebook.com/northwoodsneighborhood

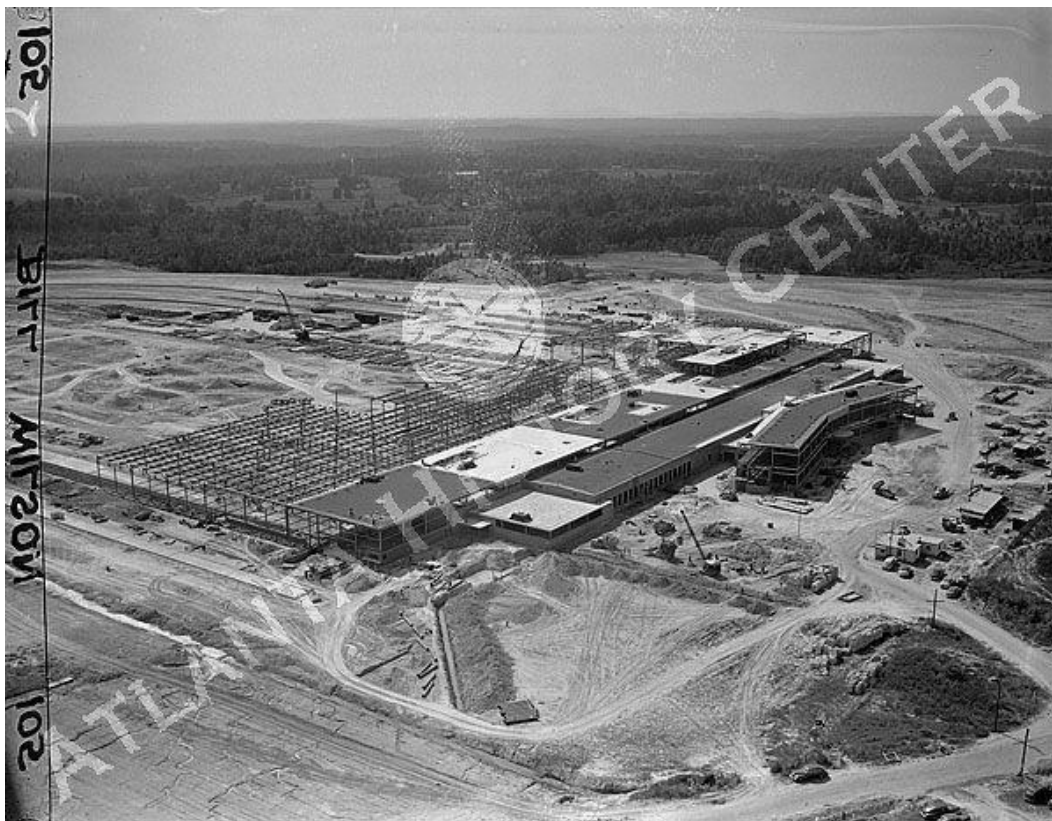


H05- Chamblee-Tucker Professional Building, ca. 1955
Source: www.facebook.com/northwoodsneighborhood



H06- Galloway Hardware, 1954

Source: www.facebook.com/northwoodsneighborhood



H07- GM Plant, 1946

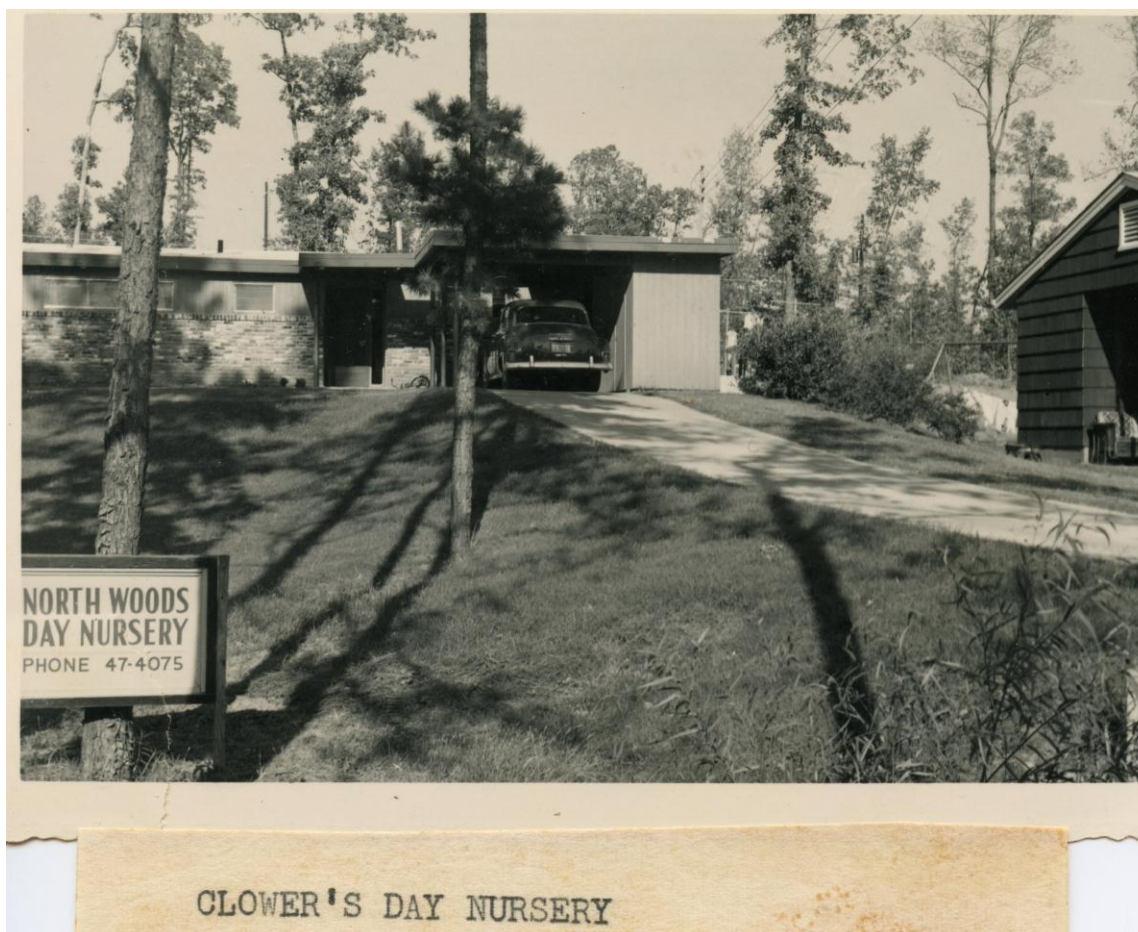
Source: Atlanta History Center



H08- Big Apple Supermarket, ca. 1958
Source: Atlanta History Center



H09- Northwoods Plaza, 1955
Source: www.facebook.com/northwoodsneighborhood



CLOWER'S DAY NURSERY

H10- Glower's Day Nursery
Source: Doraville Public Library scrapbook

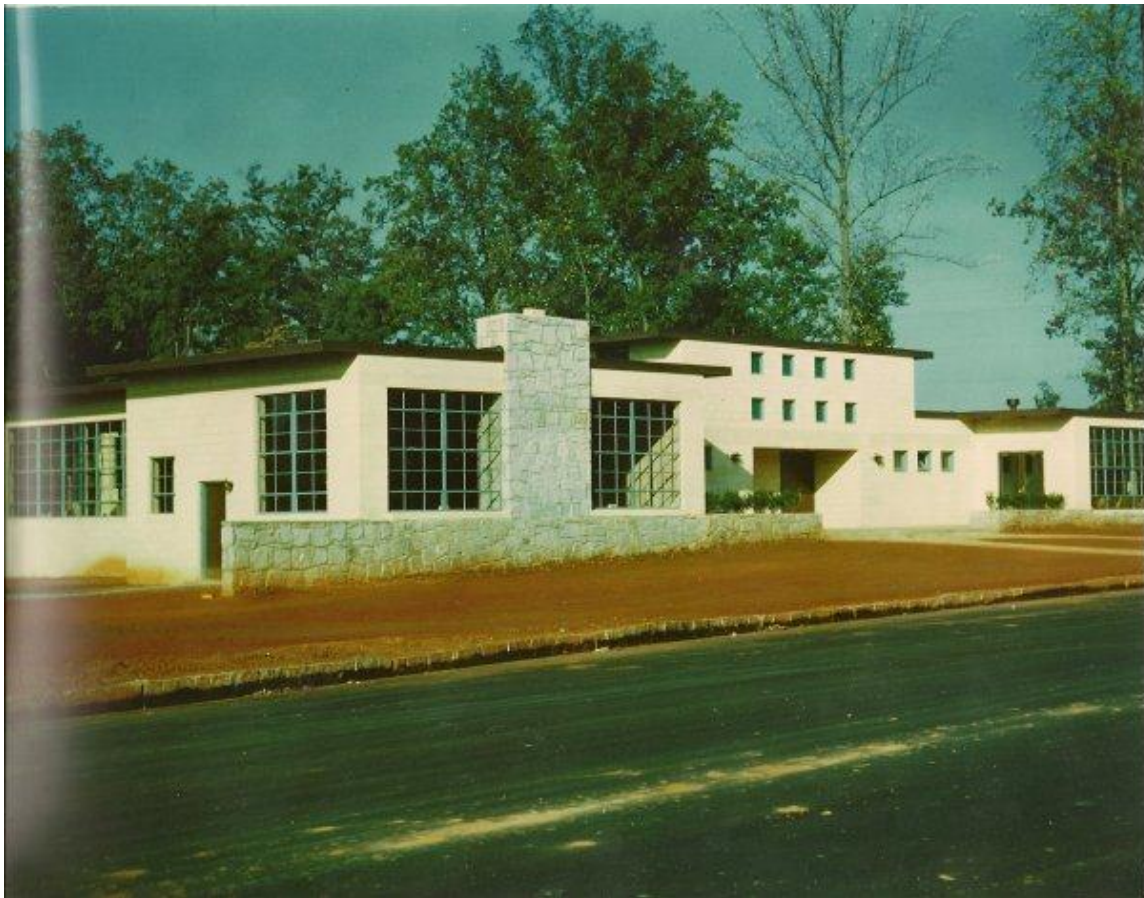


H11- Sign for Northwoods Shopping Center
Source: Doraville Public Library scrapbook



H12- Green Circle store

Source: www.facebook.com/northwoodsneighborhood



H13- Community Center, ca. 1970

Source: www.facebook.com/northwoodsneighborhood



H14- Doraville Swimming Pool, ca. 1960
Source: www.facebook.com/northwoodsneighborhood



H15- Herb Butler Union Hall during construction
Source: www.facebook.com/northwoodsneighborhood



H16- Union Hall parking lot
Source: www.facebook.com/northwoodsneighborhood



H17- Rear of Union Hall during construction
Source: www.facebook.com/northwoodsneighborhood



H18- Northwoods United Methodist Church, 1970
Source: Northwoods United Methodist Church



H19- Saint Michael's Lutheran Church
Source: 1981 Saint Michael's Lutheran Church



ST. MICHAEL'S LUTHERAN CHURCH
DORAVILLE, GEORGIA

H20- Saint Michael's Lutheran Church
Source: 1981 Saint Michael's Lutheran Church



H21- Northwoods School, 1954
 Source: www.facebook.com/northwoodsneighborhood



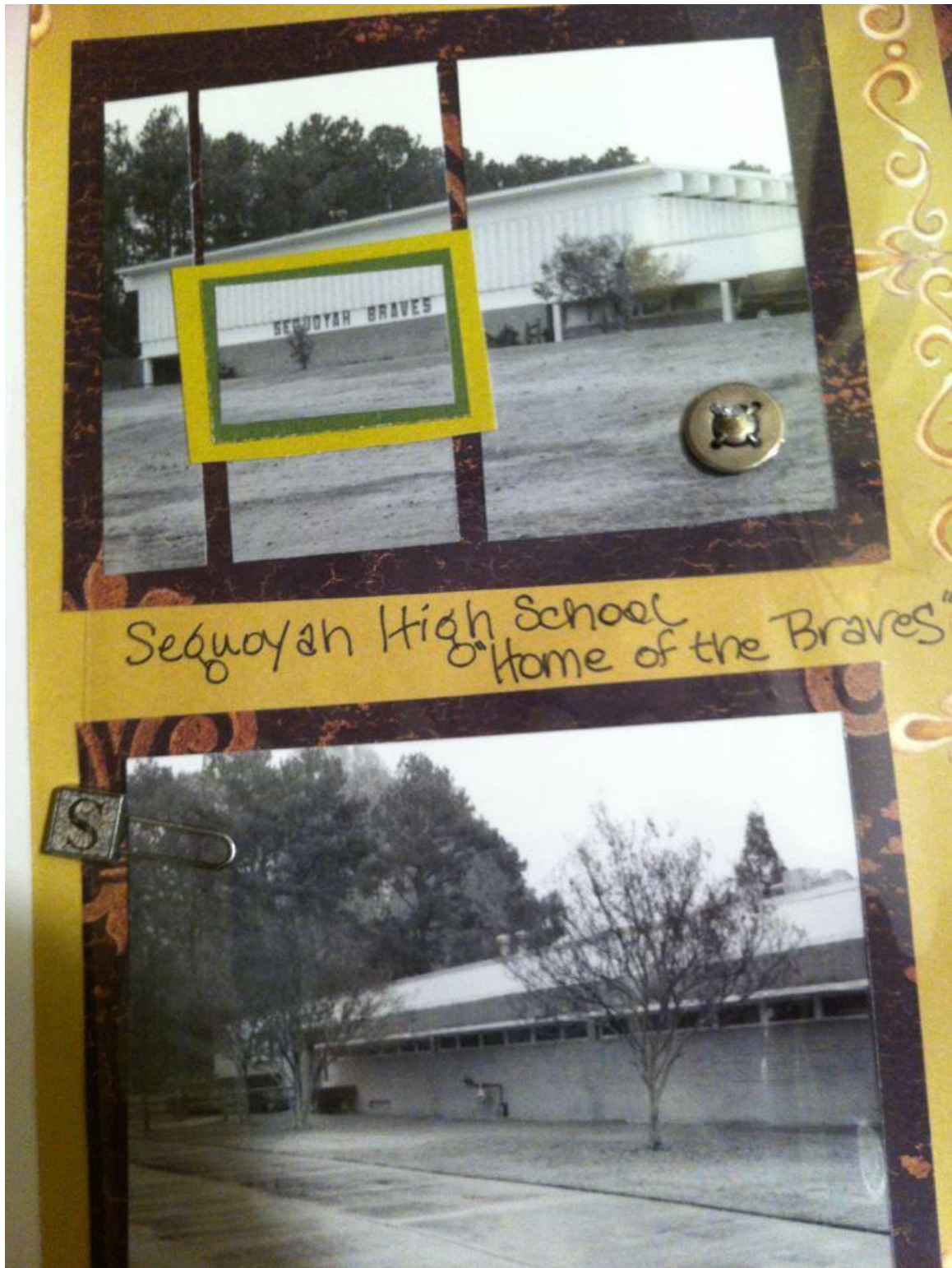
H23- Northwoods School, ca. 1954
 Source: Doraville Library Scrapbook



H24- Northwoods Elementary (Yeshiva High School), ca. 1962

See Fig. 388 for current view

Source: www.facebook.com/northwoodsneighborhood



H25- Sequoyah High School, ca. 1960s
Source: www.facebook.com/northwoodsneighborhood



H26- Addison Dr entrance from Shallowford Rd, ca. 1955

See Fig. 351 for current view

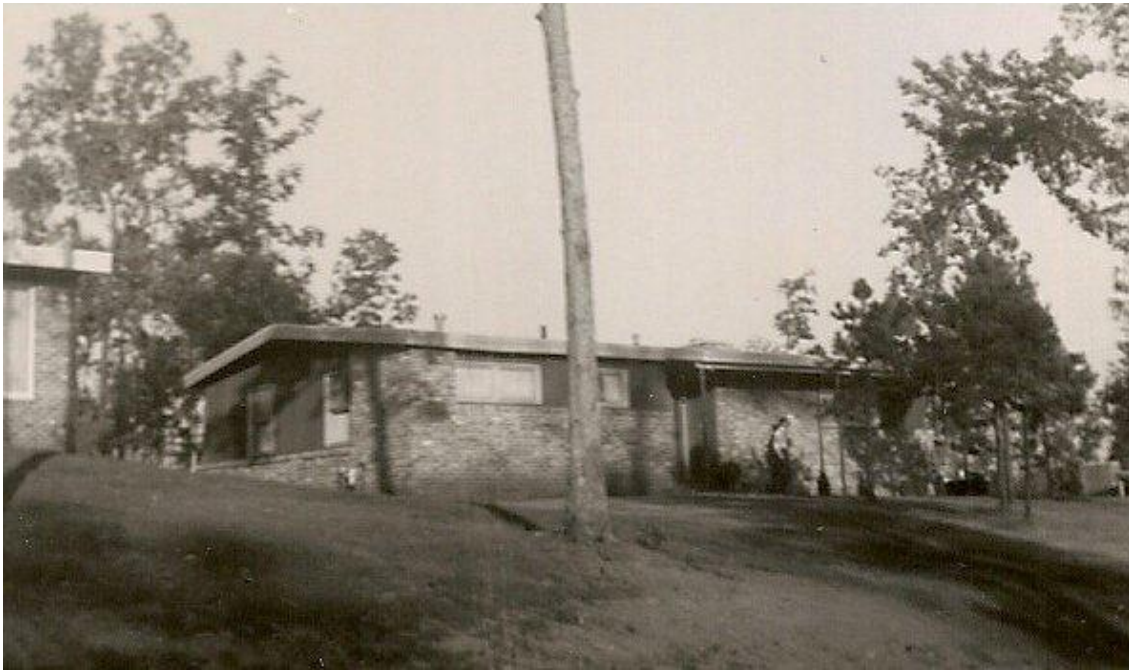
Source: www.facebook.com/northwoodsneighborhood



H27- 3409 Alison Dr, ca. 1956

See Fig. 214 for current view

Source: www.facebook.com/northwoodsneighborhood



H28- 3451 Alison Dr, ca. 1956
 See Fig. 211 for current view
 Source: www.facebook.com/northwoodsneighborhood



H29- 2705 Belaire Cir, ca. 1956
 See Fig. 481 for current view
 Source: www.facebook.com/northwoodsneighborhood



H30- 2978 Belaire Cir, ca. 1982

See Fig. 442 for current view

Source: www.facebook.com/northwoodsneighborhood



H31- Beldaire Cir looking east to cul-de-sac, ca 1957
 See Fig. 488 for current view
 Source: www.facebook.com/northwoodsneighborhood



H32- 2608 Brook Pkwy, ca. 1954
 See Fig. 372 for current view

Source: www.facebook.com/northwoodsneighborhood



H33- Construction of 2710 Brook Pkwy, ca. 1955
Source: www.facebook.com/northwoodsneighborhood



H34- Construction of 2710 Brook Pkwy, ca. 1955
Source: www.facebook.com/northwoodsneighborhood



H35- 2710 Brook Pkwy, ca. 1956
Source: www.facebook.com/northwoodsneighborhood



H36- 2710 Brook Pkwy, ca. 1957
Source: www.facebook.com/northwoodsneighborhood



H37- Unidentified house on Brook Pkwy, ca. 1956
Source: www.facebook.com/northwoodsneighborhood



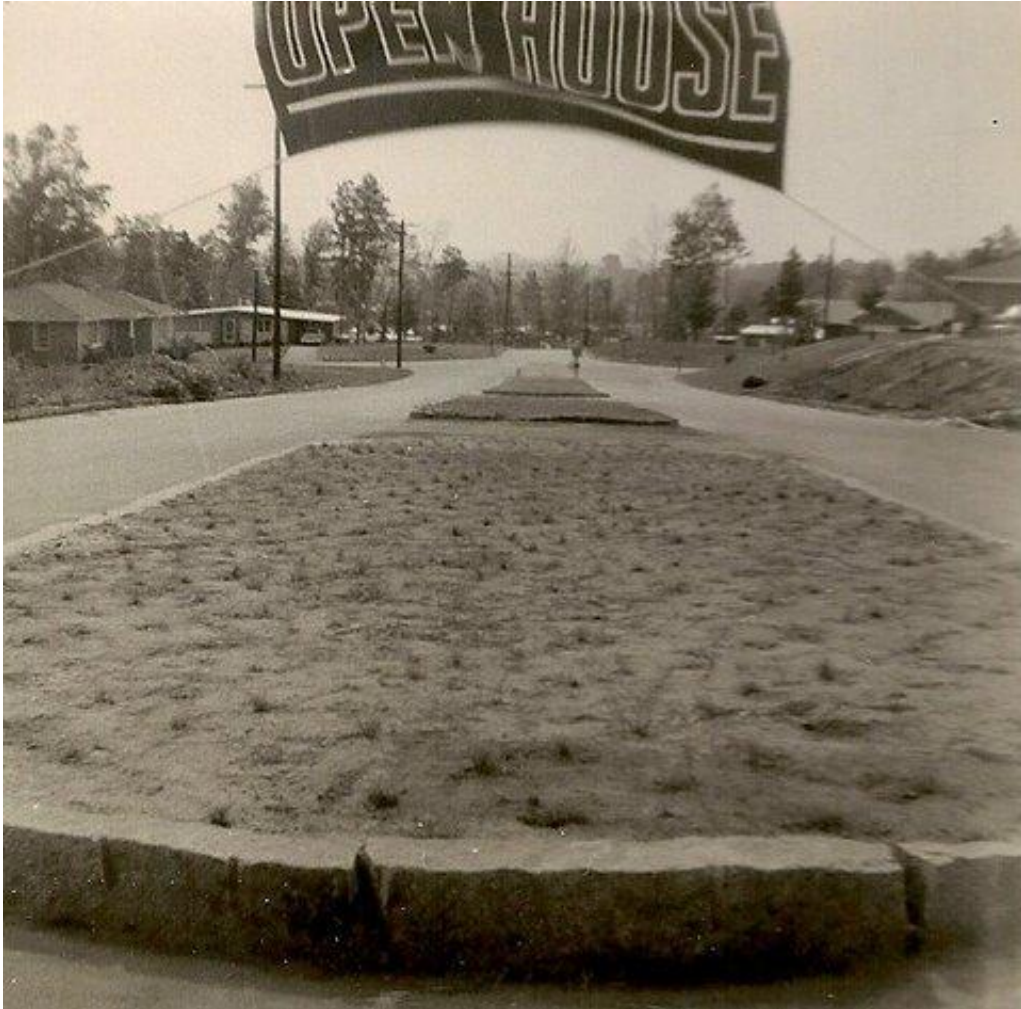
H38- 2777 Century Ct, 1962
See Fig. 503 for current view
Source: www.facebook.com/northwoodsneighborhood



H39- Colquitt Dr looking northwest to Addison Dr, ca. 1954
 See Fig. 377 for current view
 Source: www.facebook.com/northwoodsneighborhood



H40- Aerial photo of Lambeth Cir, ca. 1955



H41- McClave Dr entrance off Buford Hwy, 1953

See Fig. 184 for current view

Source: www.facebook.com/northwoodsneighborhood



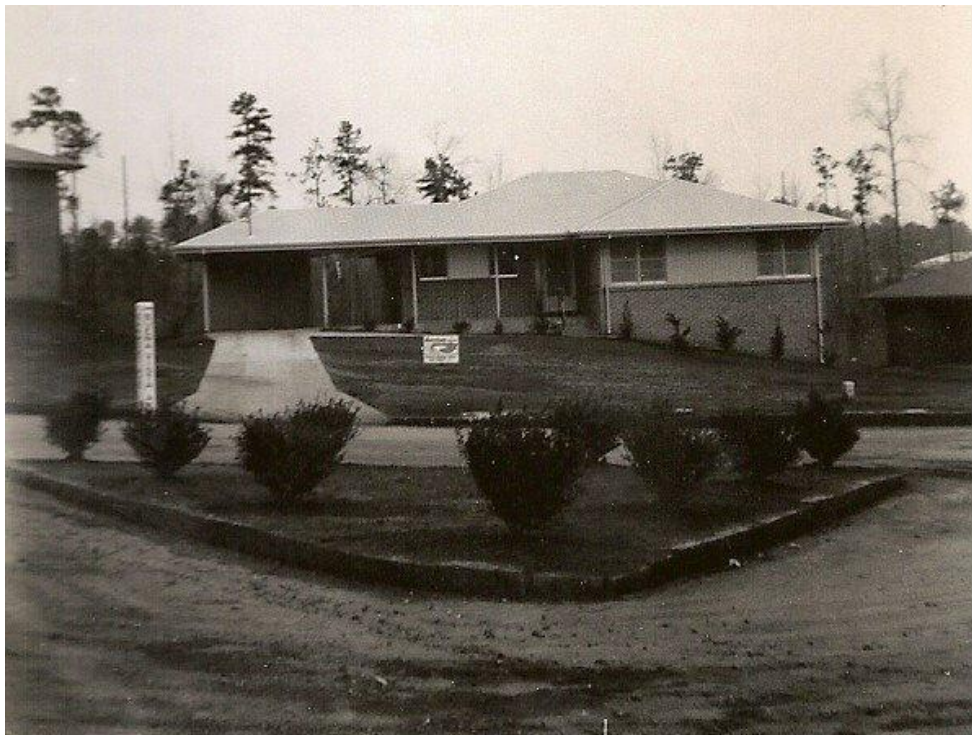
H42- 2612 and 2626 McClave Dr, ca 1953

See Fig. 216 for current view

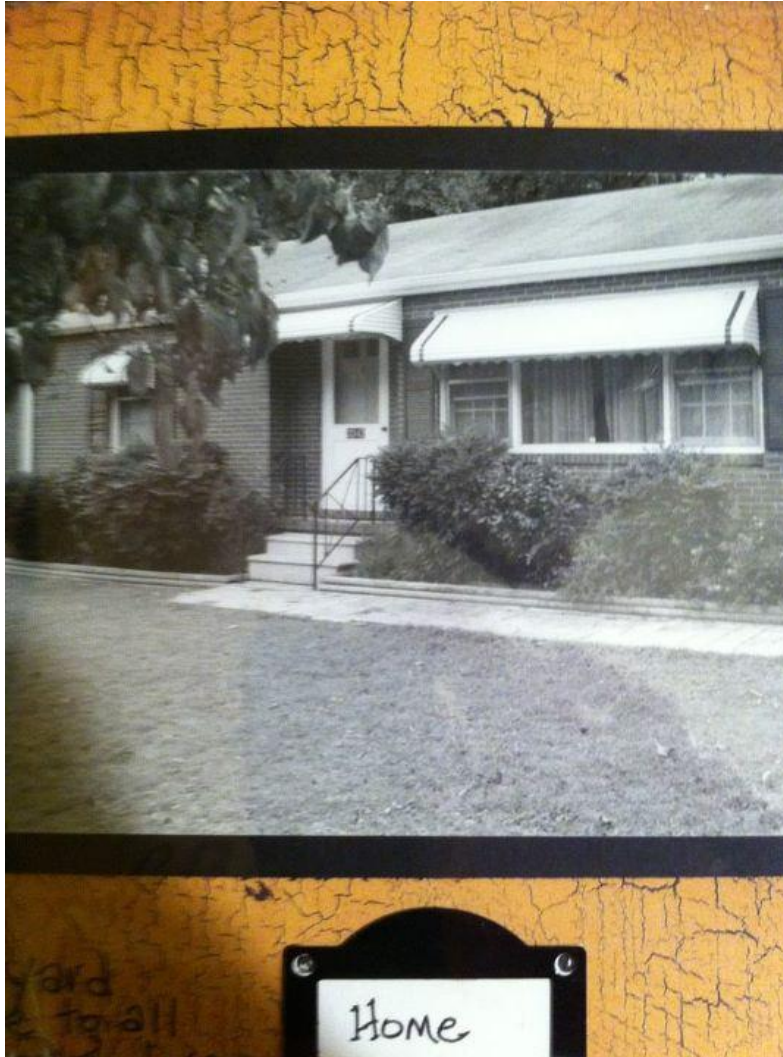
Source: www.facebook.com/northwoodsneighborhood



H43- 2617 and 2621 McClave Dr, ca. 1956
 See Fig. 217 for current view
 Source: www.facebook.com/northwoodsneighborhood



H44- 2650 Oakmont Ave, ca. 1954
 See Fig. 019 for current view
 Source: www.facebook.com/northwoodsneighborhood



H45- 3342 Raymond Dr, ca. 1952

See Fig. 340 for current view

Source: www.facebook.com/northwoodsneighborhood



H46- 3447 Raymond Dr, ca. 1950s

See Fig. 188 for current view

Source: www.facebook.com/northwoodsneighborhood



H47- Raymond Dr at Brook Pkwy looking east, ca 1960s
 See Fig. 369 for current view
 Source: www.facebook.com/northwoodsneighborhood



H48- Raymond Dr at McClave Dr looking south, ca. 1950s
 See Fig. 187 for current view
 Source: www.facebook.com/northwoodsneighborhood



H49- Raymond Dr at McClave Dr looking southwest, ca. 1950s

See Fig. 186 for current view

Source: www.facebook.com/northwoodsneighborhood



H50- 2551 Stafford Pl, ca. 1950s
See Fig. 323 for current view
Source: www.facebook.com/northwoodsneighborhood



H51- 3378 Wheeler Dr, ca, 1958
See Fig. 312 for current view
Source: www.facebook.com/northwoodsneighborhood



H052- Unknown location, ca. 1955
Source: Doraville Public Library scrapbook



H053- Unknown location, ca. 1950s
Source: Doraville Public Library



H054- Unknown location, ca. 1950s
Source: www.facebook.com/northwoodsneighborhood



ISLAND BEAUTIFIED BY NORTHWOODS
HILLS GARDEN CLUB

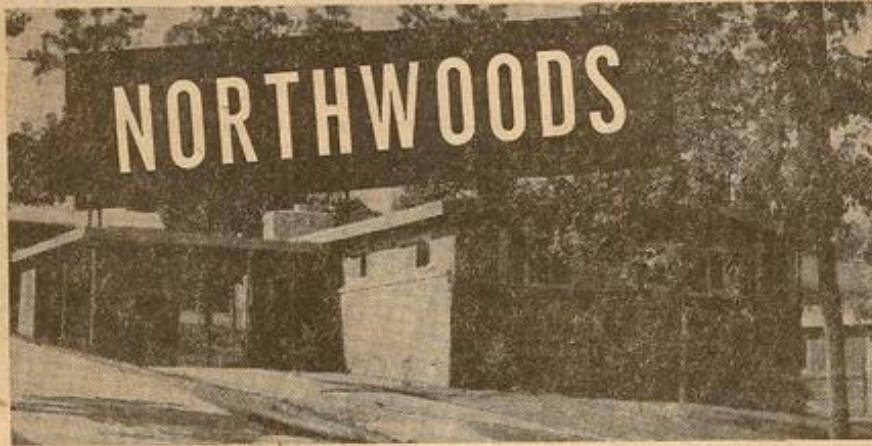
H055- Island Beautified by Northwoods Hills Garden Club
Resource: Doraville Public Library



H056- Doraville city limits, ca. 1955
Source: Doraville Public Library scrapbook



H057- Northwoods Motel which was located at 5140 Buford Highway
Source: Cardcow.com



Homes of Smart Design and Superior Construction

Featuring: 3 Bedrooms—Central Gas Heat
Hardwood Floors—Exposed Beam Ceilings
Fireplace—Wooded Lots

Some Have 1½ Baths and Family Rooms

PRICED \$13,350 TO \$15,300

100% G. I. LOANS

Drive out Buford Highway 3 blocks beyond Lymburner's, turn on McClave Drive, and follow signs.

SPRATLIN, HARRINGTON & THOMAS, Inc.

EX. 7502

Realtors

WA. 0147

H058- Northwoods Advertisement

Source: www.facebook.com/northwoodsneighborhood

REPRINTED ~~FROM~~ MAY 1954 AMERICAN BUILDER

WALTER
L.
TALLY,
INC.

suburban Atlanta project offers contemporary or ranch

Doraville, Ga.—

Single brick bungalow and row of
attractively modern cottages the
same from 1950.



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In Doraville, Georgia, near Atlanta, Walter L. Tally has completed and sold 12 three-bedroom houses of this type, started 10 more in speculation, and received contracts to build four others, in the \$13,000-\$15,000 range. Of brick veneer construction, the houses comprise approximately 1,100 square feet of space, including of carport and storage room. They are built in either ranch or contemporary style, from plans by L. O. Martin and N. A. Landa, Atlanta architects.

Tally offers the buyer to contract for 5 per cent down; to pay only for 20 per cent down, and the balance on 20-year mortgages through Spentlin, Harrington & Thomas, Inc., a realty firm which also arranges the loans.

Buyers get choice of concrete slab or wooden plat-



For effective variation, however, is suggested, stone veneer and carport shown separately here.

form. Living room area is wood-paneled, with exposed beams and plank ceiling. A gas-fired perimeter heated water air system furnishes heat. Kitchen equipped includes a General Electric dishwasher, sink and garbage disposal. Each is concrete slab.

MAY, 1954

H059- Northwoods advertisement from May of 1954
Source: www.facebook.com/northwoodsneighborhood



GETTING READY — Members of the Northwood Hills Garden Club are readying for their annual Christmas open house. Left to right are Mrs. Bob Attaway, Mrs. Francis Allison, club president; Mrs. Henry Eddleman and Mrs. Paul Jones.

Northwood Hills Gardeners Plan Open House

The Northwood Hills Garden Club will hold open house on Sunday, December 13, and the public is invited to attend at no charge.

The home of Mrs. Francis Allison, 3425 Raymond Drive, Doraville, will be open from 3:00 to 5:00 p.m. and a theme of "Christmas Bells and Figurines," will be carried out in decorations and arrangements.

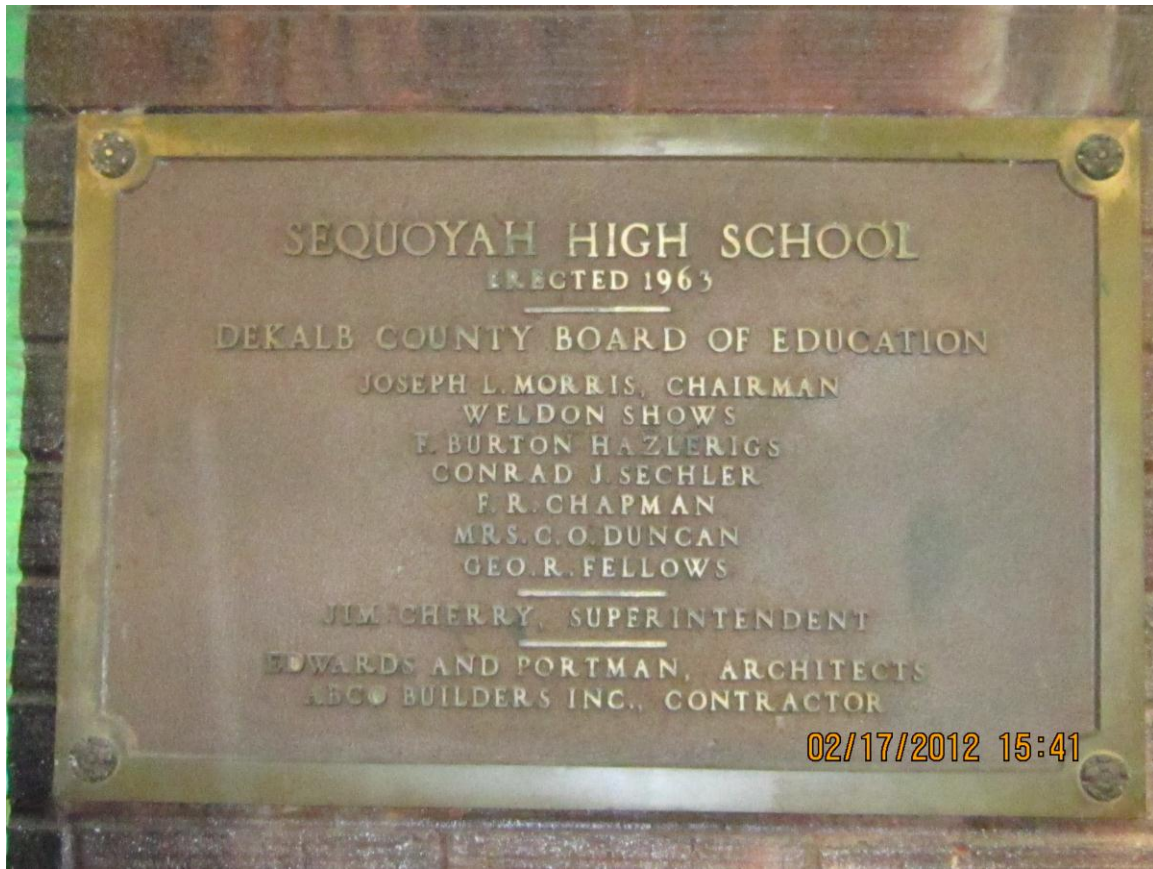
In addition the playroom will show a variety of attractively wrapped packages and arrangements for Yule time ideas. Some of the arrangements will be for sale.

...L. Stokes, Inc., and the property is owned by Skyland Estates, Inc. Moe Goldman, vice-president of J. H. Ewing, Co., Realtors, and John O. Chiles, president of Adams-Cates Co., Realtor, are joint leasing agents.

Big Apple will occupy the supermarket in the new center to be constructed at the junction of Shallowford and McClave Drives, near the Northwoods section of Doraville. The number of new stores in this area has not yet been determined, but negotiations are underway for a drug store, hardware store, variety, launderette, beauty shop, and others. This property is owned by the J. A. Joes Construction Co., and the buildings will be designed by Alexander and Rothschild, architects. Spratlin, Harrington and Thomas are in charge of leasing the buildings.



H062- Plaque for Sequoyah School (Carey Reynolds Elementary School)
Source: Susan Coleman



H063- Sequoyah High School plaque
Source: Susan Coleman

D. Maps and Geographical Information:

1. Location Map

2. **District Maps**

See thirty-six by forty-eight inch maps provided.

3. **USGS Map**

4. **Plat Maps**

5. **General Highway Maps**

6. **Aerial Photographs**



Old Courthouse on the Square
101 E. Court Square
Decatur, Georgia 30030

Phone 404.373.1088

Fax 404.373.8287

Email dhs@dekalbhistory.org

Web www.dekalbhistory.org

April 6, 2012

Gretchen Brook
Historic Preservation Division
254 Washington St.
Ground Floor
Atlanta, Georgia 30334

Re: Northwoods National Register Nomination

Dear Gretchen:

I am writing you in support of the Northwoods Neighborhood National Register Nomination being written by Richard Laub's graduate students. The DeKalb History Center's mission is to collect, preserve and share the rich history of DeKalb County. Northwoods is an incredibly important piece of the DeKalb's recent past.

We have been able to look at this neighborhood quickly twice before. The DHC first became aware of Northwoods as we developed a study on four mid-century DeKalb neighborhoods funded by Commissioner Rader. Then in the spring of 2010, another GSU class produced a fabulous context for this nomination: *Single-Family Residential Development, DeKalb County, Georgia, 1945 – 1970*.

While previously overlooked, this period of time was probably one of the most influential in the development of our county. The DeKalb History Center strongly supports this nomination and we look forward learning about the students' findings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Melissa Forgey', with a large, stylized flourish extending to the right.

Melissa Forgey
Executive Director



House of Representatives

ELENA C. PARENT
REPRESENTATIVE, DISTRICT 81
POST OFFICE BOX 81502
CHAMBLEE, GEORGIA 30366-1502
(404) 229-9596 (C)
elena@elenaparent.com

COVERDELL LEGISLATIVE OFFICE BUILDING, ROOM 511B
ATLANTA, GEORGIA 30334
(404) 656-6372
EMAIL: elena.parent@house.ga.gov

STANDING
COMMITTEES:

CHILDREN AND YOUTH
CODE REVISION
DEFENSE AND VETERANS AFFAIRS

April 18, 2012

To Whom It May Concern:

I am writing to express my enthusiastic support for the nomination of the Northwoods Neighborhood to be entered into the National Registry of Historic Places.

Northwoods is located in Doraville, Georgia, 30340, and was built beginning in 1952. It is Georgia's first large-scale, planned suburban community, and exemplifies the suburban growth and lifestyle shift from urban centers experienced by many in the growing American middle class over the next decades. It represents the beginning of an era of prosperity and progress in America.

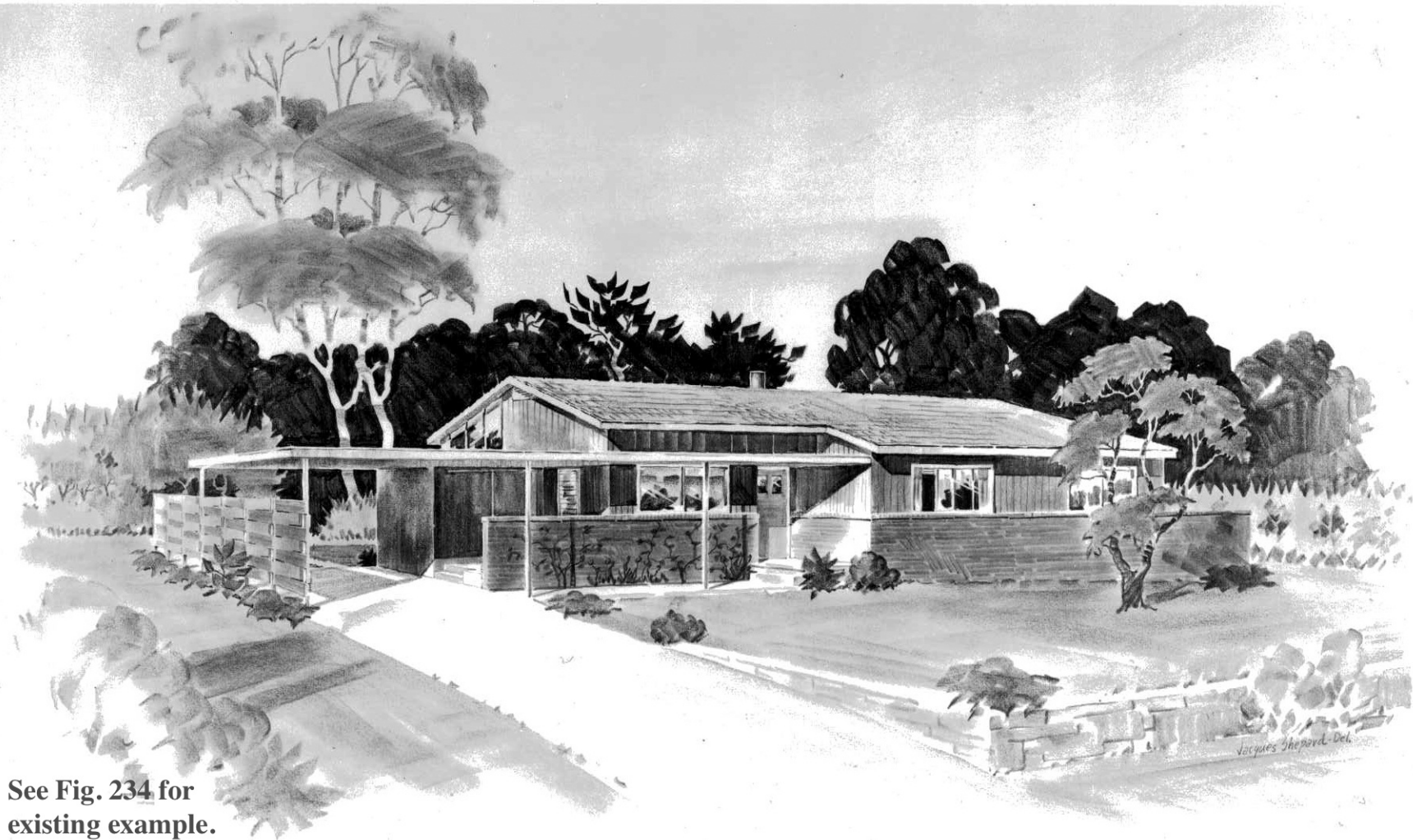
As Northwoods' Representative to the Georgia General Assembly, I am thrilled that this honor is under consideration for a community in my district. Northwoods has always been a special neighborhood, and this rightfully recognizes its place in America's unique history and will make the neighborhood even more special.

Please do not hesitate to contact me with any questions or for additional information.

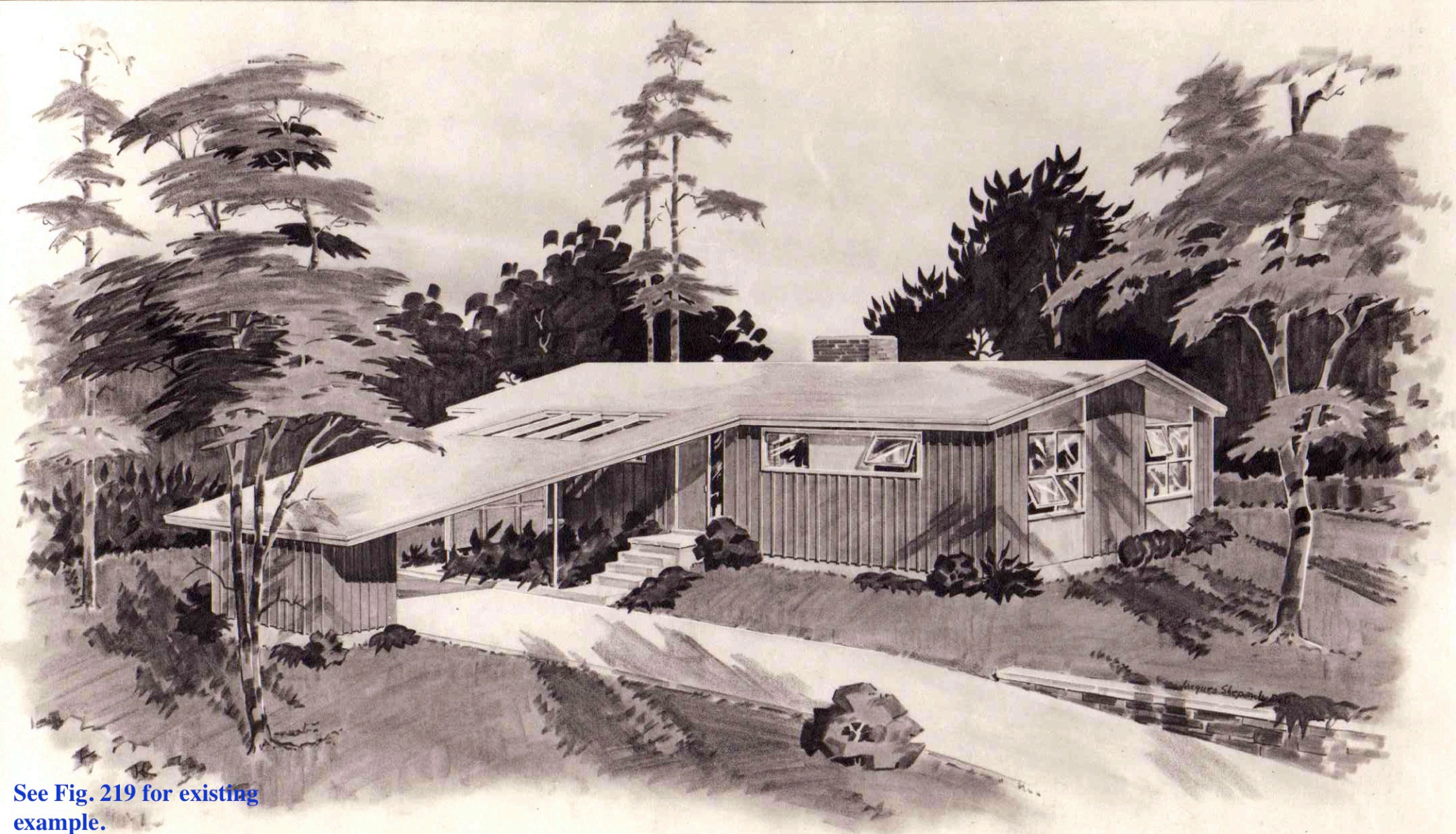
Very truly yours,

Elena C. Parent
State Representative, District 81

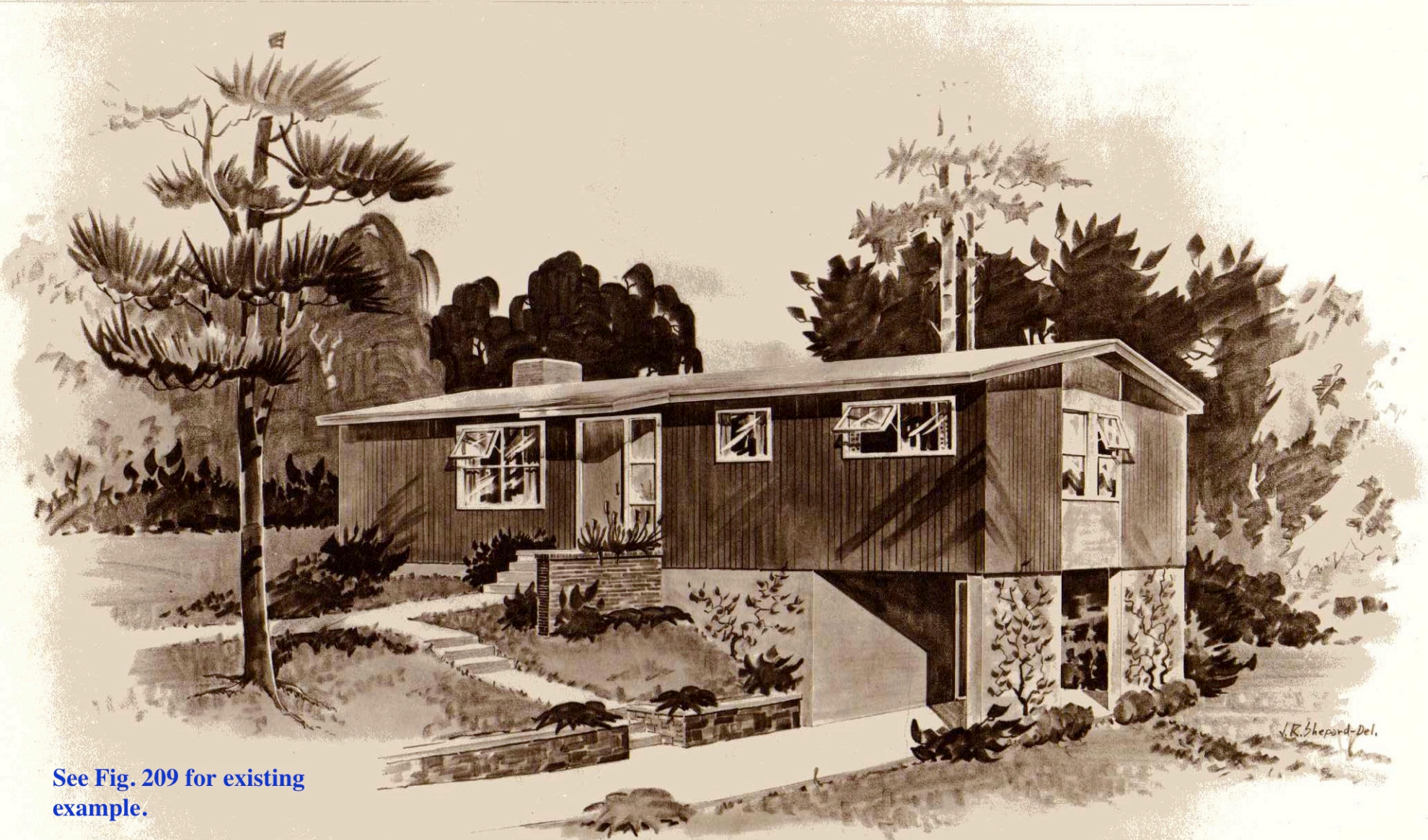
ECP:mdo



See Fig. 234 for
existing example.



See Fig. 219 for existing example.



See Fig. 209 for existing example.

