

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name University Park-Emory Highlands-Emory Estates Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by North Decatur Road, Durand Drive, Peavine Creek, and the Druid Hills Historic District.

city, town Decatur
county DeKalb code 089
state Georgia code GA zip code 31051

(x) vicinity of

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

Contributing

Noncontributing

buildings	150	31
sites	1	0
structures	0	0
objects	0	0
total	151	31

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Mark R. Edwards _____ July 20, 1998
Signature of certifying official Date

Mark R. Edwards
State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- () entered in the National Register _____
 - () determined eligible for the National Register _____
 - () determined not eligible for the National Register _____
 - () removed from the National Register _____
 - () other, explain: _____
 - () see continuation sheet _____
- _____
Keeper of the National Register Date

6. Function or Use

Historic Functions:

Domestic: single dwelling

Current Functions:

Domestic: single dwelling
Domestic: multiple dwelling

7. Description

Architectural Classification:

Late 19th and 20th Century Revivals: Tudor Revival, Colonial Revival
Late 20th Century American Movements: Bungalow/Craftsman

Materials:

foundation	Concrete
walls	Wood
roof	Asphalt
other	Brick

Description of present and historic physical appearance:

The University Park-Emory Highlands-Emory Estates Historic District is an approximately 67-acre residential neighborhood located south of Emory University in DeKalb County, Georgia. The historic district is roughly bounded by North Decatur Road to the north, Peavine Creek to the south, Durand Drive to the east, and the Druid Hills Historic District to the west. The neighborhood is organized along the north-south trending Emory, Ridgewood, and Durand drives; these last two are joined by Burlington and Emory circles. The terrain features hills but mostly slopes from North Decatur Road down to Peavine Creek.

Development in the district occurred in three phases, from 1916 to 1943. First, the L-shaped University Park development was laid out in 1916 (Attachment A). In 1923, the smaller Emory Estates was laid out (Attachment B). Lastly, in 1925, Emory Estates was laid out (Attachment C). The three developments are indistinguishable from one another. The roads run seamlessly among each development and the houses throughout the district feature uniform setbacks with large front lawns and paved driveways (photos 15, 16, and 21). The architectural styles and house types are represented in each of the three developments. The same architectural styles--Craftsman-style bungalows, English Vernacular Revival-style houses, and two-story, brick-and-frame Colonial Revival-style dwellings--are found in each of the three developments.

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Section 7--Description

426 Emory Drive is typical of the Colonial Revival-style houses found throughout the historic district (photo 3). It is a two-story, three-bay, frame dwelling with a side-gable roof and end chimney. The main facade is symmetrically arranged with a center entrance that includes a small porch and fanlight above the door, and double and tripartite windows on each side. The exterior is clad in weatherboard. Numerous Colonial Revival-style houses are located at the north end of Emory Drive (photo 2).

Several houses at the foot of Emory Drive (photo 5) are characteristic of the many Craftsman-style bungalows found in the historic district. 390 Emory Drive is a one-story, gable-front dwelling with a jerkinhead roof. Large brackets support the entrance stoop. 396 Emory Drive is a one-story, brick dwelling with a side gable roof and a small entrance porch supported by Tuscan columns. Its multi-pane windows feature Craftsman-style muntins. Other bungalows appear in photos 8, 10, and 12.

Another house style common to the historic district is the English Vernacular Revival style, also called the Tudor revival style (photo 17). 486 Emory Circle features many characteristics of the style: asymmetrical massing, steeply pitched gable roof, and front-facing chimney. 490 Emory Circle, also seen in photo 17, features half-timbered gable ends, another characteristic of the style. Other English Vernacular-style houses appear in photos 21 and 23.

Most lots in the historic district feature a variety of mature plantings with some landscape features located near or along the street. Sidewalks with planting strips and granite curbs border the streets. The intersections of Emory and Ridgewood drives and Durand Drive and Emory Circle (photo 20) feature landscaped traffic islands. Several residences feature frame garages and caretaker cottages set to the rear of the lot.

The plan for University Park reserved a small, wooded area in the middle of the block between Emory and Ridgewood drives. In circa 1930, a small log cabin was constructed for neighborhood Girl Scouts to use as a meeting house. The cabin survives, although the property is now privately owned and the cabin is used as rental property.

The historic district contains noncontributing resources scattered throughout the district, but mostly in three areas. A significant number of noncontributing properties are located on the south side of North Decatur Road, the north boundary of the historic district. Most of these noncontributing properties are one- and two-story houses built after the period of significance. The three exceptions are 1743 and 1767 North Decatur Road, a one-two-story motel/apartment building and a two-story motel, and 1795 North Decatur Road (photo 13), a two-story apartment building. A row of four noncontributing houses are located on the east side of Ridgewood Drive between Vickers Drive and Burlington Circle. These are all houses, including large, two-story homes and a small ranch-type house, which were built after the period of significance. A row of noncontributing buildings is located

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Section 7--Description

on the east side of Durand Drive. These are mostly ranch-type houses constructed in the 1950s and 1960s.

The majority of noncontributing properties are single-family houses that are consistent with the size, scale, and use of the historic dwellings (photo 14). In many cases, the materials are similar. The principal exceptions are the two motel buildings on North Decatur Road. Most of the noncontributing properties maintain setbacks that are consistent with the historic streetscape and the lots associated with them are typically landscaped so that the nonhistoric houses are not intrusions, but blend into streetscape. Noncontributing houses on Durand are set further from the road and screened by vegetation (photo 22). Few of the historic lots have been combined or subdivided.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Landscape Architecture
Community Planning and Development

Period of Significance:

1916-1943.

Significant Dates:

1916 - Druid Hills Company laid out University Park.
1923 - Druid Hills Company laid out Emory Highlands.
1925 - Empire Trust Company laid out Emory Estates.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

O. F. Kauffman, engineer.
J. T. Nash, engineer.

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The University Park-Emory Highlands-Emory Estates Historic District is significant under the themes of architecture, landscape architecture, and community planning and development. In the area of architecture, the historic district is significant because it features a variety of architectural styles and types built in Georgia during the first half of the 20th century. Small, Craftsman-style bungalows and English Vernacular-style cottages are the most common house types, although larger, two-story Colonial Revival-style dwellings are also located in the district. These house types are found throughout west DeKalb County and in neighboring Druid Hills.

The University Park-Emory Highlands-Emory Estates Historic District is significant in the area of landscape architecture because its plan, developed in three phases from 1916 to 1943, features many design elements that are characteristic of neighboring Druid Hills, which was designed by Frederick Law Olmsted and the Olmsted Brothers. Curved elements on Burlington Road and Emory Circle (photos 10 and 24) and two landscaped traffic islands indicate the influence of the Druid Hills plan (photo 24). In addition, the mature plantings, sidewalks with planting strips, and granite curbs in the University Park-Emory Highlands-Emory-Estates Historic District are also design elements found in Druid Hills.

However, unlike Druid Hills, lots in the University Park-Emory Highlands-Emory-Estates Historic District are both smaller and uniform in size. Although the roads feature curved elements, they are laid out on a north-south axis (photos 15 and 16) unlike those in Druid Hills, which are truly curvilinear streets.

In addition, the historic district is significant under the theme of community planning and development because its smaller lot sizes and uniform layout reflect the increased demand for moderate housing at the beginning of the 20th century. West DeKalb County experienced an increase in the construction of housing to support not only those who worked four miles to the west in downtown Atlanta but also residents that worked in nearby Decatur. Emory University grew significantly during the first half of the 20th century, further establishing a need for moderately priced houses for its faculty and staff. The historic district represents the emergence of west DeKalb County and Emory University as an economic center in suburban Atlanta.

National Register Criteria

A and C.

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Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The 1916-1943 period of significance begins in 1916 with the development of the first tract of land as University Park and ends in 1943, when the last houses in the historic district were constructed. City Directories indicate that the last houses were built along Ridgewood and Durand drives in the early 1940s. The intent of this period of significance is to include those dwellings located in the historic district that are associated with the University Park, Emory Highland, or Emory Estates developments.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed between 1916 and 1943 that are architecturally significant and/or represent a historic theme and retain historic integrity. Noncontributing resources are those constructed after 1943 and those that have lost their historic integrity. The contributing structure identified in the historic district is the plan of the development, including the layout the streets.

Developmental history/historic context (if appropriate)

Between 1889 and 1936, Joel Hurt's Kirkwood Land Company and later Asa G. Candler's Druid Hills Company developed neighboring Druid Hills according to plans laid out by Frederick Law Olmsted and the Olmsted Brothers. The Olmsted designs for Druid Hills featured curvilinear boulevards and narrower secondary roads, large irregular-shaped lots, and landscaped medians and parks. In 1908, the Druid Hills Company, which had purchased the Kirkwood Land Company's holdings in Druid Hills, relieved the Olmsted Brothers and made several changes in the planning and development of the Druid Hills suburb. Between 1908 and 1911, the Druid Hills Company, under the direction of O. F. Kauffman, replatted areas to include smaller-sized lots, realigned intersections and roadways, and shelved plans for two lakes.

In 1916, the Druid Hills Company purchased a tract of land bounding the northeast corner of the Druid Hills suburb. University Park, named for its proximity to Emory University, was laid out by O. F. Kauffman and featured approximately 65 lots along Emory and Ridgewood drives. Extending south from North Decatur Road, the lots along Emory Drive are generally uniform in size and shape,

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Section 8--Statement of Significance

roughly 60 feet by 200 feet. The lots along the bend on Ridgewood Drive are pie-shaped but appear uniform from the street. Some of the restrictive covenants are contained in the deed when the Druid Hills Company sold the development to H. D. Thomson in the 1921. The covenants include minimum 60-foot lot widths, minimum \$2,500 building costs, and residential use restrictions.

In 1923, Kauffman laid out Emory Highlands, a neighboring tract east of University Park. Emory Highlands consisted of 58 lots along Burlington Road and Ridgewood Drive between University and North Decatur Road. In 1925, J. T. Nash laid out Emory Estates for the Empire Trust Company in Atlanta. The third phase of development, Emory Estates, features 73 lots on Emory Circle and Durand Drive. Although the lots were laid out in 1925, houses continued to be built in the historic district through 1943.

9. Major Bibliographic References

Ballard, Allan. National Register of Historic Places Registration Form. August 1994. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Historic Preservation Section, Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in their Landscaped Settings. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Previous documentation on file (NPS): (x) N/A

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () preliminary determination of individual listing (36 CFR 67) has been issued
date issued:
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () recorded by Historic American Buildings Survey #
- () recorded by Historic American Engineering Record #

Primary location of additional data:

- (x) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreeage of Property Approximately 85 acres

UTM References

A)	Zone 16	Easting 748200	Northing 3742050
B)	Zone 16	Easting 748970	Northing 3742380
C)	Zone 16	Easting 748780	Northing 3741890
D)	Zone 16	Easting 748580	Northing 3741620
E)	Zone 16	Easting 748210	Northing 3741520

Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

Boundary Justification

The University Park-Emory Highlands-Emory Estates Historic District encompasses the intact and contiguous properties associated with the developments of University Park, Emory Highlands, and Emory Estates. The historic district retains a high level of historic integrity.

The University Park-Emory Highlands-Emory Estates Historic District was not amended to the Druid Hills Historic District, which forms the west boundary of the University Park development, because the Druid Hills Historic District represents the intact landscape plan laid out by Frederick Law Olmsted and the Olmsted Brothers in the 1890s and early 1900s. Although the Olmsted plan was altered in part after 1908 by O. F. Kauffman, a significant portion of the historic district retains the lot sizes, siting of houses, organization of streets, parks, and other landscape elements designed by the Olmsteds. The addition of the later Kauffman developments, such as University Park, would compromise the cohesive and distinct design of the Olmsted plan. Moreover, Druid Hills is significant at the national level because it reflects the work of a master landscape architect. The addition of the University Park, Emory Highlands, and Emory Estates developments, which were not designed by the Olmsteds and which are significant at the local level, would compromise the integrity of the national significance designation of Druid Hills.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** July 15, 1998

Consulting Services/Technical Assistance (if applicable) (x) not applicable

(HPD form version 02-24-97)

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Photographs

Name of Property: University Park-Emory Highlands-Emory Estates Historic District
City or Vicinity: Decatur vicinity
County: DeKalb
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March 1997

Description of Photograph(s):

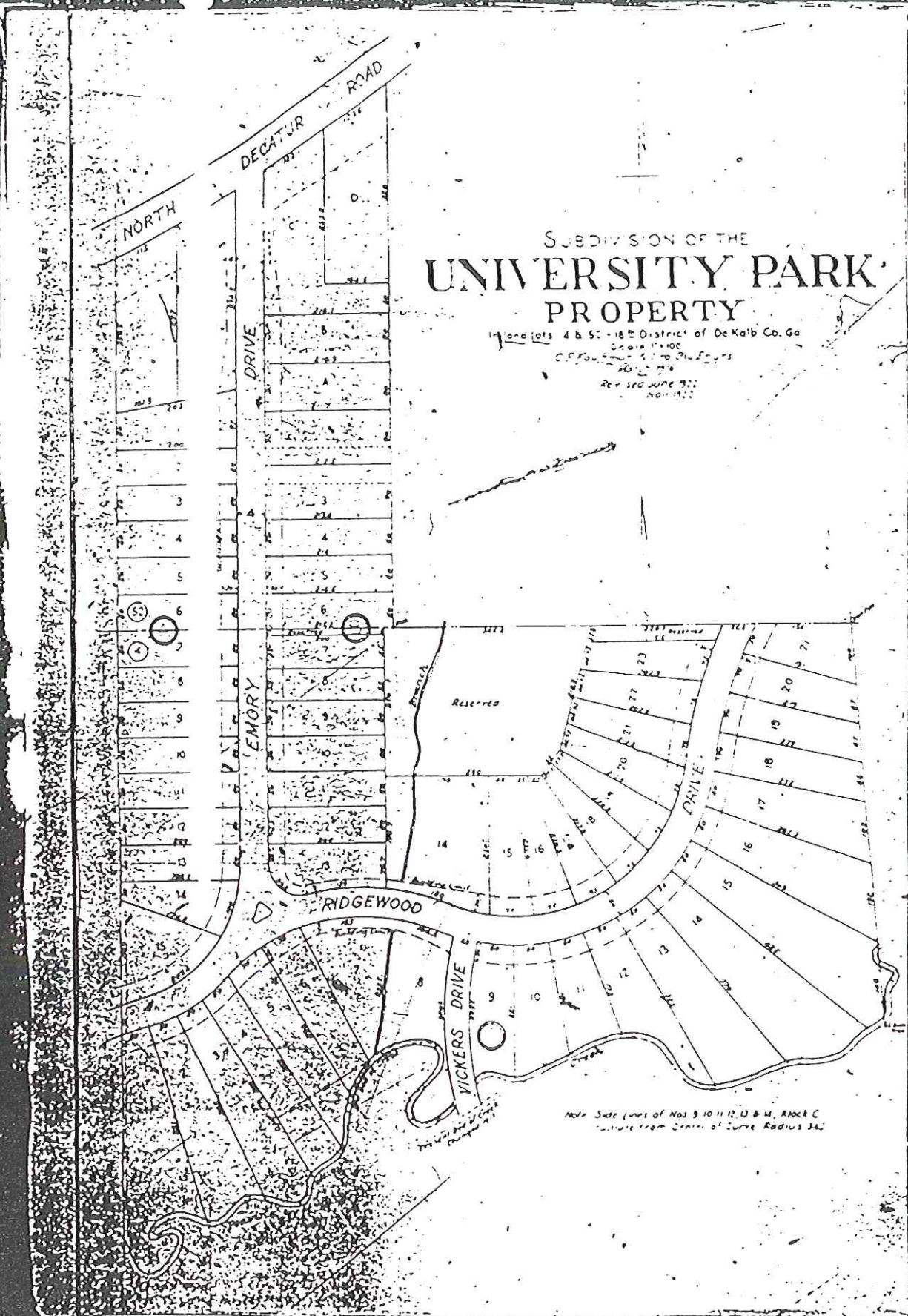
1. North Decatur Road, photographer facing southwest.
2. Emory Drive, photographer facing northeast.
3. Emory Drive, photographer facing northwest.
4. Emory Drive, photographer facing northwest.
5. Emory Drive, photographer facing south.
6. Ridgewood Drive, photographer facing northeast.
7. Vickers Drive, photographer facing northwest.
8. Ridgewood Drive, photographer facing west.
9. Ridgewood Drive, photographer facing southwest.
10. Burlington Road, photographer facing northwest.
11. Burlington Road, photographer facing northwest.
12. Burlington Road, photographer facing north.
13. Burlington Road, photographer facing northwest.
14. Ridgewood Drive, photographer facing southwest.
15. Ridgewood Drive, photographer facing north.

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Photographs

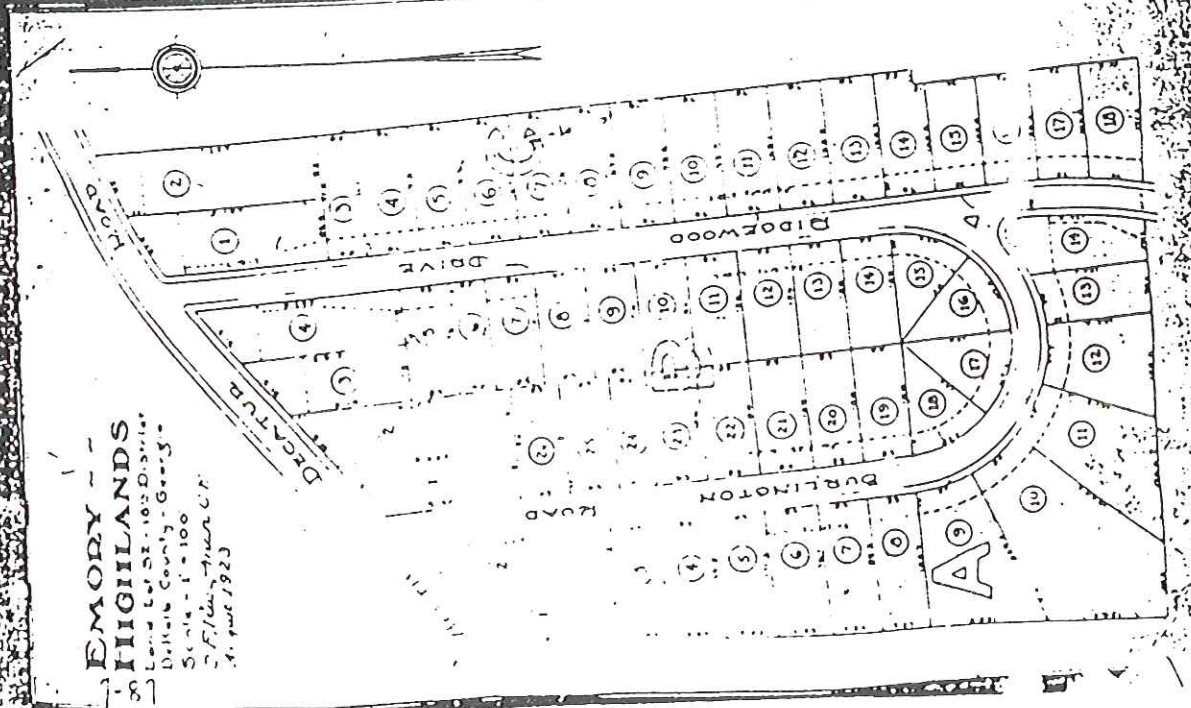
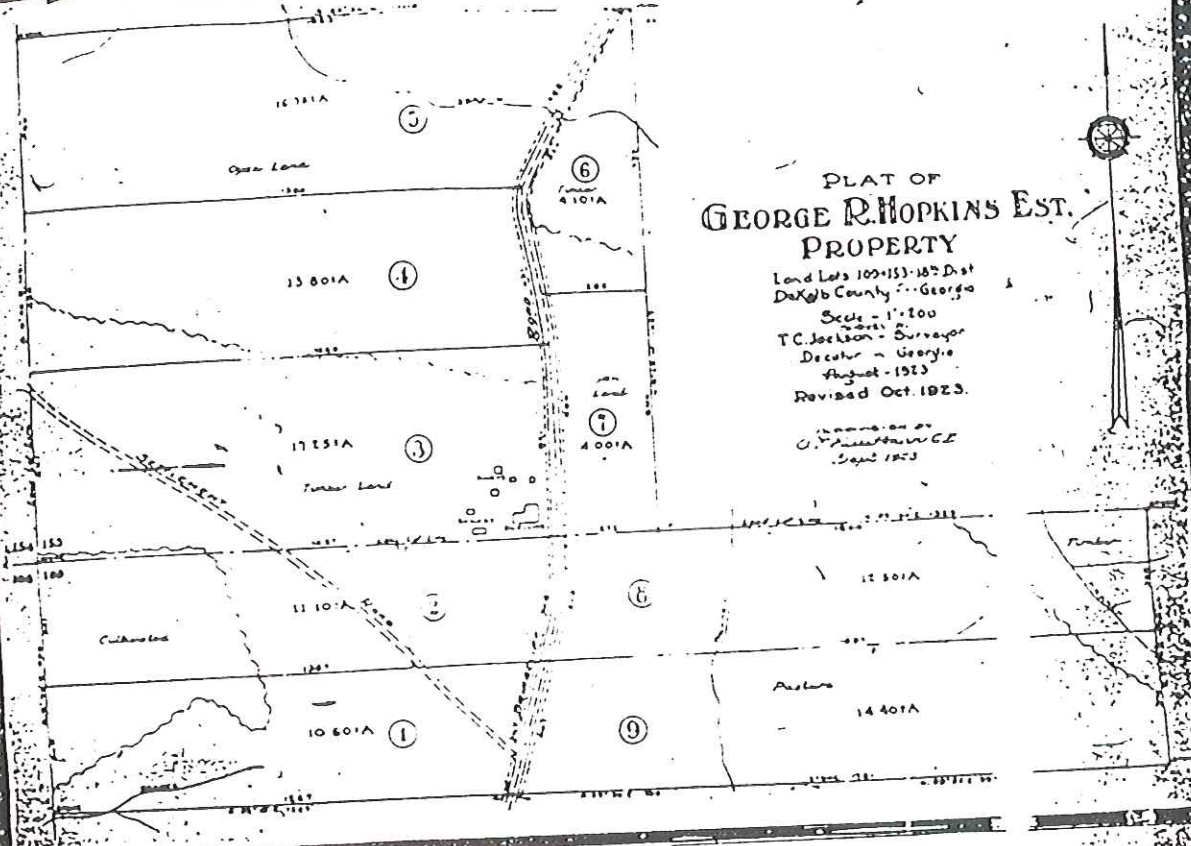
16. Ridgewood Drive, photographer facing southwest.
17. Emory Circle, photographer facing northwest.
18. Emory Circle, photographer facing northwest.
19. North Decatur Road, photographer facing west.
20. Durand Drive, photographer facing northwest.
21. Durand Drive, photographer facing northwest.
22. Durand Drive, photographer facing northeast.
23. Durand Drive, photographer facing northwest.
24. Durand Drive, photographer facing northeast.



SUBDIVISION OF THE
UNIVERSITY PARK
PROPERTY

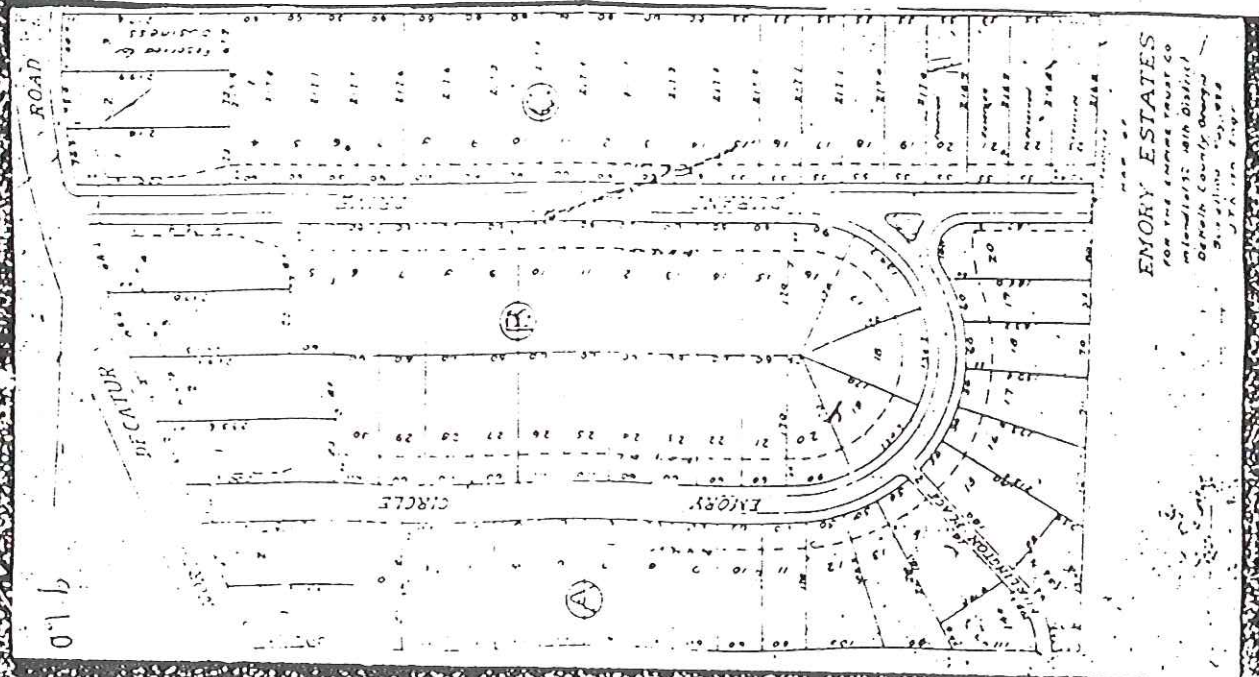
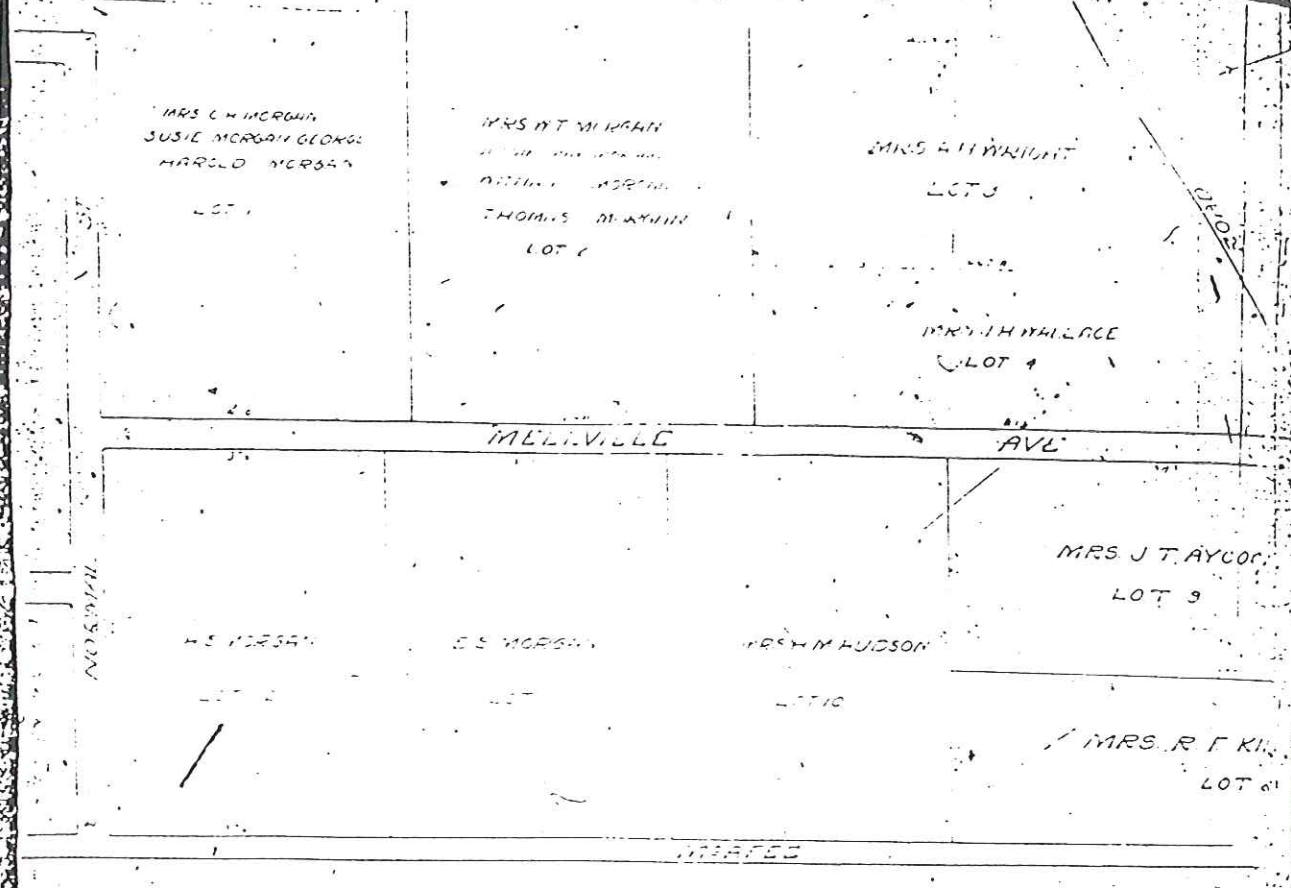
Land lots 4 & 5 - 18th District of DeKalb Co. Ga.
Scale 1" = 100'
C.F. ROBERTS & SONS
Atlanta, Ga.
REVISED JUNE 1911
NO. 1112

PLAT BOOK 7 PAGE 87



Attachment B. University Park-Emory Highlands-Emory Estates Historic District, Decatur vicinity, DeKalb County, Georgia

PLAT BOOK 9 PAGE 60



Attachment C. University Park-Emory Highlands-Emory Estates Historic District, Decatur vicinity, DeKalb County, Georgia

University Park-Emory Highlands-Emory Estates Historic District
Decatur vicinity, DeKalb County, Georgia

Sketch Map

Scale: 1" = 250'

National Register Boundary

Contributing Property = C

Noncontributing Property = X

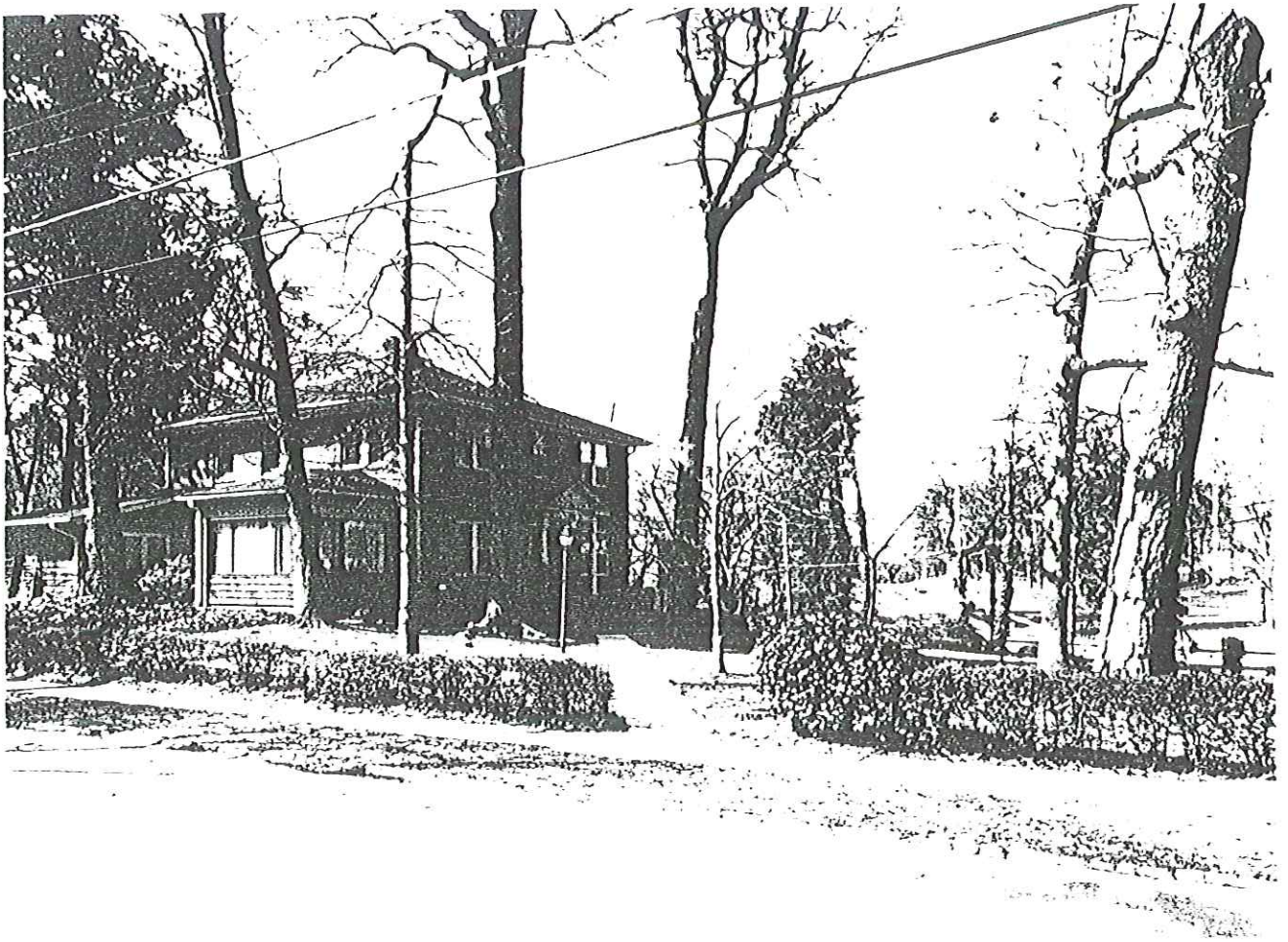
Photographs/Direction of view = Ⓞ

Street Addresses underlined

North







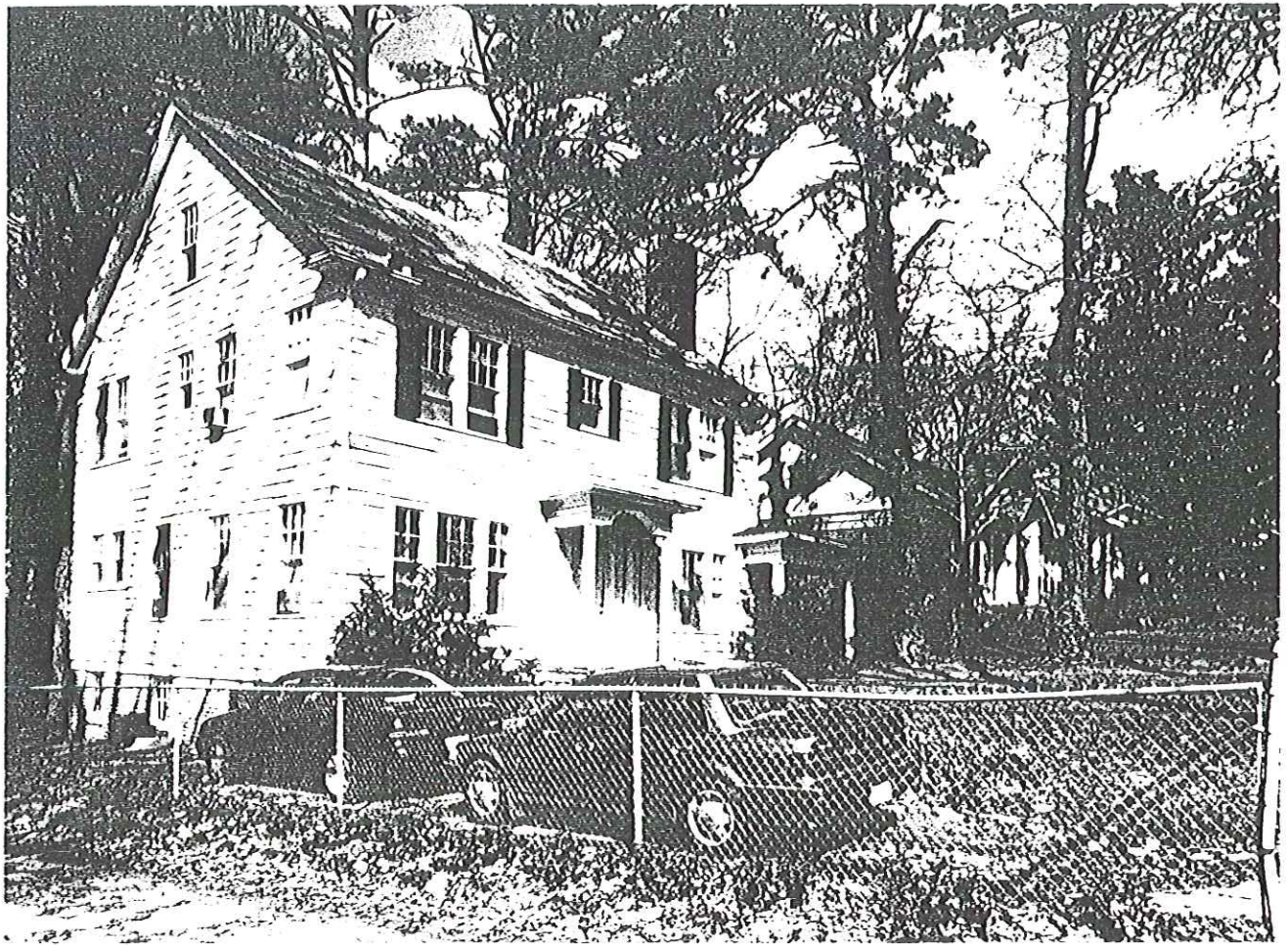
University Park - Emory Highlands -
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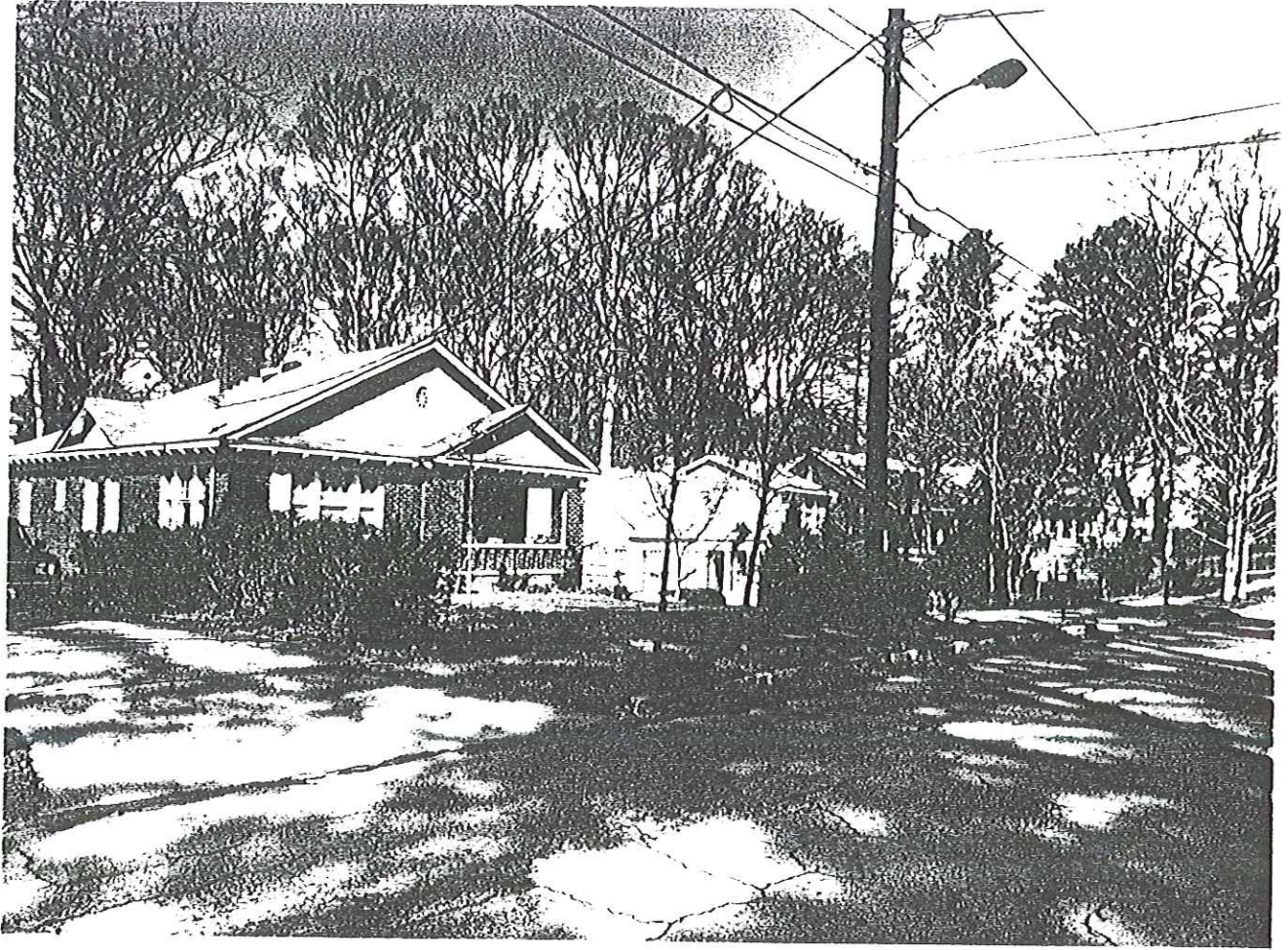
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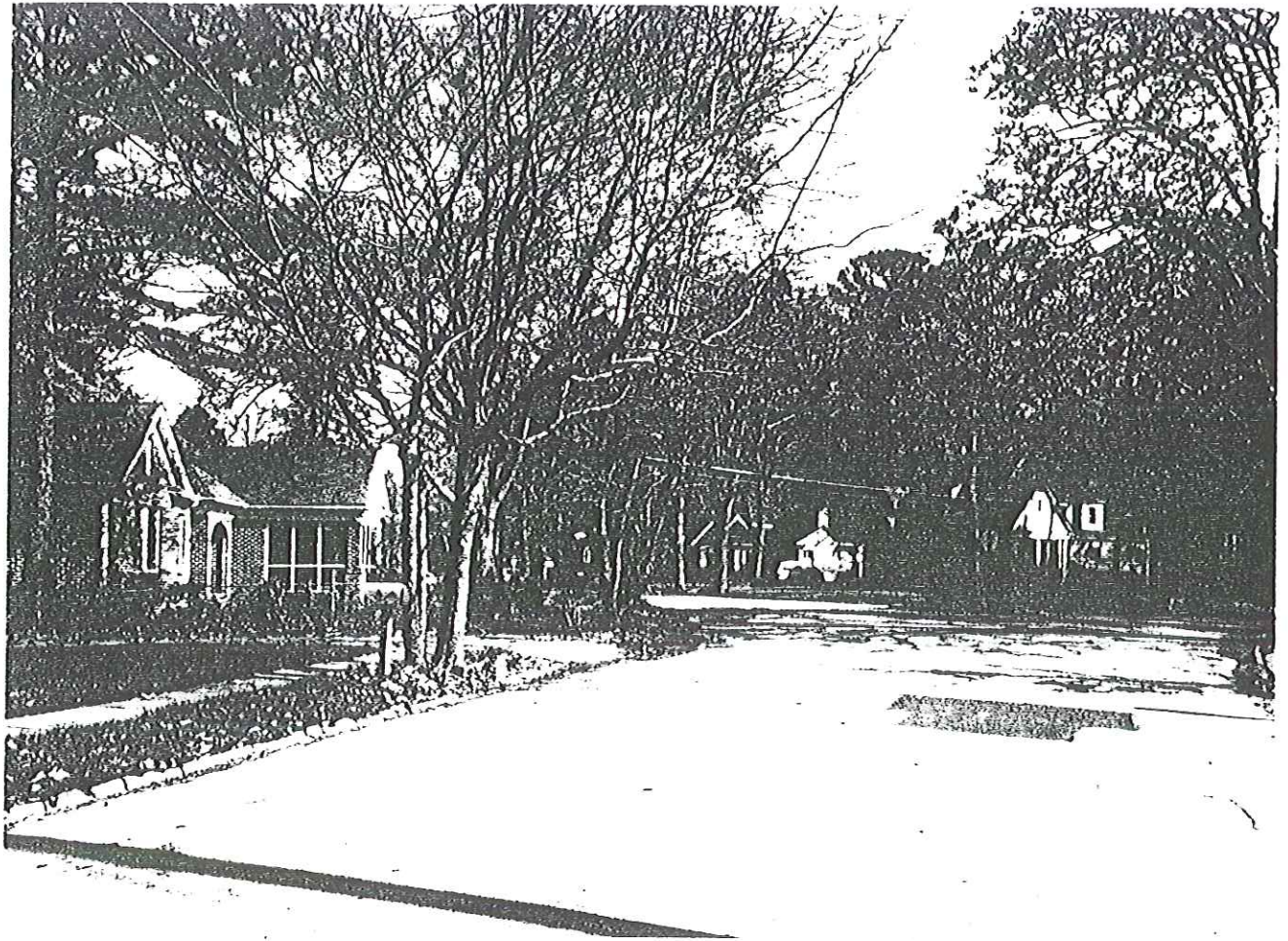
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Emory ~~Historic District~~ Historic District
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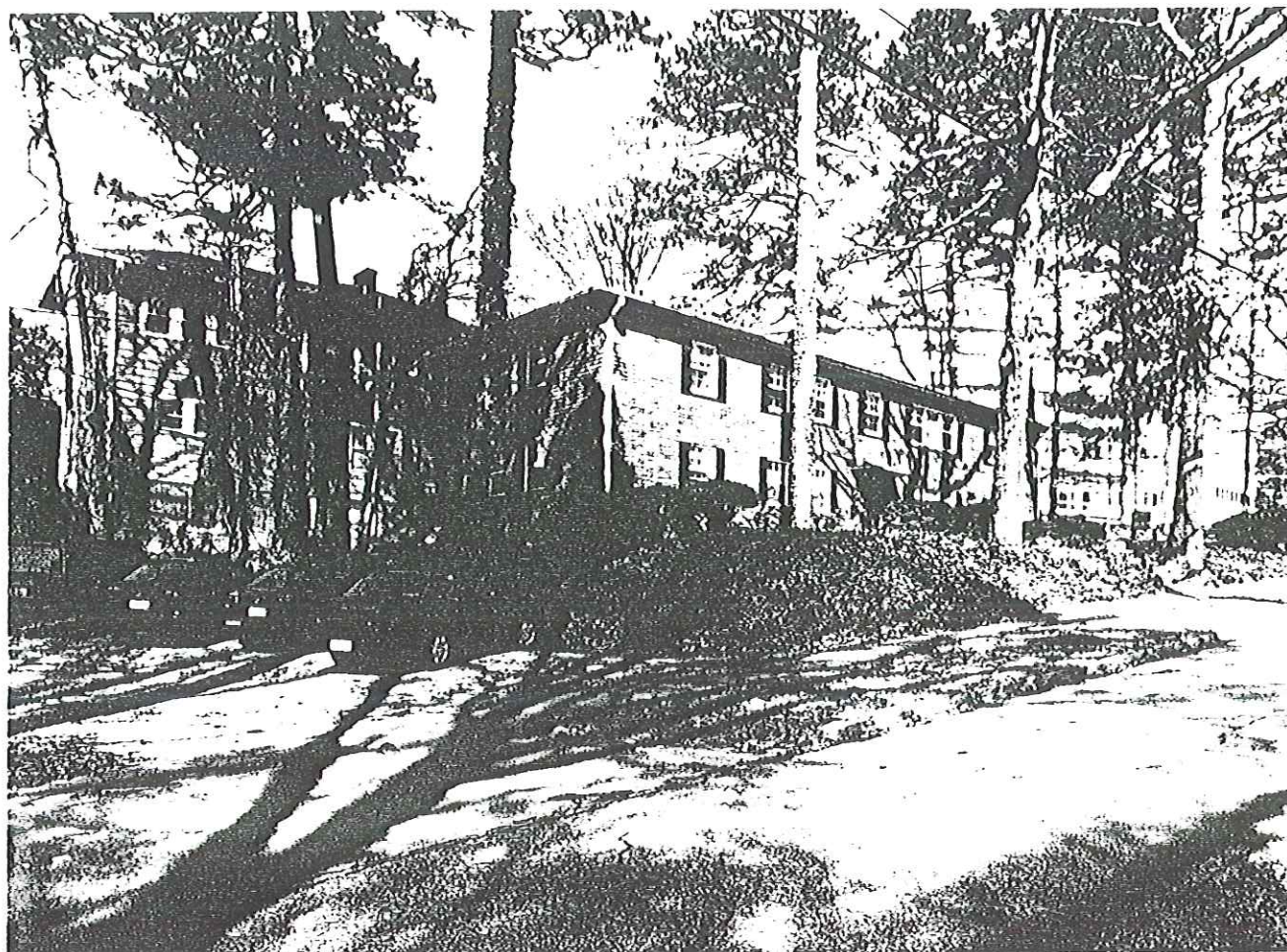


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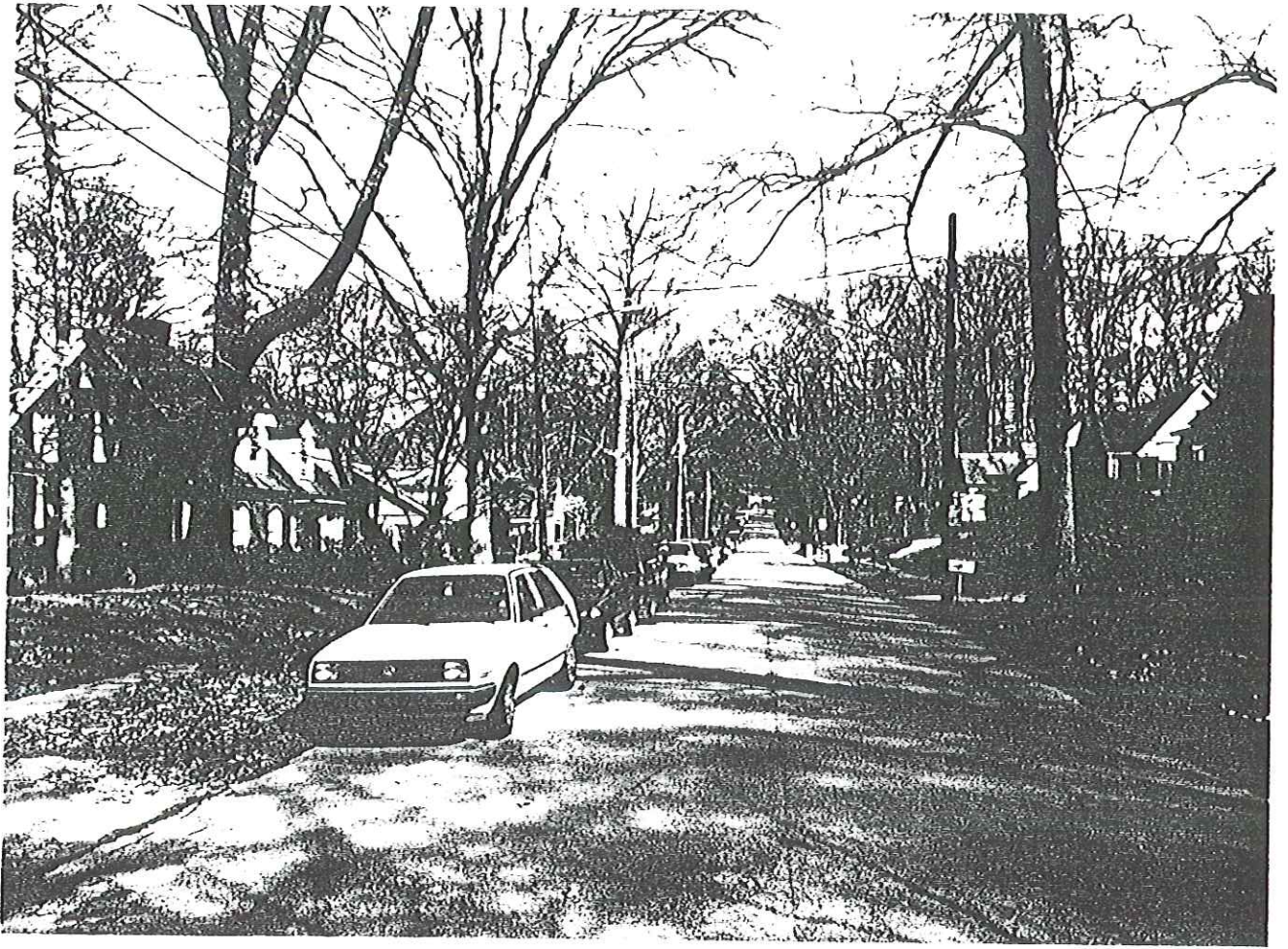


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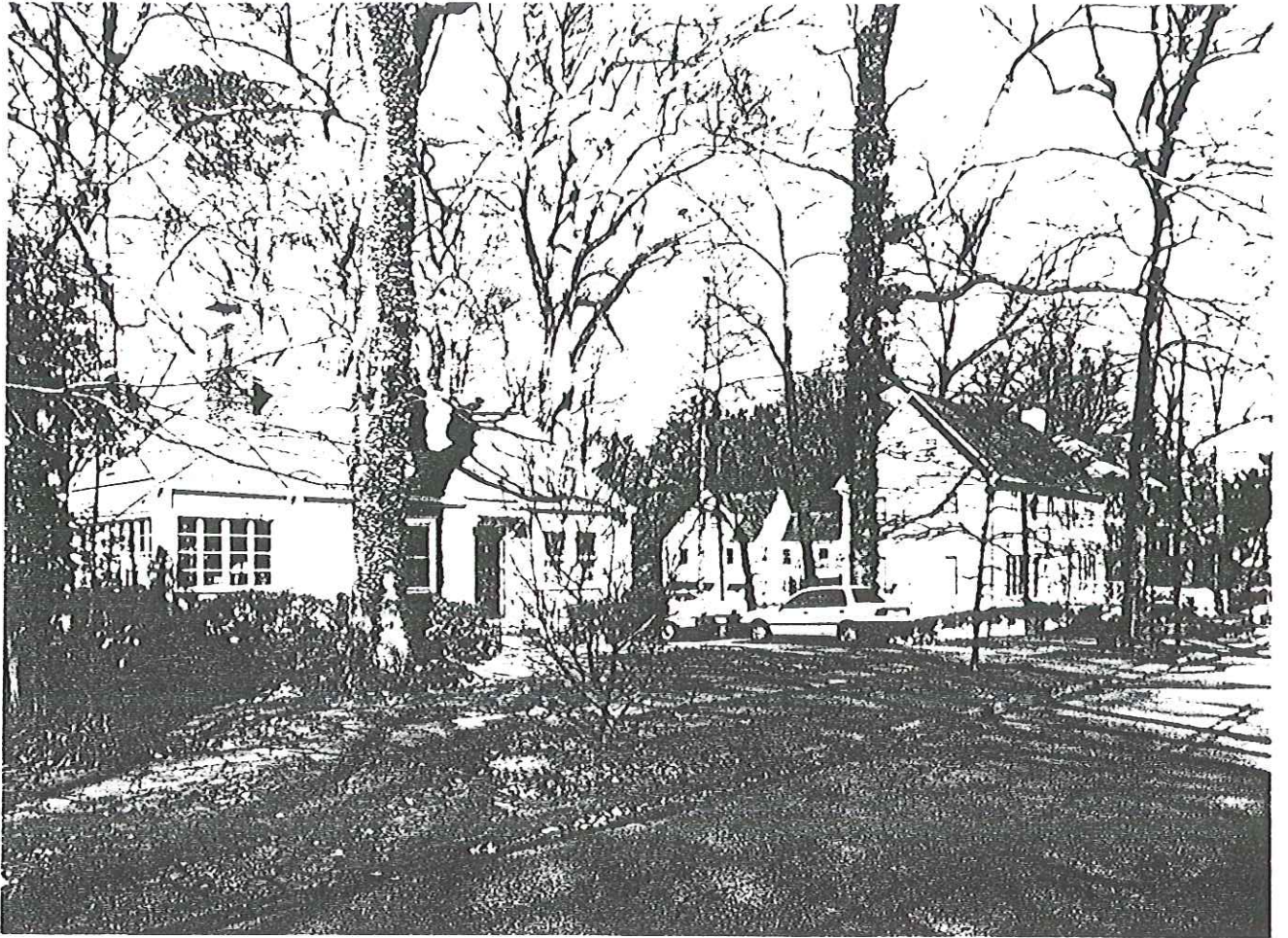
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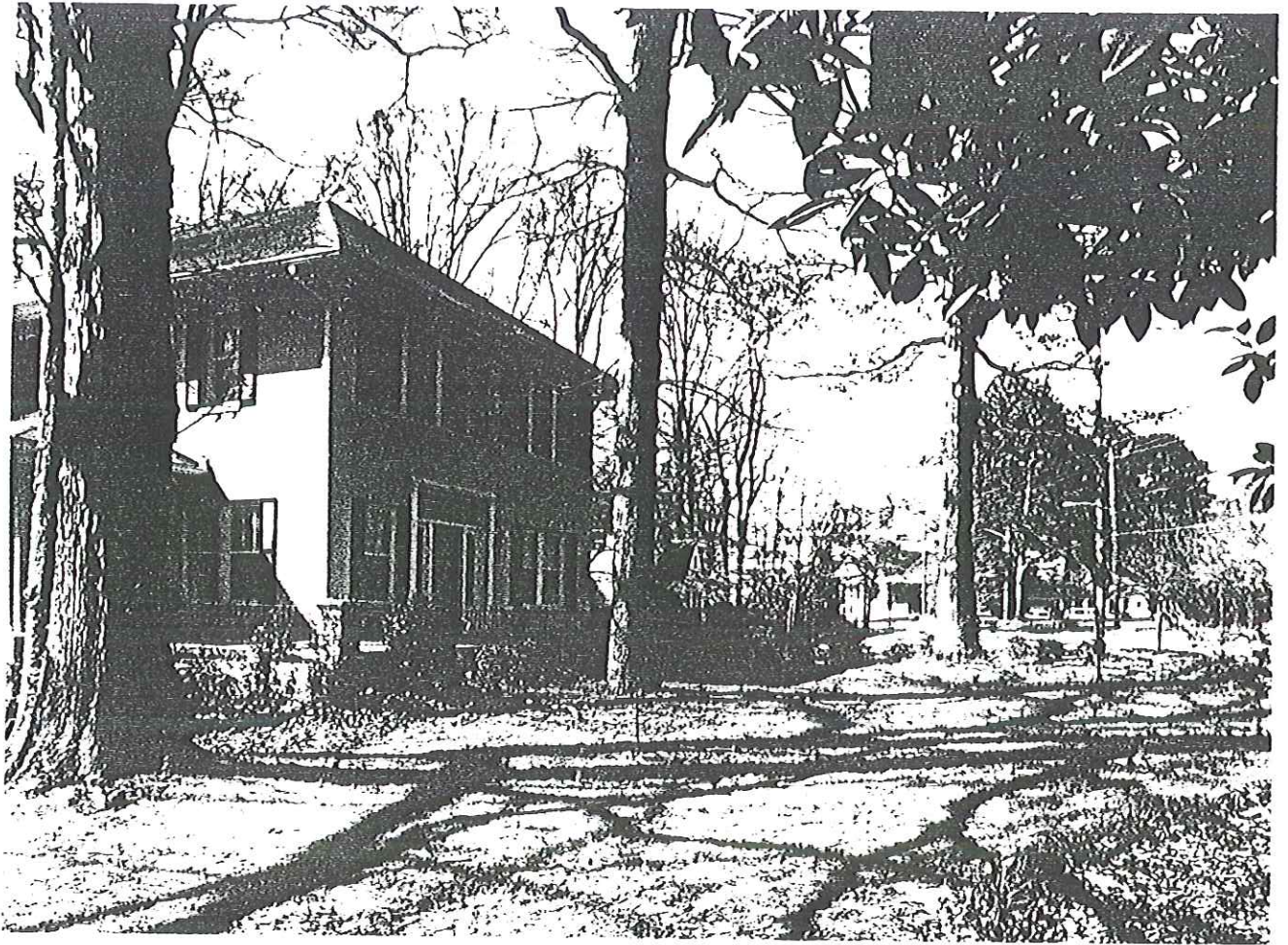
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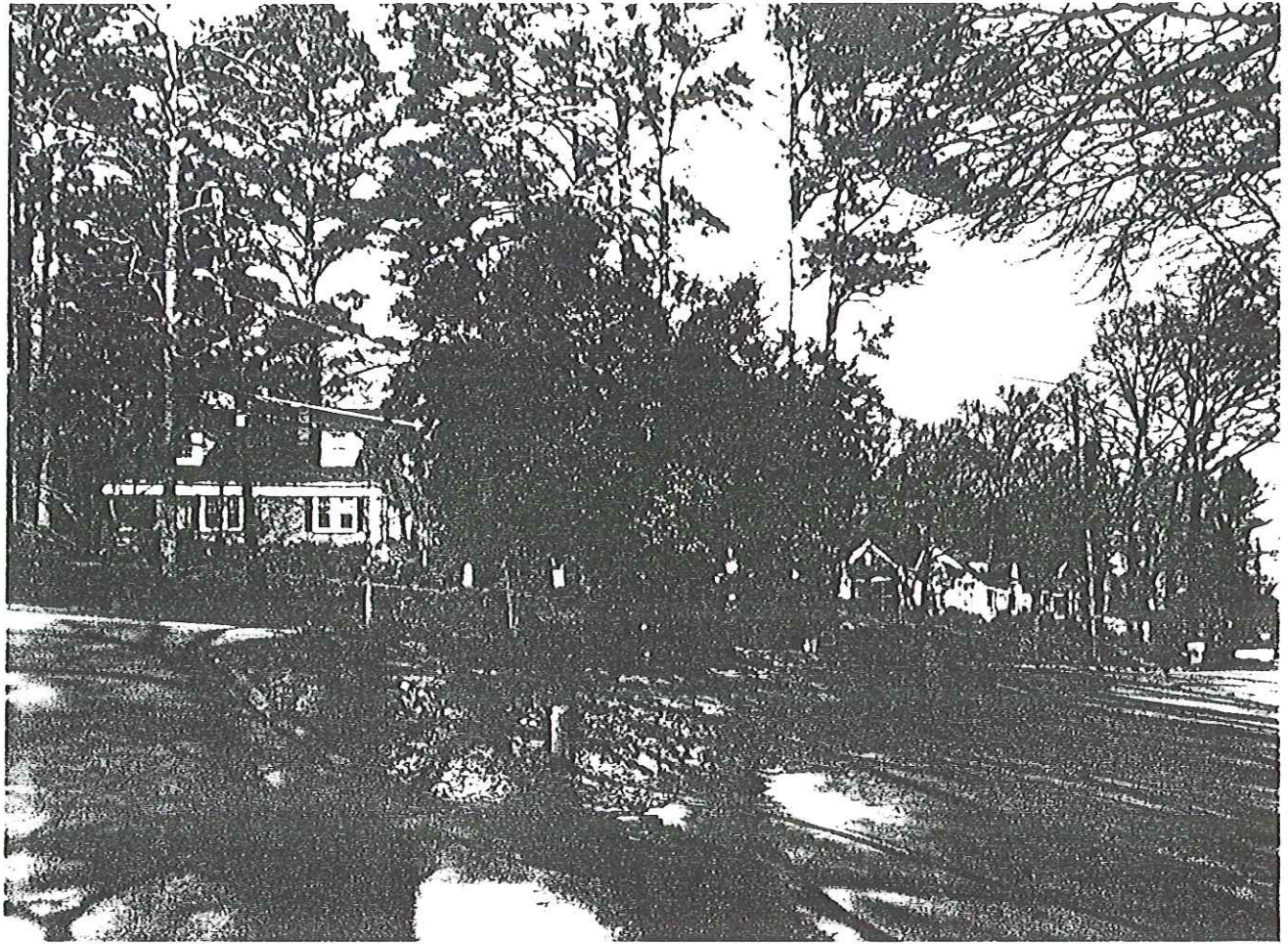
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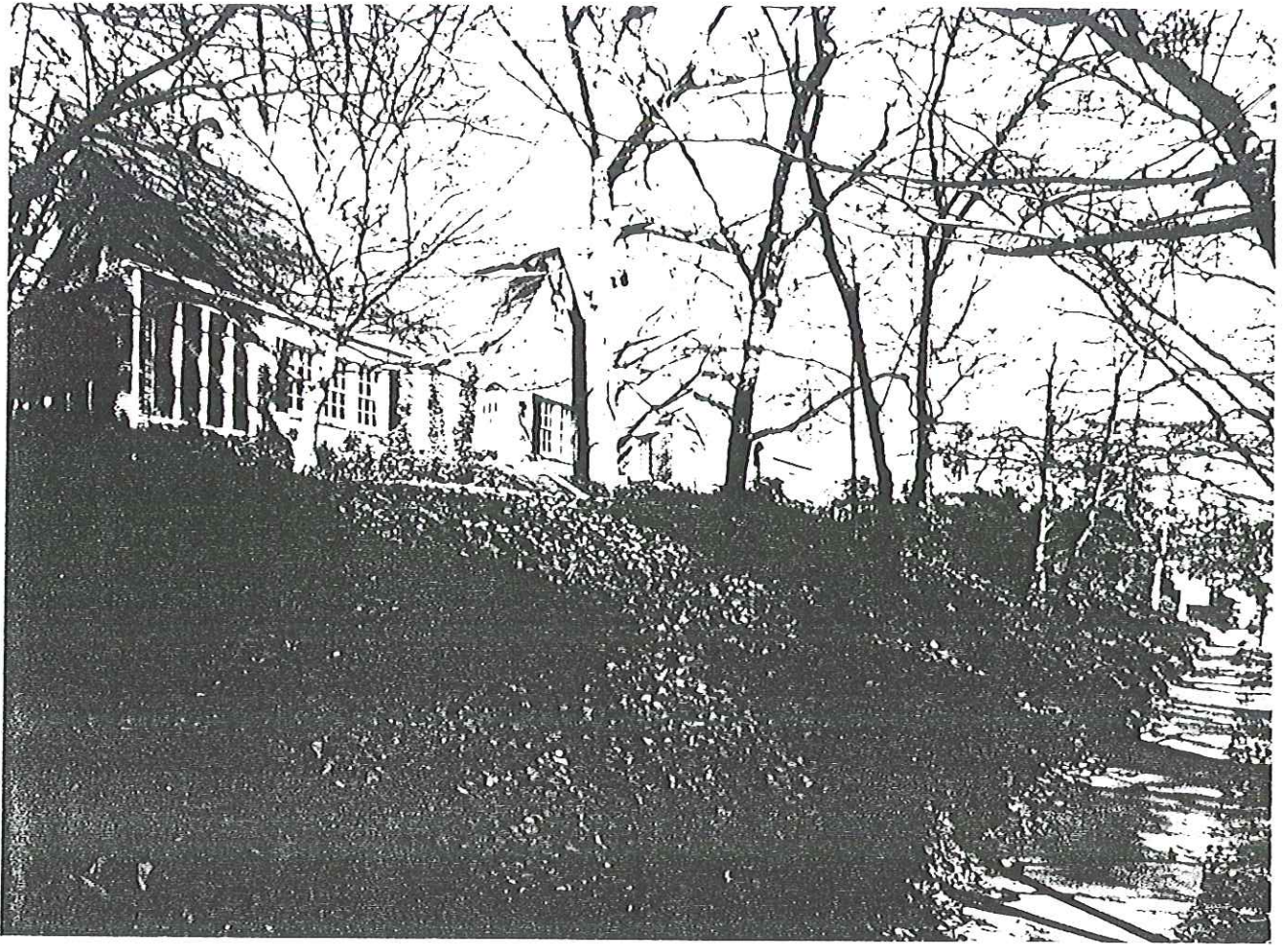


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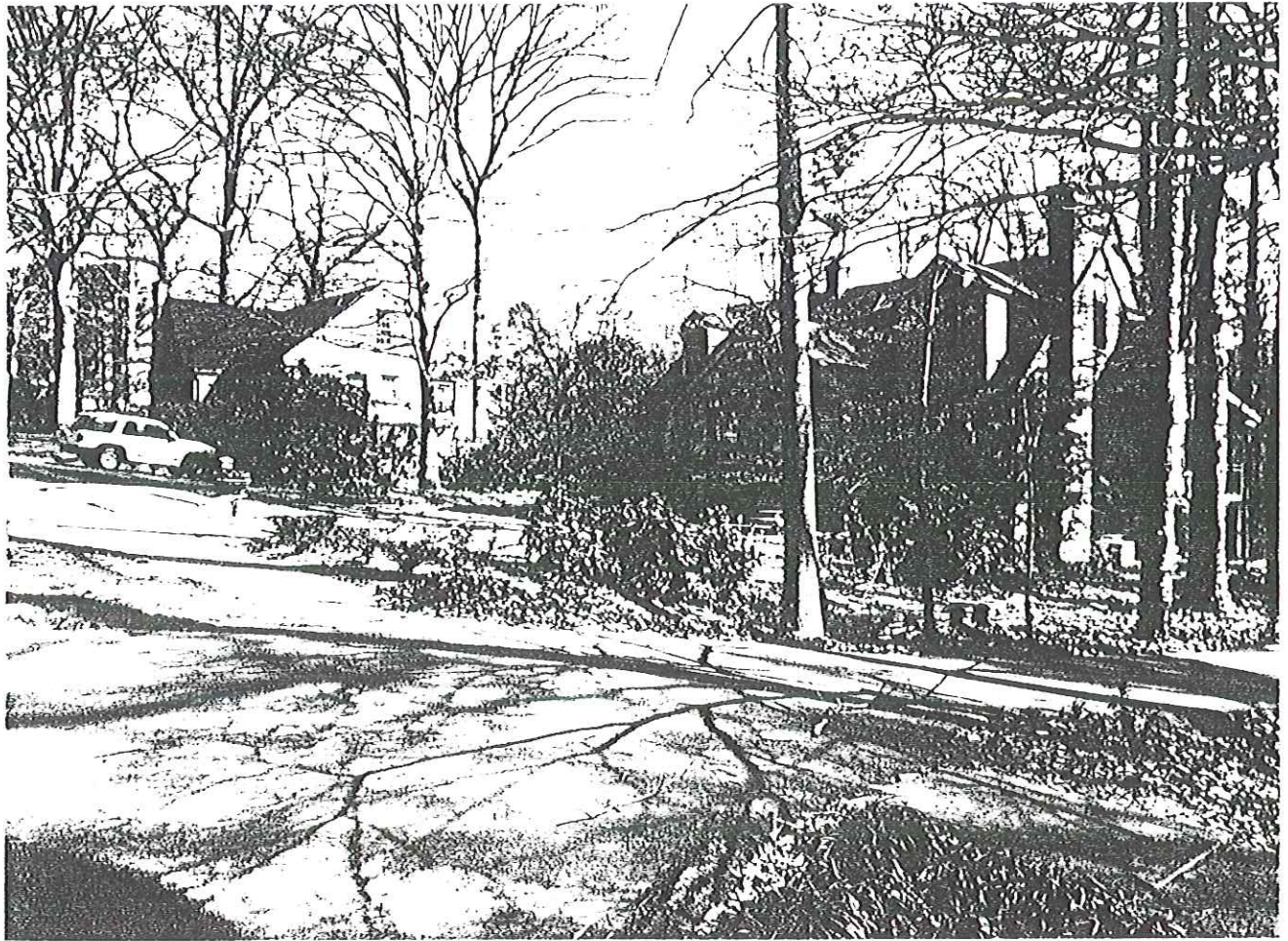
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