



Department of Natural Resources
PARKS, RECREATION AND HISTORIC SITES DIVISION

270 WASHINGTON ST., S. W.
ATLANTA, GEORGIA 30334
404/656-2840

Joe N. Tanner
COMMISSIONER

Henry N. Struble
DIRECTOR

November 14, 1980

M E M O R A N D U M

TO: State, County, Municipal and Area Planning and Development Officials,
Historical Societies, Civic Associations, Interested Citizens

FROM: Elizabeth A. Lyon, Chief
Historic Preservation Section
Acting State Historic Preservation Officer

ISSUE: Nomination of Property to the National Register of Historic Places

The property described in the enclosed materials will be considered by the Georgia National Register Review Board for nomination to the National Register of Historic Places at its meeting on January 9, 1981. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Enclosed is a copy of the criteria under which properties are evaluated.

The National Register is a federal planning tool which requires federal agencies to consider the effects of their programs on the preservation of historic properties. Properties which are either formally listed on the National Register or which have been determined by the Secretary of the Interior to meet the criteria for listing on the National Register are, therefore, provided limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted or licensed undertakings. However, this federal review and comment process is advisory. Each federal agency, after taking into account the effects to cultural properties, makes its own final decision on a project.

Complementing the limited protection from federal undertakings, the National Register also provides owners of National Register properties with eligibility for federal and state grant assistance for preservation purposes. In addition, if the property is depreciable and is listed on the National Register, either as an individual property or as a property which contributes to a historic district, there are certain provisions of the Tax Reform Act of 1976 that may apply. Section 2124 of the Tax Reform Act of 1976 encourages preservation of historic depreciable structures by allowing favorable tax treatments for rehabilitation. In addition, it discourages destruction of historic buildings by eliminating certain otherwise available federal tax benefits both for demolition of historic structures and for new construction on the site of demolished historic buildings.

Memorandum
Page Two

Federal regulations require that we inform you that, if the property contains coal resources and is listed on the National Register, certain provisions of the Surface Mining and Control Act of 1977 make it less likely that surface mining of the coal will be permitted by the state or federal government. Surface mining is undertaken in Georgia only in Dade, Walker and Chattooga Counties; therefore, the Surface Mining and Control Act would be applicable only to properties in those three counties.

Entry on the National Register does not place any obligations or legal restrictions on the use or disposition of the property by the owner. National Register designation is not the same as historic district zoning or local landmark designation which often requires maintenance and repair standards. National Register designation does not encourage public access to the property.

Before a property is considered for the National Register, extensive research and field evaluation for the preparation of a National Register nomination form is carried out under the supervision of the Historic Preservation Section staff. Nomination of the property is then presented for approval to the Georgia National Register Review Board at one of its quarterly meetings. Upon review and approval by the Board, the documentary materials on the property are forwarded to the Heritage Conservation and Recreation Service in Washington, D. C., the federal agency responsible for administering the National Register program, for final consideration for the National Register. A copy of the nomination form is on file in our office and will be made available to you upon request.

We encourage your comments on the proposal to nominate the property to the National Register. Comments must be returned within thirty (30) days of the date of this letter in order for us to consider the comments prior to the property's presentation to the Review Board.

SUMMARY OF PROPOSED NATIONAL REGISTER NOMINATION

1. Name: Cameron Court
2. Location: 1180-1229 Cameron Court; 1087 and 1081 Briarcliff Road, DeKalb County, Georgia
- 3a. Description: Cameron Court is a small subdivision consisting of a single dead end street with 23 early twentieth century period houses on either side. The houses are one and two-story wood frame houses with brick or stucco veneer built in the Spanish Mission or Tudor bungalow styles. The houses stand on small lots which are informally landscaped with lawns, trees, and shrubs. The subdivision is located off Briarcliff Road adjacent to the Druid Hills Historic District, a residential area.
- 3b. Acreage: Approximately 6 acres
- 3c. Boundary Justification: The nomination includes all the land that was platted as part of the original Cameron Court subdivision.
- 4a. National Register Criteria: A, C
- 4b. National Register Areas of Significance: Architecture, community planning and development
- 4c. Statement of Significance: Cameron Court is significant in architectural history for its collection of early twentieth century period suburban houses built by some of the same builders who worked in adjacent Druid Hills, using left-over building materials. Thus, the Cameron Court homes appear to be miniature versions of these larger houses, both in the size of the houses as well as the lots they are on. The community planning significance of this area comes from its development as a small scale subdivision created "on the coattails" of the larger, adjacent Druid Hills. For reasons unknown today, Joel Hurt, one of the developers of Druid Hills, retained the area around this district for himself and never made it a part of the larger area. After his death, his descendants sold this small area to H. W. Nichols, a developer. He, in turn, built half of the present houses in 1925. It is significant that the area was kept small and isolated, never tying into any nearby development, even though Mr. Nichols was involved with them as well.
- 4d. Suggested Level of Significance: Local
5. Sponsor: The nomination is supported by all the owner-residents of the district. Research for the district was submitted by Marshall H. Lichtenstein on behalf of the owners.

Cameron Court
Atlanta vicinity, DeKalb County, Georgia

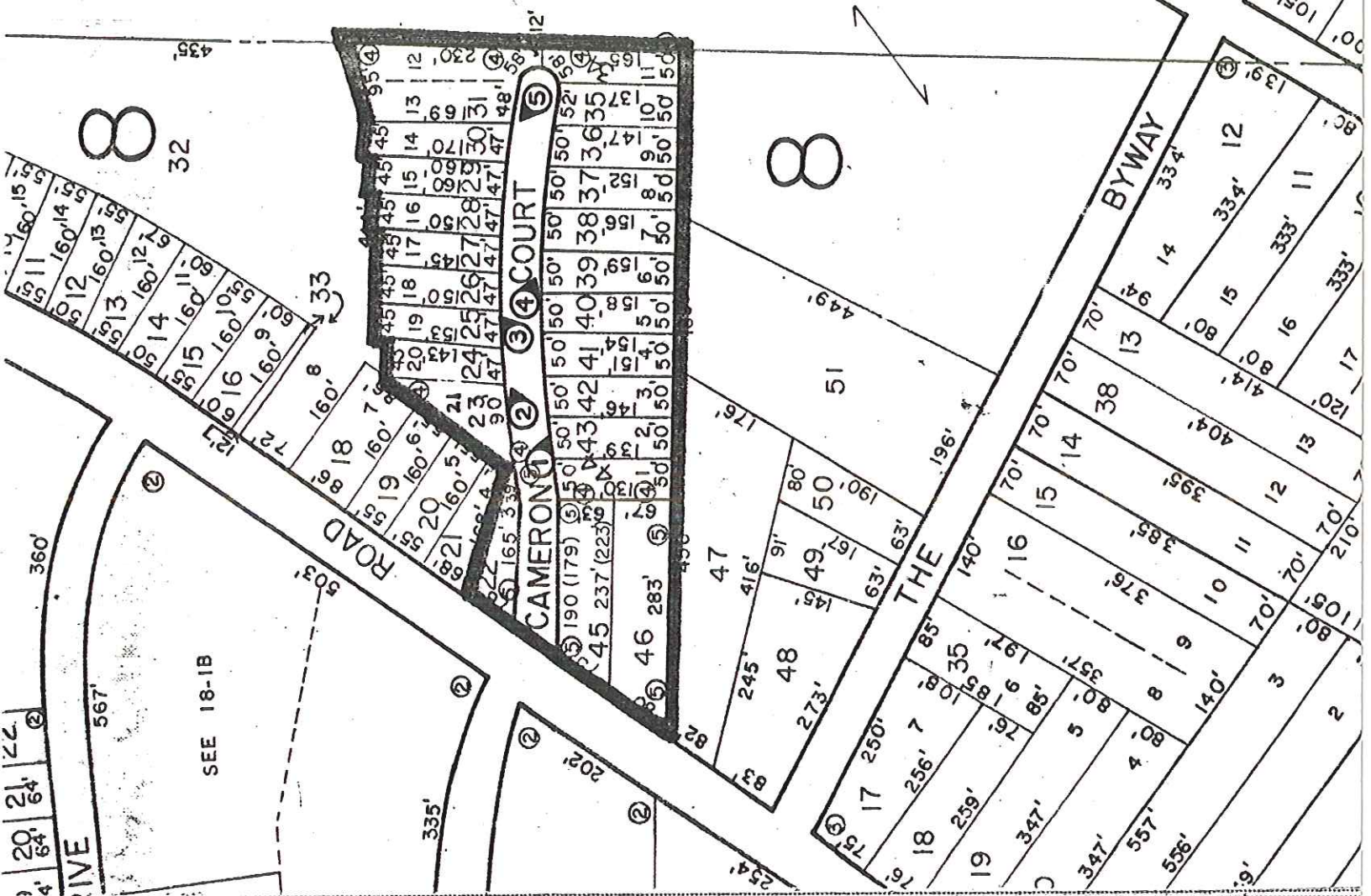
SKETCH MAP

North: ↑

Scale: 1" = 200'

Boundary of historic district: —

Photograph and direction of view: ○



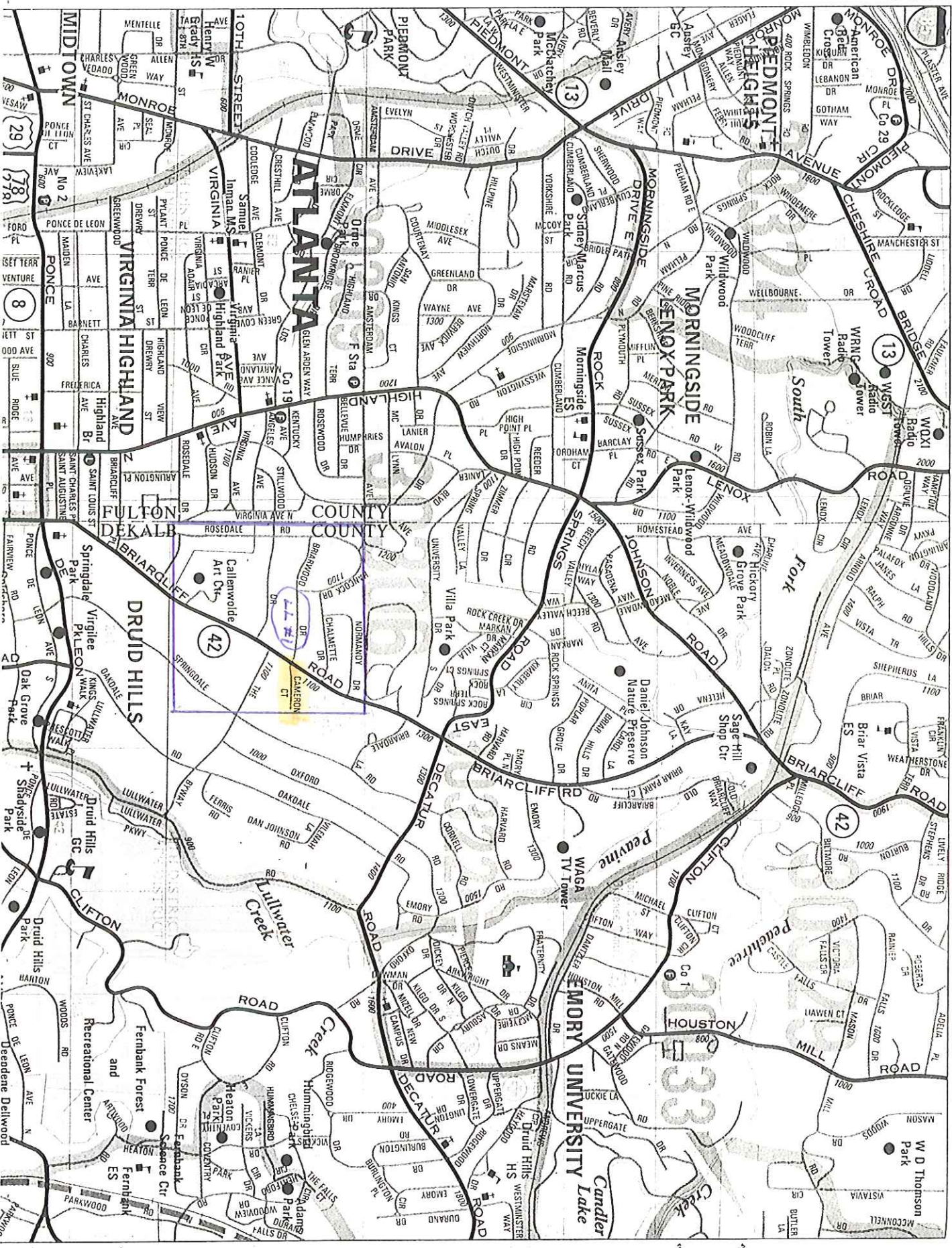


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84°22'30" 440,000 FT 84°21'45" 84°21'00" 84°20'15" 84°20'15" 450,000 FT 84°19'30" 84°18'45" 84°18'45"

L.L. #1

Cameron Court

Dist 18
L.L. #1



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D. C. 20240

IN REPLY REFER TO:
H32-NR

THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is a program of the Office of Archeology and Historic Preservation within the Heritage Conservation and Recreation Service. It is part of a national policy to coordinate and support public and private efforts to identify, evaluate, and protect our cultural and natural resources. Established by the Secretary of the Interior under provisions of the National Historic Preservation Act of 1966, the National Register is the official list of the Nation's cultural properties worthy of preservation.

Listing in the National Register

- makes private property owners eligible for Federal grants-in-aid for preservation, administered by the States as part of their historic preservation programs
- provides limited protection by requiring comment from the Advisory Council on Historic Preservation, an independent executive agency, on the effects of federally assisted projects on listed resources
- makes owners who rehabilitate certified historic properties used for income-producing purposes eligible for Federal tax benefits specified by Section 2124 of the Tax Reform Act of 1976.

The National Register program is maintained through the cooperation of the Secretary of the Interior assisted by the professional staff of the National Register, State Historic Preservation Officers, and the Federal preservation representatives. Since the passage of the National Historic Preservation Act, SHPOs have been appointed for each State, the District of Columbia, the Commonwealth of Puerto Rico, the Virgin Islands, Guam, American Samoa, and the Trust Territory of the Pacific Islands by their governors or administrators. Their responsibilities include the nomination of properties in their State to the National Register, development of a State historic preservation plan, administration of the Federal preservation grants program within their State, and review of federally funded or licensed projects for their effect on the State's historic and cultural resources. Federal preservation representatives are appointed by the heads of their agencies to evaluate, survey, and nominate, when appropriate, federally owned properties within their jurisdiction for National Register listing.

ELIGIBILITY

All areas within the National Park System, together with those properties eligible for designation as National Historic Landmarks, are listed in the National Register. Properties of national, State, or local significance may

15



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Joe N. Tanner
COMMISSIONER

Henry N. Struble
DIRECTOR

February 14, 1983

MEMORANDUM

TO: State, County, Municipal, and Area Planning and Development Commission Officials; Historical Societies and Civic Associations; and Other Interested Parties

FROM: Elizabeth A. Lyon, Chief *EAL*
Historic Preservation Section
State Historic Preservation Officer

ISSUE: Announcement of Listing in the National Register of Historic Places

We are pleased to inform you that the property identified below was listed in the National Register of Historic Places on the date indicated:

Cameron Court (DeKalb County) September 30, 1982

In recognition of the listing, we are sending copies of the National Register nomination form to property owners of individually listed properties and to the local sponsor of historic district nominations. Copies of the nomination form are also being sent to appropriate city or county officials, Area Planning and Development Commission officials, local historical societies, and the sponsor of the nomination if other than the property owner. National Register certificates, suitable for framing, are being sent to property owners of individually listed properties and to the local sponsor of historic district nominations. Additional copies of the nomination form and, in the case of historic districts, up to three additional copies of the certificate, may be obtained from our office.

We hope that this recognition of architectural and historical significance, combined with the benefits of National Register listing, will assist in the preservation of this property. Additional information on preservation programs is available from our office.

Thank you for your interest in historic preservation.

EAL:rce
Enclosures

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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received
date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Cameron Court

and/or common same

2. Location

street & number Cameron Court N/A not for publication

city, town Atlanta vicinity of ~~congressional district~~

state Georgia code 013 county DeKalb code 089

3. Classification

Category <input checked="" type="checkbox"/> district <input type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	Ownership <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> N/A in process <input type="checkbox"/> being considered	Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress Accessible <input type="checkbox"/> yes: restricted <input checked="" type="checkbox"/> yes: unrestricted <input type="checkbox"/> no	Present Use <input type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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4. Owner of Property

name Multiple owners (23)

street & number

city, town _____ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number DeKalb County Courthouse

city, town Decatur state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey:
DeKalb County, Georgia has this property been determined eligible? yes no

date 1975-1981 federal state county local

depository for survey records Department of Natural Resources

city, town Atlanta state Georgia

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Cameron Court is a small single-family residential subdivision dating from the mid to late 1920's. It is located in the midst of a vast early twentieth century suburban area, some three miles northeast of downtown Atlanta. Cameron Court lies just beyond the western edge of Druid Hills, a nationally significant suburban development originally planned by Frederick Law Olmsted.

Cameron Court consists of a single short cul-de-sac street running eastward from Briarcliff Road, a major metropolitan-area thoroughfare. The street follows a gently meandering course across gradually sloping terrain. Small, uniform, rectangular shaped lots, measuring only fifty feet by one hundred and fifty feet, line both sides of the street; an additional three lots front on Briarcliff Road. Houses are situated near the front center of these lots. The houses are relatively small one and one-and-a-half story detached single-family dwellings. They were built in the mid to late 1920's. Predominant architectural styles are Craftsman/Bungalow, Spanish Mission, Tudor, and Colonial. Exterior walls are veneered in either brick or stucco, with wood detailing. Original tiles or slates remain on many roofs; others are covered with replacement asphalt shingles. Recessed porches, bracketed pediments, half timbering, and exposed rafter ends or boxed cornices are characteristic architectural details. The houses are uniformly sized, share a common setback line, and stand relatively close together, creating an almost rowhouse-like effect along the street. Front yards are informally landscaped with trees, shrubbery, lawn, and hedges, and they blend together to create a relatively uniform streetscape. The street itself is lined with sidewalks and bordered by curbs. Stone gateposts stand to either side of the Briarcliff Road entrance to the subdivision.

Non-contributing properties

There are no non-contributing properties in the Cameron Court historic district. A few houses have been remodeled on the exterior and/or the interior, but none so extensively as to have lost its identity as a historic structure. One vacant lot, which was never built upon, is located at the extreme eastern end of the subdivision.

Boundaries

Boundaries for the Cameron Court historic district coincide with the historic platted limits of the Cameron Court subdivision. They circumscribe an intact historic suburban residential development. North of the historic district are early to mid twentieth century suburban houses built after, and independently of Cameron Court. To the east and south is the Druid Hills subdivision. West of Cameron Court, across Briarcliff Road, are much larger historic houses and large-scale, multi-family residential complexes.

Photographs

The Historic Preservation Section has determined that the photographs taken in February 1981 still represent the character and appearance of the district. No significant changes have taken place since then.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1925 **Builder/Architect** H.W. Nicholes (Nichols)

Statement of Significance (in one paragraph)

Cameron Court is an excellent intact example of a small, early twentieth century suburban residential subdivision. It features an array of revival and eclectic domestic architecture in an appropriately landscaped setting. Its cul-de-sac street represents the earliest documented use of this ubiquitous suburban planning feature in the Atlanta metropolitan area. Cameron Court was developed by H.W. Nicholes (Nichols), a prominent early twentieth century suburban builder in the Atlanta area. These areas of significance support National Register eligibility under criteria A and C.

In terms of community planning and development, Cameron Court is significant as a small but excellent intact example of an early twentieth century suburban residential subdivision, one of several in Atlanta that represent local and national trends in the suburban development of the period. Its characteristic features include an array of detached single-family houses and informally landscaped front yards. The meandering alignment of the street represents the prevailing taste for irregular, curvilinear street layouts. Its cul-de-sac represents the earliest documented use of this ubiquitous suburban planning feature in the Atlanta metropolitan area. Like many other suburban developments of the time, Cameron Court was laid out all at one time and developed during a relatively short time, largely under the auspices of a single developer, and judging from the uniform quality of the results, according to a master plan that must have governed land use, house size and value, setback lines, and overall design. It was developed during the hey-day of early twentieth century suburban development in Atlanta, during the years when a rapidly growing Atlanta was emerging as a major Southern metropolis. Sustained high demand for middle-class, single-family housing made possible not only large scale suburban developments such as Druid Hills, Ansley Park, Atkins Park, Peachtree Heights, Brookwood Hills (all listed in the National Register of Historic Places) but also small scale developments like Cameron Court. Cameron Court was laid out and at least half developed in the mid 1920's by H.W. Nicholes (Nichols), a prominent Atlanta-area suburban developer who was active in the adjacent Druid Hills development and in the nearby Atkins Park. In these other developments, Nicholes was responsible only for building houses; in Cameron Court, however, he was responsible for planning and developing the subdivision as a whole as well as for building at least half of the houses. It is interesting to note that Cameron Court was developed on land reserved earlier by Joel Hurt, the original developer of Druid Hills, for himself, but upon which he never built. It is also interesting to note that Nicholes used lots in Cameron Court as a staging ground for construction materials in the mid 1920's when he was working in Druid Hills and Atkins Park as well as in Cameron Court. Nicholes filed for bankruptcy in 1926, when Cameron Court was half completed - it is not known whether Cameron Court forced him into bankruptcy or was seen by him as a last resort measure to maintain solvency - and the subdivision was completed according to Nicholes' plan by several builders during the next few years.

(CONTINUED)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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date entered

Continuation sheet Significance Item number 8 Page 2

In terms of architecture, Cameron Court is significant for its collection of modestly-sized single-family houses. These houses represent the prevailing design principles and construction practices of early twentieth century domestic suburban architecture. Excellent example of revival styles such as Colonial, Tudor, and Spanish Mission, and of then-contemporary styles such as Craftsman/Bungalow, are present in the district. Such houses are commonly associated with early twentieth century suburban architecture in Atlanta and elsewhere. They exhibit such characteristic early twentieth century building materials as brick, stucco, tile, slate, and half timbering, and they illustrate early twentieth century construction methods, particularly the balloon frame with veneer. Individually and collectively they maintain a high degree of integrity, which makes their architectural value all the more pronounced. Because of the apparently strict design controls under which they were produced, they relate well to one another in terms of size, massing, siting, materials, and detailing. At least half of the houses were built by prominent Atlanta-area suburban developer H.W. Nicholes (Nichols) (See above). It is interesting to note that many of these modestly-sized houses are similar in design to their much longer counterparts in the adjacent Druid Hills development and in fact were built out of the very same high quality building materials that went into Nicholes' Druid Hills houses.

In terms of landscape architecture, Cameron Court is significant for its informally landscaped front yards, its sidewalks, and its street curbs, all characteristic features of early twentieth century suburban landscaping. Front yards informally landscaped with trees, lawn, and shrubbery, blending together to create a park-like impression along the street, are among the great achievements in early twentieth century American landscape gardening, and Cameron Court is a good albeit modest example of this common but characteristic landscaping feature in this type of development. The stone gateposts at the Briarcliff entrance to Cameron Court, similar to but smaller than those of the nearby and slightly earlier Atkins Park, are distinctive landscaping features.

9. Major Bibliographical References

Lichtenstein, Marshall, et. al., "Preliminary National Historic Register Application for Cameron Court Subdivision," September 22, 1980 (on file at the Historic Preservation, Georgia Department of Natural Resources, Atlanta).

10. Geographical Data

Acreage of nominated property 6 acres (estimated)

Quadrangle name Northeast Atlanta, GA

Quadrangle scale 1:24000

UMT References

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Zone		Easting				Northing								

C

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Verbal boundary description and justification Boundary is described by a heavy black line on the accompanying sketch map and is justified in Section 7.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Richard Cloues, National Register Coordinator

Historic Preservation Section

organization Georgia Department of Natural Resources

date August 12, 1982

street & number 270 Washington Street, S.W.

telephone 404/656-2840

city or town Atlanta

state Georgia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Elizabeth A. Lyon
Elizabeth A. Lyon

title State Historic Preservation Officer

date 8/17/82

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

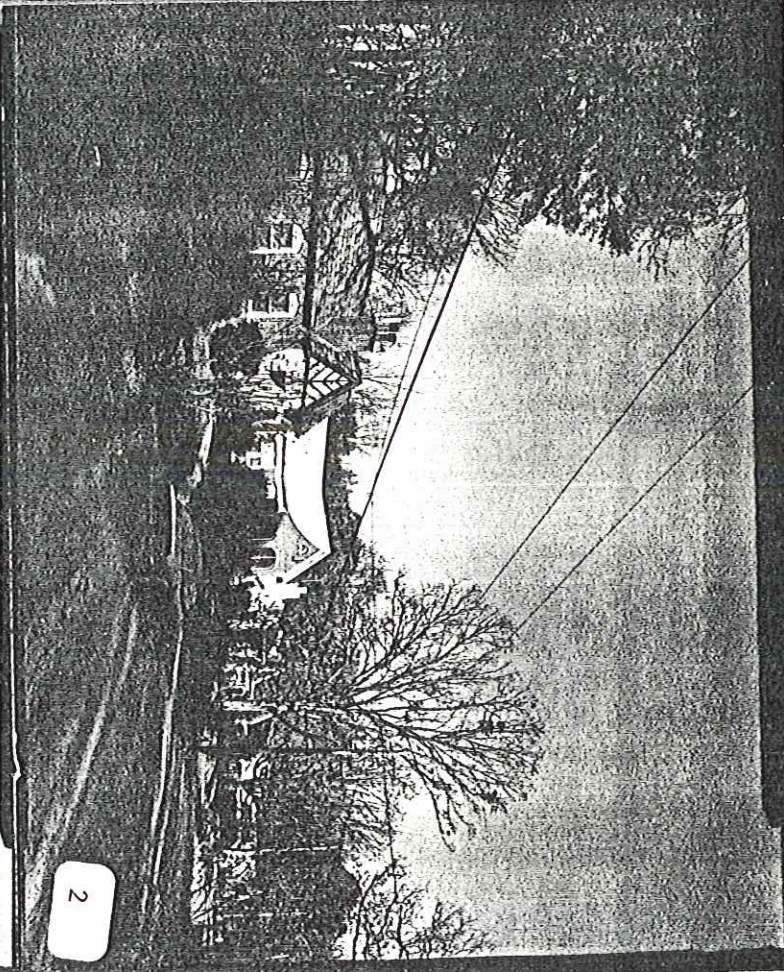
Attest:

date

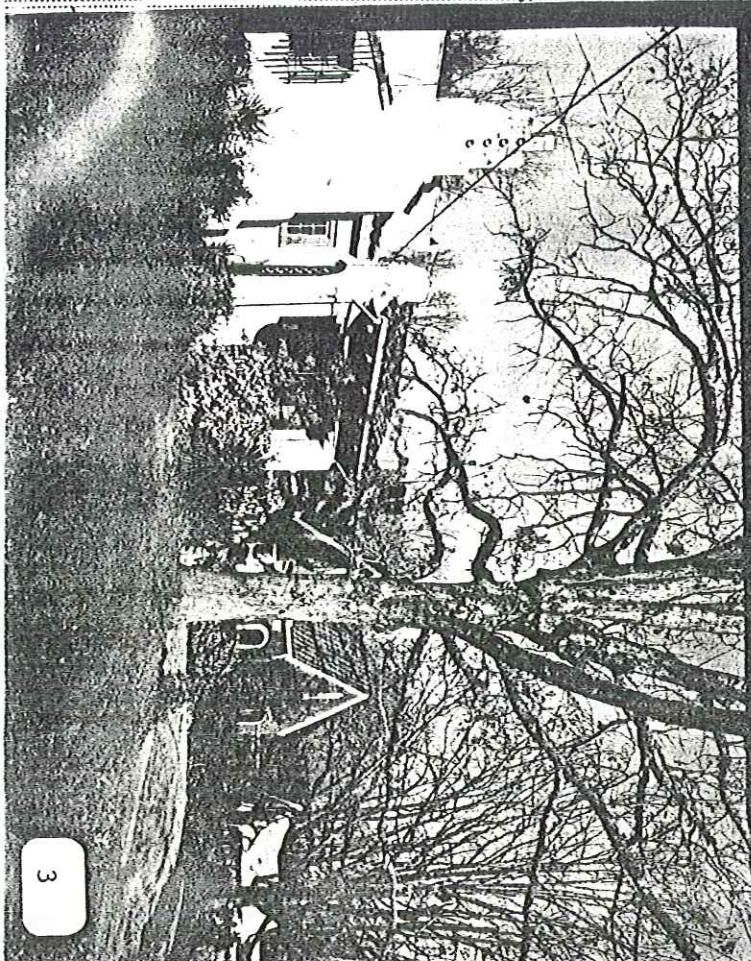
Chief of Registration



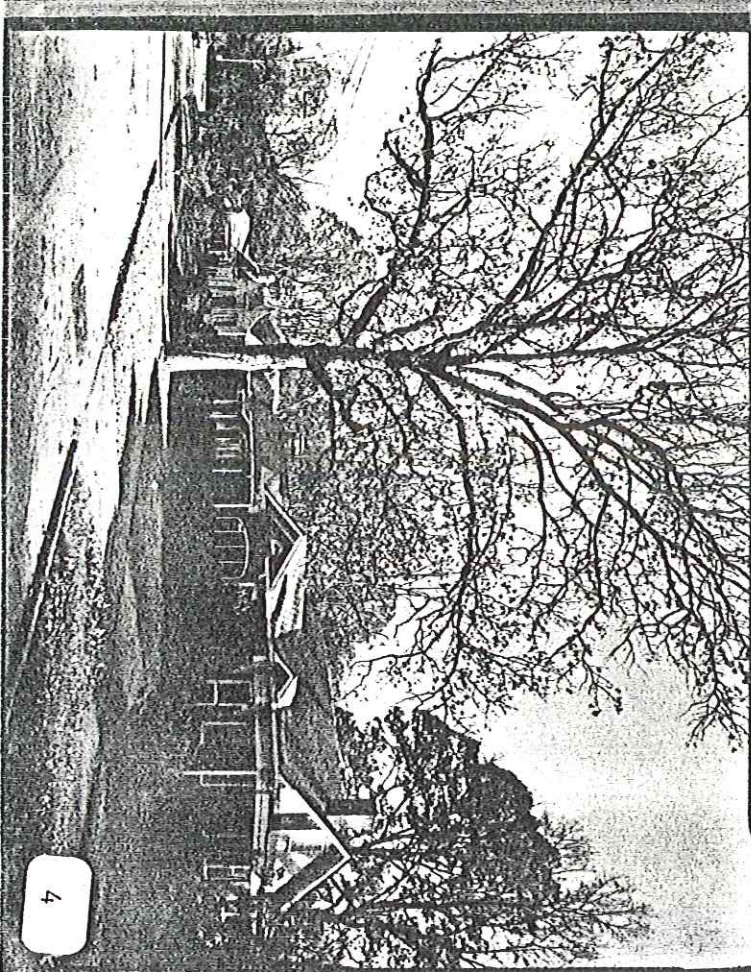
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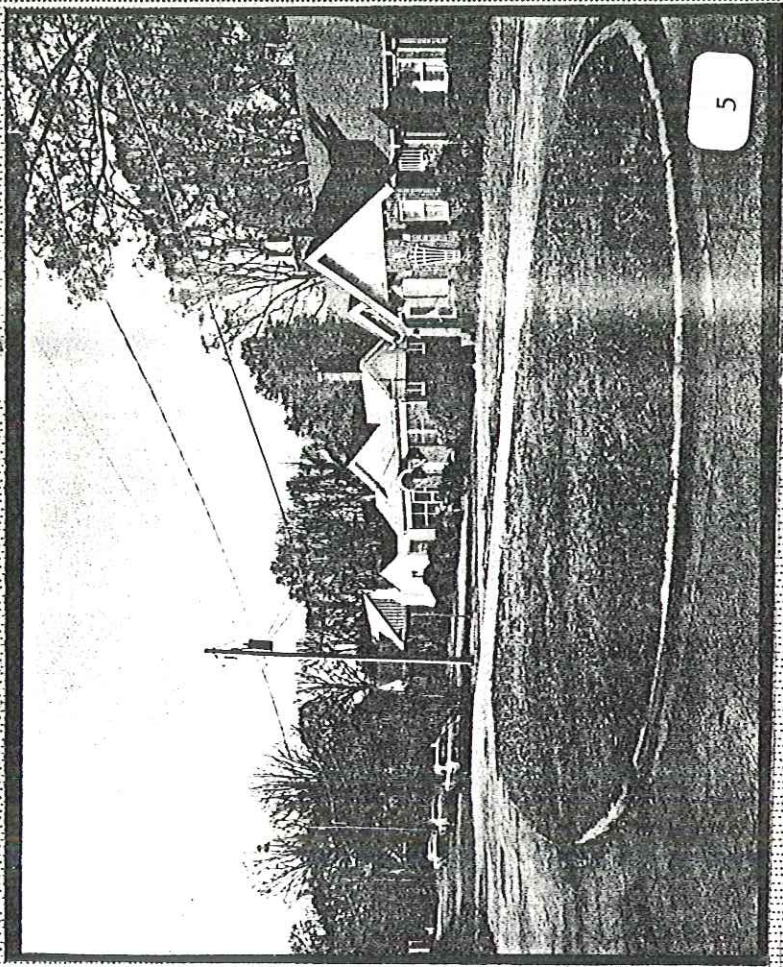
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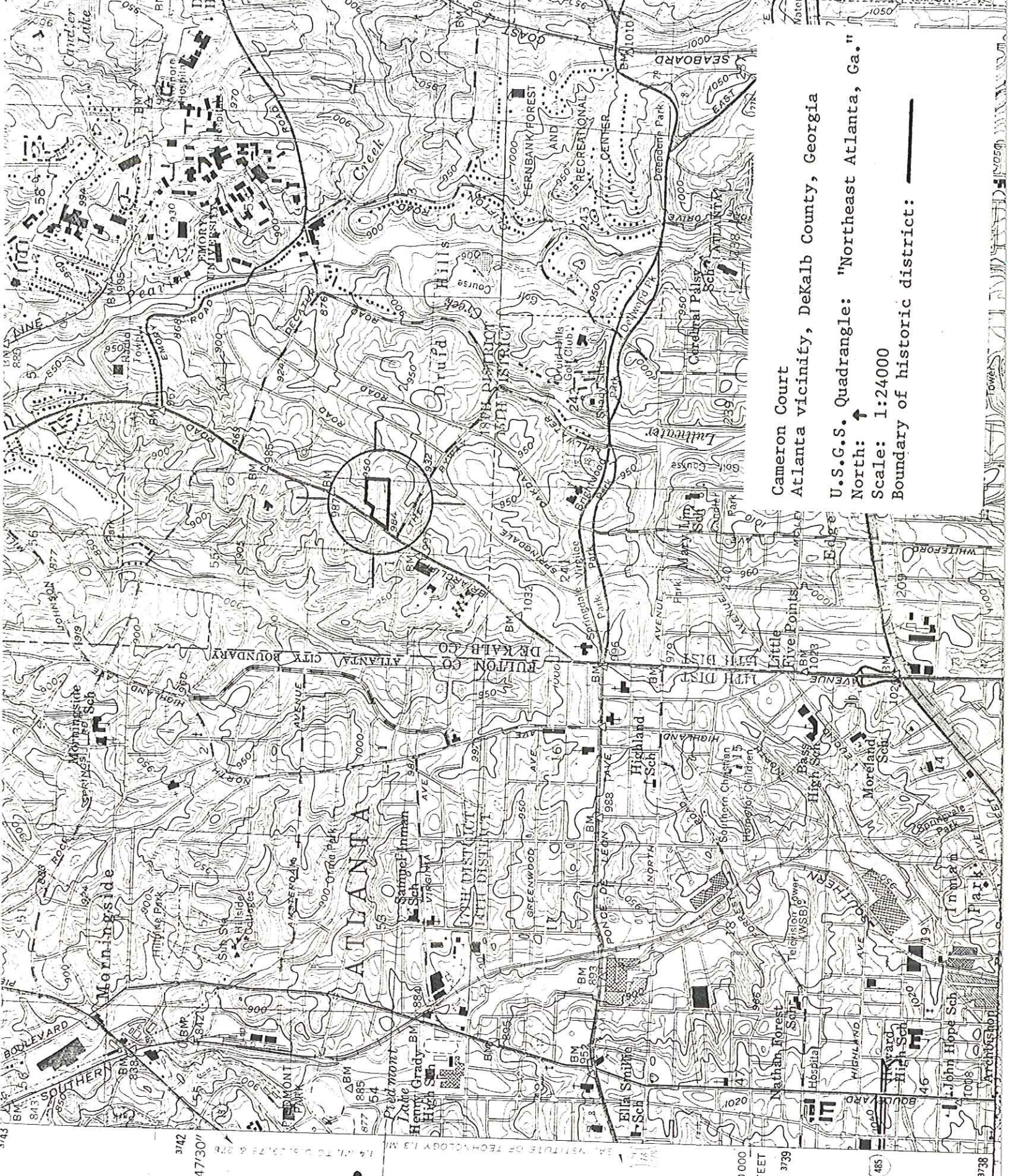


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Cameron Court
 Atlanta vicinity, DeKalb County, Georgia
 U.S.G.S. Quadrangle: "Northeast Atlanta, Ga."
 North: ↑
 Scale: 1:24000
 Boundary of historic district: —



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