

PERMANENT ARCHIVAL RECORD

GDOT PROJECT STP-9014(24), DEKALB COUNTY

P.I. #752900

HP #010402-005

College Heights Historic District  
Medium Format Photography

Prepared By  
The Georgia Department of Transportation

In compliance with stipulations in a ratified Memorandum of Agreement between the Georgia Department of Transportation, Federal Highway Administration, and the Historic Preservation Division of the Department of Natural Resources satisfying Section 106 requirements of the National Historic Preservation Act of 1966 for the subject project

June 17, 2008

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## DESCRIPTION OF RESOURCE AND EFFECTS

### Location

The College Heights Historic District is located along Candler Road in the city of Decatur, Georgia (see Location Map on Page 7).

### Description

The College Heights Historic District is a ca. 1945 neighborhood which consists of a planned residential neighborhood containing two parks (McCoy Park and Dearborn Park) and a non-historic elementary school. The district consists of primarily English Cottage house types with some English Vernacular Revival stylistic details and also consists of Minimal Traditional house types as well.

### Setting

The setting of the district is comprised of curvilinear roads, several mature trees—both hardwoods and evergreens—and an overall park like setting. Two parks are located within the district. The irregular lot sizes, wooded yards, and the deep setback from the road are reflections of the automobile age in which the neighborhood was built. Sidewalks also line most of the streets within the district. These features distinguish this post WWII era neighborhood from the older neighborhoods to the north and west of the proposed historic district.

### National Register Eligible Boundary

The proposed National Register boundary of the proposed College Heights Historic District is a visual boundary. The proposed boundary contains all National Register qualifying characteristics and features of the district.

The boundaries of the proposed College Height Historic District area a follows: beginning at the intersection of Candler Road and Kirk Road and proceeding northeasterly along Kirk Road to Shoal Creek, which is also the eastern city limits of Decatur; then proceeding south along Shoal Creek to Cheville Lane which is the southern city limits of Decatur; then proceeding west along Cheville Lane and Pharr Road to Adams Street; then proceeding north along the western border of McKoy Park to Hill Street; then proceeding east along Hill

Street to Candler Road; then finally proceeding north along Candler Road to Kirk Road which is the beginning point.

### Significance

The College Heights Historic District was evaluated under Criteria A and C and appears to have a local level of significance in the area of architecture and community development. The project has been determined eligible under Criterion C in the area of architecture for its collection of English Cottage and Minimal Traditional house types. The district is also eligible under Criterion A as a planned community. While the neighborhood was platted before WWII, the housing was not developed until after the war. Unlike the historic districts to the north and west which are comprised of streets and roads aligned on a grid, the proposed College Heights Historic District is comprised of curvilinear streets and irregular lot sizes which follow the topography of the area. The houses are strikingly similar in design and materials, a characteristic which is most likely a reflection of the shift in how housing was produced. The College Heights Historic District is therefore eligible under Criterion A as an excellent example of a post WWII neighborhood.

### Adverse Effect

A finding of Adverse Effect is anticipated for the College Heights Historic District. Physical destruction of or damage to all or part of the property would occur. As a result of project implementation, the contributing culvert would be replaced and contributing vegetation would be removed.

Project implementation would result in a change in the character of the property's physical features within the property's setting that contribute to its historic significance. The stone clad concrete culvert is a contributing feature and would be replaced during project implementation. In addition, the majority of the trees along Candler Road and along the section of Shoal Creek intersected by Candler Road would be removed as a result of project implementation. These trees include a mixture of large pines, mature oaks, dogwoods, and magnolia trees. This vegetation contributes to the overall park like setting of the district, and its loss combined with the loss of the historic culvert would result in an adverse effect.



Project implementation would result in the introduction of visual elements that diminish the integrity of the property's significant historic characteristics or features. Several mature pines, large oaks, dogwoods, and magnolia trees would be removed during project implementation. The tree lined streets of the district are a major component of the resource, and the overall park like setting of the district along Candler Road would be compromised due to the significant loss of vegetation. Approximately fifty-five trees would be lost within the district due to project implementation, and this significant loss would alter the appearance of the resource and result in an adverse visual effect.





PROJECT LOCATION MAP  
 STP-9014(24), DEKALB COUNTY  
 P.I.# 752900  
 NOT TO SCALE

Figure 1



# INDEX TO PHOTOGRAPHS

College Heights Historic District

Decatur, Georgia

DeKalb County

Georgia

UTM Coordinates: 7.5 Minute Series Topographic Map. Northeast Atlanta  
Quadrangle Zone

Easting 750773    Northing 3738982

Steven Parker, Photographer

Photographs Taken December 4, 2007

## Views

View 1: North along S. Candler Street from Pharr Road, Looking North

View 2: Western side of S. Candler Street from Pharr  
Road, Looking Northwest

View 3: Straight on view of 1123 S. Candler Street, Looking West

View 4: Western side of S. Candler Street from Candler Drive, Looking  
Northwest

View 5: Straight on view of 1035 S. Candler Street, Looking West

View 6: Western side of S. Candler Street from Park Drive, Looking Northwest

View 7: Western side of S. Candler Street from Brower Street, Looking Northwest

View 8: Straight on view of 923 S. Candler Street, Looking West

View 9: Western side of S. Candler Street from Midway Road, Looking Northwest

View 10: Straight on view of 837 S. Candler Street, Looking West

View 11: Eastern side of S. Candler Street from Brower Street, Looking Northeast

View 12: Eastern side of S. Candler Street from Midway Road, Looking Northeast

View 13: Eastern side of S. Candler Street from Pharr Road, Looking Northeast

View 14: Eastern side of S. Candler Street from Candler Drive, Looking Northeast

View 15: Eastern side of S. Candler Street from Park Drive, Looking Northeast





### Photo Key

Figure 2

Not to Scale

STP-9041(24)  
P.I. #752900  
DeKalb County  
Culvert Replacement







## Decatur Historic Resources Survey Neighborhood Summary

**Date:** September 1, 2009

**Name:** College Heights

**Property Type:** District

**Boundaries:** The proposed College Heights historic district is bordered roughly by East Hill Street and Midway Road to the north, the intersection of East Pharr Road and Chevelle Lane to the east, Chevelle Lane to the north, and South McDonough Street to the west.

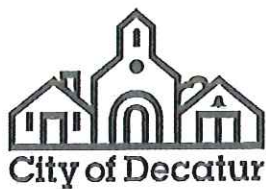
**Primary Dates of Development:** 1940s

**Physical Description:** College Heights is a residential neighborhood consisting primarily of American small houses, with a substantial number of ranches and English cottages. Most follow no academic style, though several of the English cottages have elements of the English Vernacular Revival style. The streets are mainly laid out in a grid pattern with rectangular lots of uniform size. There are, however, two cul-de-sacs (Driftwood Terrace and Buchanan Terrace) with irregularly shaped lots, which provide a break from the grid pattern. For the most part, the houses in College Heights have uniform set-backs, neatly landscaped lawns, and areas with deep shade from mature trees, all of which result in a strong sense of neighborhood cohesiveness.

College Heights contains 381 parcels (125.7 acres), of which 272 (71.4%) are currently contributing historic properties, 71 (18.6%) are non-contributing, and 38 (10%) are vacant. The two oldest houses in the neighborhood were built in 1938. One is a brick English cottage house located at 1007 South Candler Street, and the other is a brick gabled-wing cottage located at 132 Garland Avenue. The neighborhood has kept its historic character, with less than 50 houses built since the 1960s. For the most part, the renovations to the older houses have been compatible with the historic fabric of the neighborhood.

**Reason for Significance (National Register of Historic Places Areas of Significance):**  
Architecture, Community Planning and Development

**Description of Significance:** College Heights is significant in the area of Architecture because of the many excellent examples of the American Small house type, ranches, and English cottages that were popular in the U.S. in the mid-twentieth century. College Heights is also significant in the area of Community Planning and Development as a good example of a mid-twentieth century suburban community of small to modest size houses constructed in

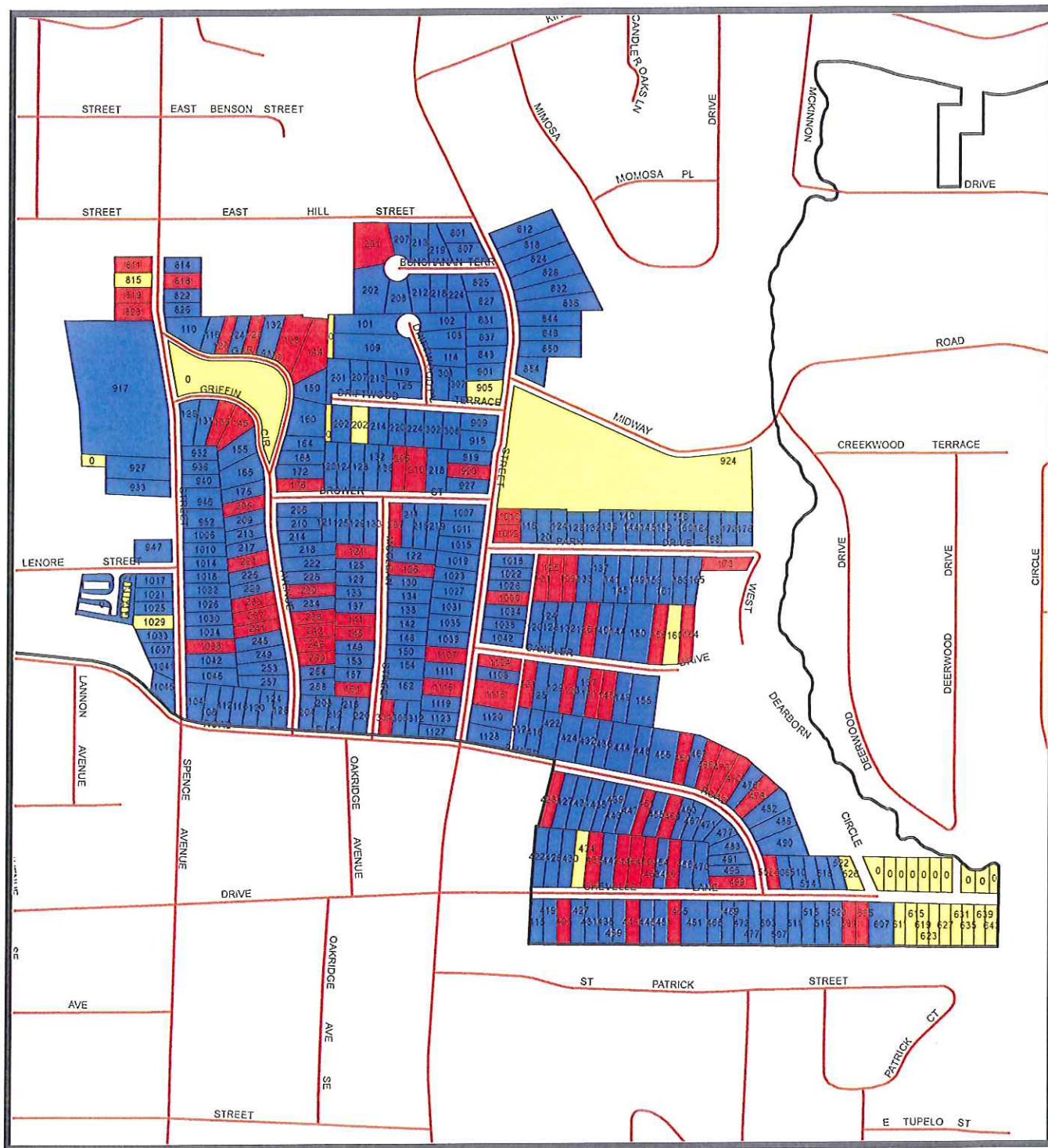


## Decatur Historic Resources Survey Neighborhood Summary

a uniform pattern creating a sense of continuity within the neighborhood.

**Recommended Historic District Designation:** Local Historic District; National Historic District





## College Heights

0 250 500 1,000 Feet



**City of Decatur**

Community & Economic Development

509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031

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September 1, 2009



### STATUS

<span style="display:inline-block; width:20px; height:10px; background-color:green;"></span>	Park/Greenspace
<span style="display:inline-block; width:20px; height:10px; background-color:blue;"></span>	Contributing
<span style="display:inline-block; width:20px; height:10px; background-color:red;"></span>	Non-contributing
<span style="display:inline-block; width:20px; height:10px; background-color:yellow;"></span>	Vacant