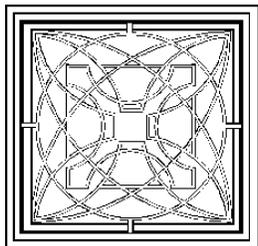


# AVONDALE ESTATES, GEORGIA

## Phase I HISTORIC RESOURCE INVENTORY

### SURVEY REPORT

July 2013



PIEDMONT  
PRESERVATION

P.O. Box 528  
Madison, Georgia 30650

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# SURVEY BACKGROUND AND METHOD

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

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

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

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

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

# HISTORICAL SUMMARY AND CONTEXT

## Developmental History<sup>\*</sup>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# SURVEY RESULTS

## PREVIOUS SURVEY ACTIVITY

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

## SURVEY COUNT

The Phase 1 survey of Avondale Estates resulted in the documentation of 544 historic structures for the GNAHRGIS database. The survey initially sought a minimum number of 550 resources. This number evidently was based on tax assessor data. Development pressure has diminished this number in two ways. Some resources have been demolished. More significantly, many houses have entirely lost historic integrity having been drastically reconstructed in the past five years. Most have had second stories added and in no way reflect the build date noted in the tax assessor data. In order to achieve a survey number within 6 of the minimum, quite a few resources with low integrity were surveyed. Historic structures extant in Avondale Estates retain a high degree of integrity. Therefore there are very few structures over 40 years of age existing within the city limits that were not documented due to loss of integrity.

## PROFILE OF USES

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

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

As would be anticipated for a historic suburb, housing related resources dominated the data accounting for 88% of the surveyed properties. Nearly all surveyed residential structures were single dwellings. Avondale Estates was envisioned as a residential retreat from the bustle of Atlanta with only businesses to serve the citizens of the town rather than the larger region.

The next table lists the non-residential resources identified within this survey further delineated by sub-type. Unlike similarly sized communities throughout the rest of the state, Avondale Estates has a small number and small variety of non-residential resources. Again, this is a product of the town's history as a

planned suburb of Atlanta. The commercial and institutional resources within the original boundaries of the town were planned for use by the residents of the community. Industry was not part of the plan. Therefore, the few industrial resources are in the area later annexed by the city.

<b>Non-Residential Uses</b>	<b>number</b>	<b>1900 to 1909</b>	<b>1910 to 1919</b>	<b>1920 to 1929</b>	<b>1930 to 1939</b>	<b>1940 to 1949</b>	<b>1950 to 1959</b>	<b>1960 to 1972</b>
Commercial: business office	11	0	0	0	0	0	4	7
Commercial: financial institution	1	0	0	0	0	0	0	1
Commercial: retail store/shop/gen. store	21	1	0	4	0	0	10	6
Entertainment: theater/opera house	1	0	0	0	1	0	0	0
Government: post office	1	0	0	0	0	0	0	1
Industrial: manufacturing plant	3	0	0	0	0	0	1	2
Industrial: warehouse	9	0	0	0	0	2	4	3
Religious: church	1	0	0	0	0	1	0	0
Religious: school	1	0	0	0	0	0	0	1
Recreation: outdoor	1	0	0	1	0	0	0	0
Transportation: vehicular – automobile/truck services	12	0	0	0	1	1	5	5
<b>total by decade</b>		1	0	5	2	4	25	26

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

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

## PROFILE OF TYPES

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

### *Variant Commercial Types*

Retail & Office	1
Single Retail	1

### *Variant Residential Types*

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

## One Story Single Family Residential Types:

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



Hall-and-Parlor

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



Extended Hall-and-Parlor

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



Georgian Cottage

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



New South Cottage

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



Pyramidal Cottage

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



Bungalow

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



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



American Small House

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



Ranch

### Two Story Single Family Residential Types:

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



Side Hall House

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



Gable Wing House

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



Georgian House

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



American Foursquare

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



Split Level

## Commercial Types:

### Retail & Office

The most common commercial type in Georgia was also the common commercial type in the commercial core of Avondale Estates. This type combines retail space at street level and office space above. Typically 2-4 stories tall and either built as single units standing alone or as multiple units with party walls, the Retail & Office type was popular between 1880 and 1950. While across Georgia most had flat or sloped roofs, those built as part of the planned community of Avondale Estates have gabled roofs because of their English Vernacular style.



Retail & Office

### Single Retail

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



Single Retail

**PROFILE OF STYLES (Residential and Commercial)**

*Represented Styles*

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

“Style” is the manner in which architecture is decorated. Of the 544 resources identified in course of the Avondale Estates Phase I survey, 161 represented at least elements of the “academic” styles (that is, design movements identified by architectural historians). The remaining buildings were found to have no academic style or to be “plain-style” (the latter term used by Georgia HPD for ranch and split-level houses with no academic style).

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



Romanesque Revival



Italian Renaissance Revival



Colonial Revival



Dutch Colonial Revival



Spanish Colonial Revival



Prairie



Craftsman



English Vernacular Revival



International

Post World War II buildings in the United States and in Georgia tended to have little or no stylistic details. Colonial Revival elements were sometimes used and, in Avondale Estates, English Vernacular Revival some times made an appearance. A few homes in Avondale Estates are “Eichleresque,” referring to elements similar to those on homes built by Joseph Eichler, a post-war real estate developer known for developing Mid-Century modern style housing in California. The clean lines of the International style are found on one home and several commercial structures.



Eichleresque



Contemporary

# PREVIOUS PRESERVATION ACTIVITY & RECOMENDATIONS

Avondale Estates has embraced historic preservation for many years and has completed many of the actions which generally follow a historic resource survey. There are a few items that are suggested to supplement the accomplishments achieved thus far.

**Future Survey Efforts** – The remainder of the City is slated for a second phase of historic resource survey.

**National Register**–The Avondale Estates Historic District was listed in 1986 and encompasses much of the original town boundaries. At the time of listing the period of significance was noted as 1924 -1941, essentially the ownership of George Willis. A large number of homes were constructed between 1942 and 1963 representing the post-WWII boom. The period of significance for the current National Register District should be updated and revised to include post-war properties as contributing structures. This should take place following the second phase of the Historic Resource Survey as it is likely that additional, historic post-war structures will be identified making a boundary increase advisable as well. **Note: this recommendation does not change the existing Avondale Estates Historic District National Register nomination in any way. Any such changes must be made through the formal National Register of Historic Places process outlined in 36 CFR 60, as amended.**

**Local Historic District** – The City of Avondale Estates adopted a local historic district in 1990, the boundaries of which encompassed the entire city. The district was amended in 2007 scaling the district back to an area nearly similar to the original city limits as well as some non-contiguous properties. At the same time, a tier system was established creating graduated levels of significance for resources of different eras. These tiers correspond to preservation approaches outlined in the district’s design guidelines.

The non-contiguous district properties are problematic in two respects. These resources are located north of Avondale Road do not relate historically to the remainder of the district and therefore have a tenuous connection beyond the fact the boundaries do not connect. Further, this creates a situation where these properties have both greater protection and greater responsibility than neighboring properties stretching the bounds of equal protection. It is recommended that these non-contiguous properties be removed from the district. For the same reason, it is also recommended that the designated properties on Stratford Road be removed from the district. Three properties are not contiguous while three are only contiguous via their rear lot lines. Again, these properties are regulated differently than neighboring properties.

Avondale Estates became a Certified Local Government in 1993.

**Main Street** – The City of Avondale Estates is currently pursuing designation as a Main Street Community.

# APPENDIX

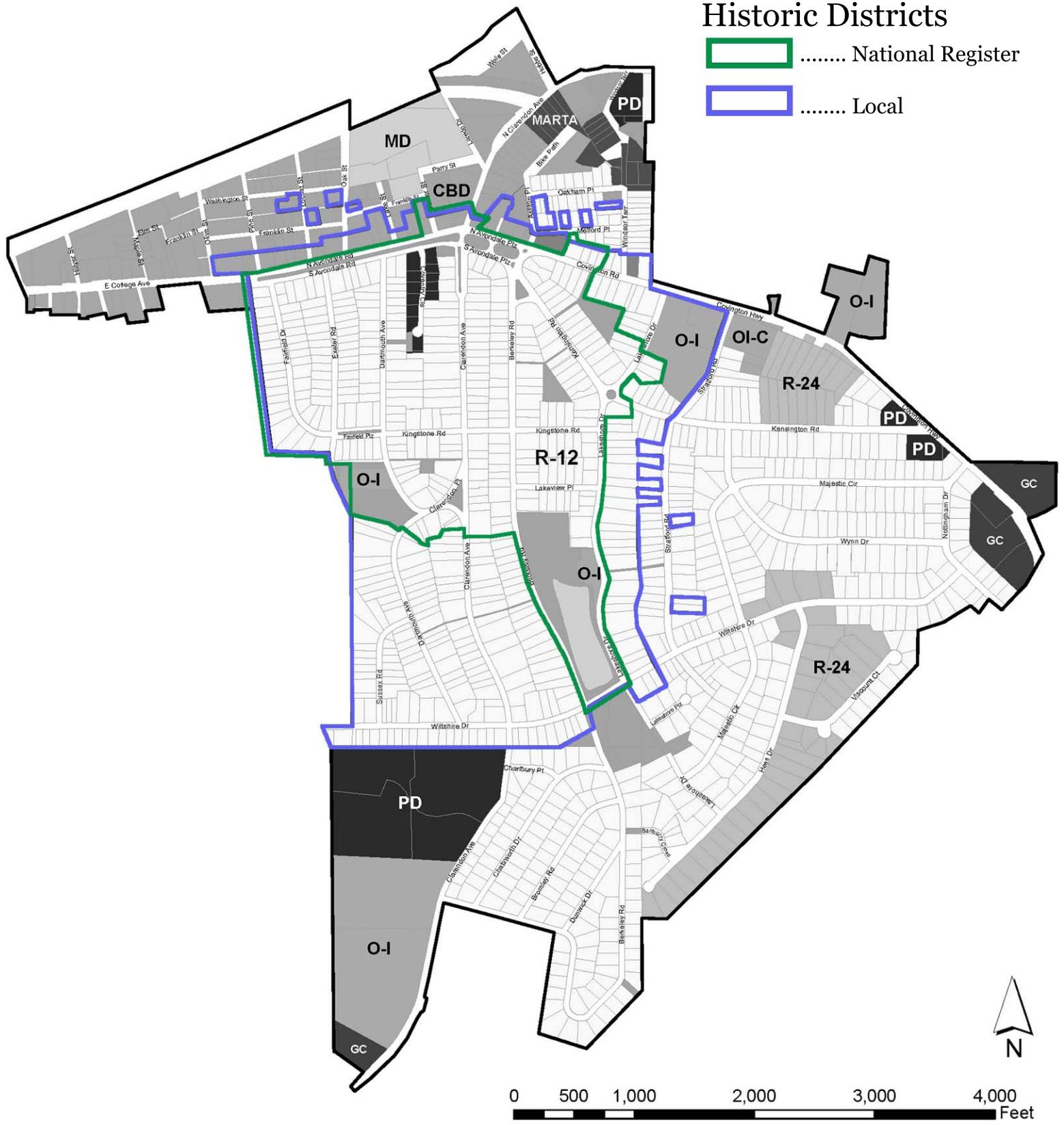
*National Register and Local Historic District Map*

*Index of Surveyed Properties by Address*

*Survey Maps*

# Avondale Estates Historic Districts

- ..... National Register
- ..... Local



## Index of Surveyed Properties by Address

Address	GNARGIS #
17 N. Avondale Plaza .....	243160
31 N. Avondale Plaza .....	243161
9 S. Avondale Plaza .....	243162
10 S. Avondale Plaza .....	243163
11 S. Avondale Plaza .....	243164
13 S. Avondale Plaza .....	243165
14 S. Avondale Plaza .....	243166
15 S. Avondale Plaza .....	243167
16 S. Avondale Plaza .....	243168
2 N. Avondale Road.....	243169
32 N. Avondale Road.....	243170
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64 N. Avondale Road.....	243172
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100 N. Avondale Road.....	243175
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28 Berkeley Road.....	243200
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33 Berkeley Road.....	243205
34 Berkeley Road.....	243206
35 Berkeley Road.....	243207
36 Berkeley Road.....	243208
37 Berkeley Road.....	243209
40 Berkeley Road.....	243210

## Address

## GNARGIS #

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42 Berkeley Road.....	243211
44 Berkeley Road.....	243212
46 Berkeley Road.....	243213
47 Berkeley Road.....	243214
48 Berkeley Road.....	243215
49 Berkeley Road.....	243216
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100 Berkeley Road.....	243235
101 Berkeley Road.....	243236
103 Berkeley Road.....	243237
109 Berkeley Road.....	243238
111 Berkeley Road.....	243239
115 Berkeley Road.....	243240
117 Berkeley Road.....	243241
121 Berkeley Road.....	243242
116 Center Street .....	243243
2 Clarendon Avenue .....	242721
3 Clarendon Avenue .....	242996
5 Clarendon Avenue .....	242997
6 Clarendon Avenue .....	242998
7 Clarendon Avenue .....	242999
10 Clarendon Avenue .....	243000
11 Clarendon Avenue .....	243001
12 Clarendon Avenue .....	243002
14 Clarendon Avenue .....	243003
15 Clarendon Avenue .....	243004
16 Clarendon Avenue .....	243005
17 Clarendon Avenue .....	243006
18 Clarendon Avenue .....	243007
19 Clarendon Avenue .....	243008
20 Clarendon Avenue .....	243009
21 Clarendon Avenue .....	243010
22 Clarendon Avenue .....	243011
23 Clarendon Avenue .....	243012
24 Clarendon Avenue .....	243013
25 Clarendon Avenue .....	243014

## Address

## GNARGIS #

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26 Clarendon Avenue .....	243015
27 Clarendon Avenue .....	243016
29 Clarendon Avenue .....	243017
31 Clarendon Avenue .....	243018
32 Clarendon Avenue .....	243019
33 Clarendon Avenue .....	243020
35 Clarendon Avenue .....	243022
36 Clarendon Avenue .....	243024
37 Clarendon Avenue .....	243025
38 Clarendon Avenue .....	243026
40 Clarendon Avenue .....	243027
41 Clarendon Avenue .....	243028
42 Clarendon Avenue .....	243029
43 Clarendon Avenue .....	243049
46 Clarendon Avenue .....	243050
47 Clarendon Avenue .....	243051
48 Clarendon Avenue .....	243052
56 Clarendon Avenue .....	243053
61 Clarendon Avenue .....	243054
64 Clarendon Avenue .....	243055
65 Clarendon Avenue .....	243056
71 Clarendon Avenue .....	243057
72 Clarendon Avenue .....	243058
74 Clarendon Avenue .....	243059
75 Clarendon Avenue .....	243060
76 Clarendon Avenue .....	243061
78 Clarendon Avenue .....	243062
79 Clarendon Avenue .....	243063
80 Clarendon Avenue .....	243064
82 Clarendon Avenue .....	243065
85 Clarendon Avenue .....	243066
86 Clarendon Avenue .....	243067
88 Clarendon Avenue .....	243068
90 Clarendon Avenue .....	243069
91 Clarendon Avenue .....	243070
93 Clarendon Avenue .....	243071
94 Clarendon Avenue .....	243072
95 Clarendon Avenue .....	243074
97 Clarendon Avenue .....	243075
98 Clarendon Avenue .....	243076
101 Clarendon Avenue .....	243077
102 Clarendon Avenue .....	243078
105 Clarendon Avenue .....	243079
108 Clarendon Avenue .....	243080
109 Clarendon Avenue .....	243081
110 Clarendon Avenue .....	243083
112 Clarendon Avenue .....	243085
1 N. Clarendon Avenue .....	243244
4 N. Clarendon Avenue .....	243245
10 N. Clarendon Avenue .....	243246
89 N. Clarendon Avenue .....	243247
97 N. Clarendon Avenue .....	243248

## Address

## GNARGIS #

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105 N. Clarendon Avenue .....	243249
117 N. Clarendon Avenue .....	243250
123 N. Clarendon Avenue .....	243251
129 N. Clarendon Avenue .....	243252
135 N. Clarendon Avenue .....	243253
141 N. Clarendon Avenue .....	243254
145 N. Clarendon Avenue .....	243255
2 Clarendon Place .....	243086
5 Clarendon Place .....	243087
6 Clarendon Place .....	243088
11 Clarendon Place .....	243089
15 Clarendon Place .....	243090
2 Covington Road .....	243256
4 Covington Road .....	243257
6 Covington Road .....	243258
9 Covington Road .....	243259
10 Covington Road .....	243260
11 Covington Road .....	243261
14 Covington Road .....	243262
15 Covington Road .....	243263
16 Covington Road .....	243264
17 Covington Road .....	243265
18 Covington Road .....	243266
19 Covington Road .....	243267
20 Covington Road .....	243268
21 Covington Road .....	243269
22 Covington Road .....	243270
23 Covington Road .....	243271
24 Covington Road .....	243272
27 Covington Road .....	243273
28 Covington Road .....	243275
33 Covington Road .....	243276
47 Covington Road .....	243277
47 Covington Road .....	243278
1 Dartmouth Avenue.....	242877
3 Dartmouth Avenue.....	242880
4 Dartmouth Avenue.....	242881
5 Dartmouth Avenue.....	242882
6 Dartmouth Avenue.....	242900
8 Dartmouth Avenue.....	242901
9 Dartmouth Avenue.....	242902
10 Dartmouth Avenue.....	243091
11 Dartmouth Avenue.....	243092
12 Dartmouth Avenue.....	243093
13 Dartmouth Avenue.....	243096
14 Dartmouth Avenue.....	243097
15 Dartmouth Avenue.....	243098
16 Dartmouth Avenue.....	243099
20 Dartmouth Avenue.....	243102
21 Dartmouth Avenue.....	243103
22 Dartmouth Avenue.....	243104
23 Dartmouth Avenue.....	243105

## Address

## GNARGIS #

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26 Dartmouth Avenue.....	243106
27 Dartmouth Avenue.....	243107
28 Dartmouth Avenue.....	243108
30 Dartmouth Avenue.....	243281
31 Dartmouth Avenue.....	243113
32 Dartmouth Avenue.....	243114
36 Dartmouth Avenue.....	243115
38 Dartmouth Avenue.....	243116
40 Dartmouth Avenue.....	243117
42 Dartmouth Avenue.....	243118
44 Dartmouth Avenue.....	243119
46 Dartmouth Avenue.....	243120
48 Dartmouth Avenue.....	243121
52 Dartmouth Avenue.....	243122
56 Dartmouth Avenue.....	243123
60 Dartmouth Avenue.....	243124
64 Dartmouth Avenue.....	243125
65 Dartmouth Avenue.....	243126
67 Dartmouth Avenue.....	243127
70 Dartmouth Avenue.....	243128
72 Dartmouth Avenue.....	243129
76 Dartmouth Avenue.....	243130
77 Dartmouth Avenue.....	243131
80 Dartmouth Avenue.....	243132
81 Dartmouth Avenue.....	243133
82 Dartmouth Avenue.....	243134
83 Dartmouth Avenue.....	243135
84 Dartmouth Avenue.....	243137
85 Dartmouth Avenue.....	243138
87 Dartmouth Avenue.....	243139
88 Dartmouth Avenue.....	243140
90 Dartmouth Avenue.....	243141
91 Dartmouth Avenue.....	243142
92 Dartmouth Avenue.....	243143
94 Dartmouth Avenue.....	243145
96 Dartmouth Avenue.....	243146
97 Dartmouth Avenue.....	243147
99 Dartmouth Avenue.....	243148
101 Dartmouth Avenue.....	243149
102 Dartmouth Avenue.....	243150
103 Dartmouth Avenue.....	243151
105 Dartmouth Avenue.....	243153
106 Dartmouth Avenue.....	243154
107 Dartmouth Avenue.....	243156
110 Dartmouth Avenue.....	243157
112 Dartmouth Avenue.....	243158
17 Dartmouth Avenue .....	243101
3 Exeter Road .....	241049
4 Exeter Road .....	240708
5 Exeter Road .....	241050
6 Exeter Road .....	242293
7 Exeter Road .....	242294

## Address

## GNARGIS #

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8 Exeter Road .....	242048
9 Exeter Road .....	242050
10 Exeter Road.....	242993
12 Exeter Road.....	242065
13 Exeter Road.....	242052
14 Exeter Road.....	242061
16 Exeter Road.....	242063
18 Exeter Road.....	242067
19 Exeter Road.....	242068
20 Exeter Road.....	242070
21 Exeter Road.....	242994
22 Exeter Road.....	242072
23 Exeter Road.....	242073
24 Exeter Road.....	242077
25 Exeter Road.....	242107
28 Exeter Road.....	242108
30 Exeter Road.....	242109
32 Exeter Road.....	242995
1 Fairfield Drive.....	242125
2 Fairfield Drive.....	242126
4 Fairfield Drive.....	242127
5 Fairfield Drive.....	242128
7 Fairfield Drive.....	242129
8 Fairfield Drive.....	242133
9 Fairfield Drive.....	242134
11 Fairfield Drive.....	242147
12 Fairfield Drive.....	242149
14 Fairfield Drive.....	242155
15 Fairfield Drive.....	242156
16 Fairfield Drive.....	242157
17 Fairfield Drive.....	242158
18 Fairfield Drive.....	242159
20 Fairfield Drive.....	242160
21 Fairfield Drive.....	242161
22 Fairfield Drive.....	242162
23 Fairfield Drive.....	242163
24 Fairfield Drive.....	242164
27 Fairfield Drive.....	242177
28 Fairfield Drive.....	242174
30 Fairfield Drive.....	242175
31 Fairfield Drive.....	242176
32 Fairfield Drive.....	242178
33 Fairfield Drive.....	242179
35 Fairfield Drive.....	242180
39 Fairfield Drive.....	242627
1 Fairfield Plaza.....	243282
3 Fairfield Plaza.....	243283
4 Fairfield Plaza.....	243284
5 Fairfield Plaza.....	243285
7 Fairfield Plaza.....	243286
8 Fairfield Plaza.....	243287
9 Fairfield Plaza.....	243288

## Address

## GNARGIS #

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11 Fairfield Plaza.....	243289
2795 Franklin Street.....	243290
2842 Franklin Street.....	243291
2849 Franklin Street.....	243292
2864 Franklin Street.....	243293
2868 Franklin Street.....	243294
2874 Franklin Street.....	243295
2886 Franklin Street.....	243296
2906 Franklin Street.....	243297
2950 Franklin Street.....	243298
3612 Franklin Street.....	243299
4 Kensington Road.....	243300
6 Kensington Road.....	243301
8 Kensington Road.....	243302
9 Kensington Road.....	243303
10 Kensington Road.....	243304
12 Kensington Road.....	243305
13 Kensington Road.....	243306
14 Kensington Road.....	243307
15 Kensington Road.....	243308
16 Kensington Road.....	243309
17 Kensington Road.....	243310
18 Kensington Road.....	243311
19 Kensington Road.....	243312
21 Kensington Road.....	243313
22 Kensington Road.....	243314
23 Kensington Road.....	243315
24 Kensington Road.....	243316
25 Kensington Road.....	243317
26 Kensington Road.....	243318
28 Kensington Road.....	243319
30 Kensington Road.....	243320
32 Kensington Road.....	243321
33 Kensington Road.....	243322
34 Kensington Road.....	243323
36 Kensington Road.....	243324
4 Kingstone Road.....	243325
5 Kingstone Road.....	243326
6 Kingstone Road.....	243327
7 Kingstone Road.....	243328
8 Kingstone Road.....	243329
9 Kingstone Road.....	243330
10 Kingstone Road.....	243331
11 Kingstone Road.....	243332
12 Kingstone Road.....	243333
13 Kingstone Road.....	243334
14 Kingstone Road.....	243335
15 Kingstone Road.....	243336
16 Kingstone Road.....	243337
17 Kingstone Road.....	243338
6 Lake Street.....	243339
1 Lakeshore Drive.....	243340

## Address

## GNARGIS #

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3 Lakeshore Drive.....	243341
7 Lakeshore Drive.....	243342
9 Lakeshore Drive.....	243343
11 Lakeshore Drive.....	243344
12 Lakeshore Drive.....	243345
13 Lakeshore Drive.....	243346
15 Lakeshore Drive.....	243348
16 Lakeshore Drive.....	243349
18 Lakeshore Drive.....	243350
19 Lakeshore Drive.....	243351
22 Lakeshore Drive.....	243352
23 Lakeshore Drive.....	243353
24 Lakeshore Drive.....	243354
25 Lakeshore Drive.....	243355
26 Lakeshore Drive.....	243356
27 Lakeshore Drive.....	243357
28 Lakeshore Drive.....	243358
30 Lakeshore Drive.....	243359
31 Lakeshore Drive.....	243360
33 Lakeshore Drive.....	243361
34 Lakeshore Drive.....	243362
36 Lakeshore Drive.....	243363
40 Lakeshore Drive.....	243364
44 Lakeshore Drive.....	243365
45 Lakeshore Drive.....	243366
49 Lakeshore Drive.....	243367
50 Lakeshore Drive.....	243368
51 Lakeshore Drive.....	243369
55 Lakeshore Drive.....	243370
56 Lakeshore Drive.....	243371
57 Lakeshore Drive.....	243372
62 Lakeshore Drive.....	243373
64 Lakeshore Drive.....	243374
76 Lakeshore Drive.....	243375
80 Lakeshore Drive.....	243376
86 Lakeshore Drive.....	243377
88 Lakeshore Drive.....	243378
1 Lakeview Place.....	243379
2 Lakeview Place.....	243380
3 Lakeview Place.....	243381
4 Lakeview Place.....	243382
5 Lakeview Place.....	243383
6 Lakeview Place.....	243384
7 Lakeview Place.....	243385
8 Lakeview Place.....	243386
9 Lakeview Place.....	243387
10 Lakeview Place.....	243388
4 Locust Street.....	243389
136 Locust Street.....	243390
140 Locust Street.....	243391
144 Locust Street.....	243392
151 Locust Street.....	243393

## Address

## GNARGIS #

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167 Locust Street .....	243394
135 Maple Street.....	243395
2 Melford Place.....	243396
8 Melford Place.....	243397
10 Melford Place.....	243398
16 Melford Place.....	243399
129 Oak Street .....	243400
164 Oak Street .....	243401
115 Pine Street.....	243402
811 Stratford Road.....	243467
827 Stratford Road.....	243468
835 Stratford Road.....	243469
848 Stratford Road.....	243470
902 Stratford Road.....	243471
908 Stratford Road.....	243472
1 Sussex Road.....	243403
3 Sussex Road.....	243405
4 Sussex Road.....	243406
6 Sussex Road.....	243407
7 Sussex Road.....	243408
8 Sussex Road.....	243409
9 Sussex Road.....	243410
10 Sussex Road.....	243411
11 Sussex Road.....	243413
12 Sussex Road.....	243414
13 Sussex Road.....	243415
14 Sussex Road.....	243416
15 Sussex Road.....	243417
16 Sussex Road.....	243418
17 Sussex Road.....	243419
19 Sussex Road.....	243420
20 Sussex Road.....	243421
2834 Washington Street.....	243422
2903 Washington Street.....	243423
2904 Washington Street.....	243424
2909 Washington Street.....	243425
2910 Washington Street.....	243426
3 Wiltshire Drive .....	243427
9 Wiltshire Drive .....	243428
11 Wiltshire Drive .....	243429
15 Wiltshire Drive .....	243430
16 Wiltshire Drive .....	243431
18 Wiltshire Drive .....	243432
19 Wiltshire Drive .....	243433
20 Wiltshire Drive .....	243434
21 Wiltshire Drive .....	243435
22 Wiltshire Drive .....	243436
23 Wiltshire Drive .....	243437
24 Wiltshire Drive .....	243438
25 Wiltshire Drive .....	243439
26 Wiltshire Drive .....	243440
27 Wiltshire Drive .....	243441

Address

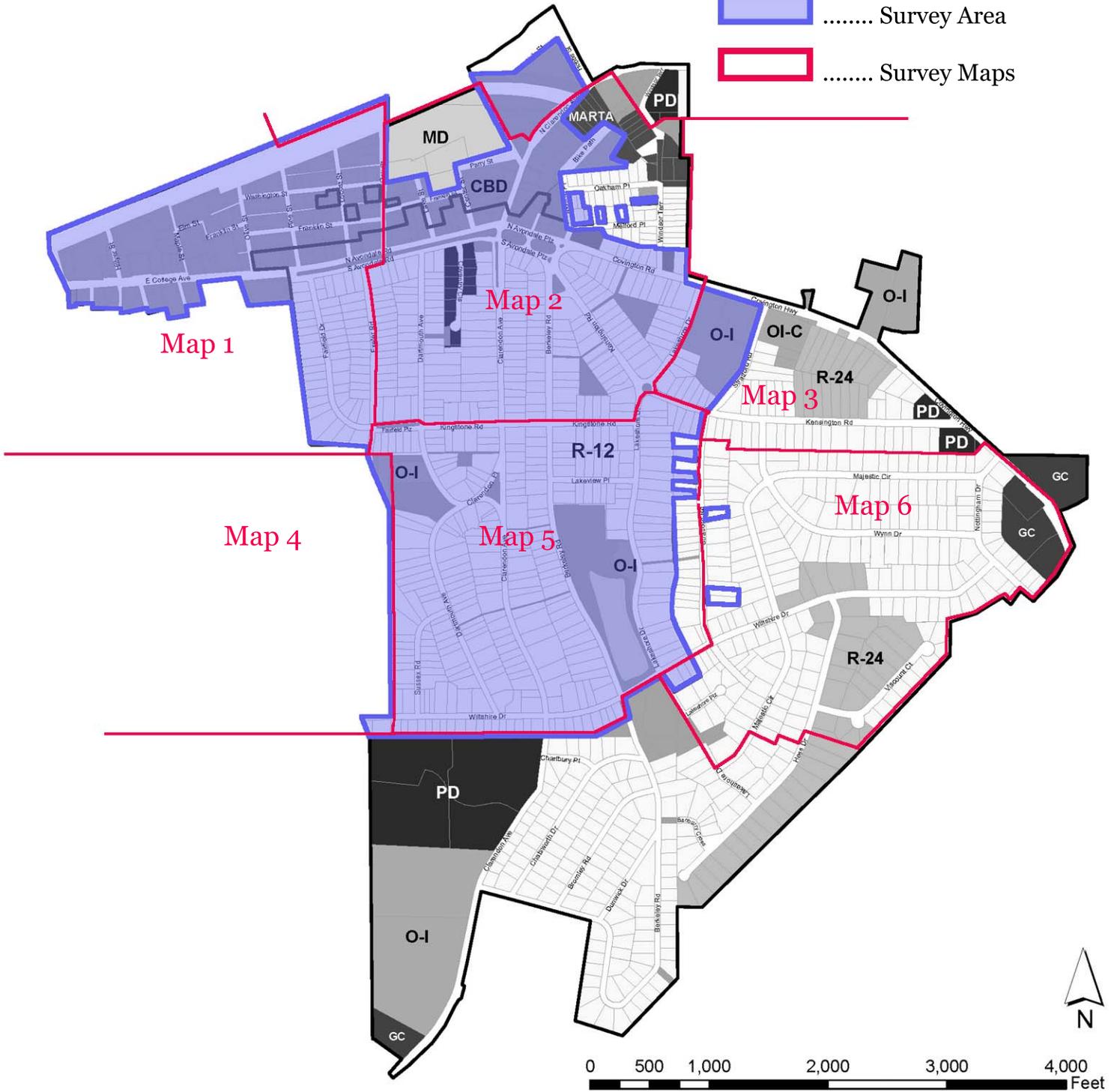
GNARGIS #

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29 Wiltshire Drive .....	243442
30 Wiltshire Drive .....	243443
32 Wiltshire Drive .....	243444
33 Wiltshire Drive .....	243445
35 Wiltshire Drive .....	243446
36 Wiltshire Drive .....	243447
37 Wiltshire Drive .....	243448
41 Wiltshire Drive .....	243449
43 Wiltshire Drive .....	243450
47 Wiltshire Drive .....	243451
49 Wiltshire Drive .....	243452
51 Wiltshire Drive .....	243453
53 Wiltshire Drive .....	243454
55 Wiltshire Drive .....	243455
57 Wiltshire Drive .....	243456
58 Wiltshire Drive .....	243457
60 Wiltshire Drive .....	243459
61 Wiltshire Drive .....	243460
62 Wiltshire Drive .....	243461
69 Wiltshire Drive .....	243462
73 Wiltshire Drive .....	243463
75 Wiltshire Drive .....	243464
77 Wiltshire Drive .....	243465
697 Winsor Terrace .....	243466

# Avondale Estates Historic Resource Survey Phase I

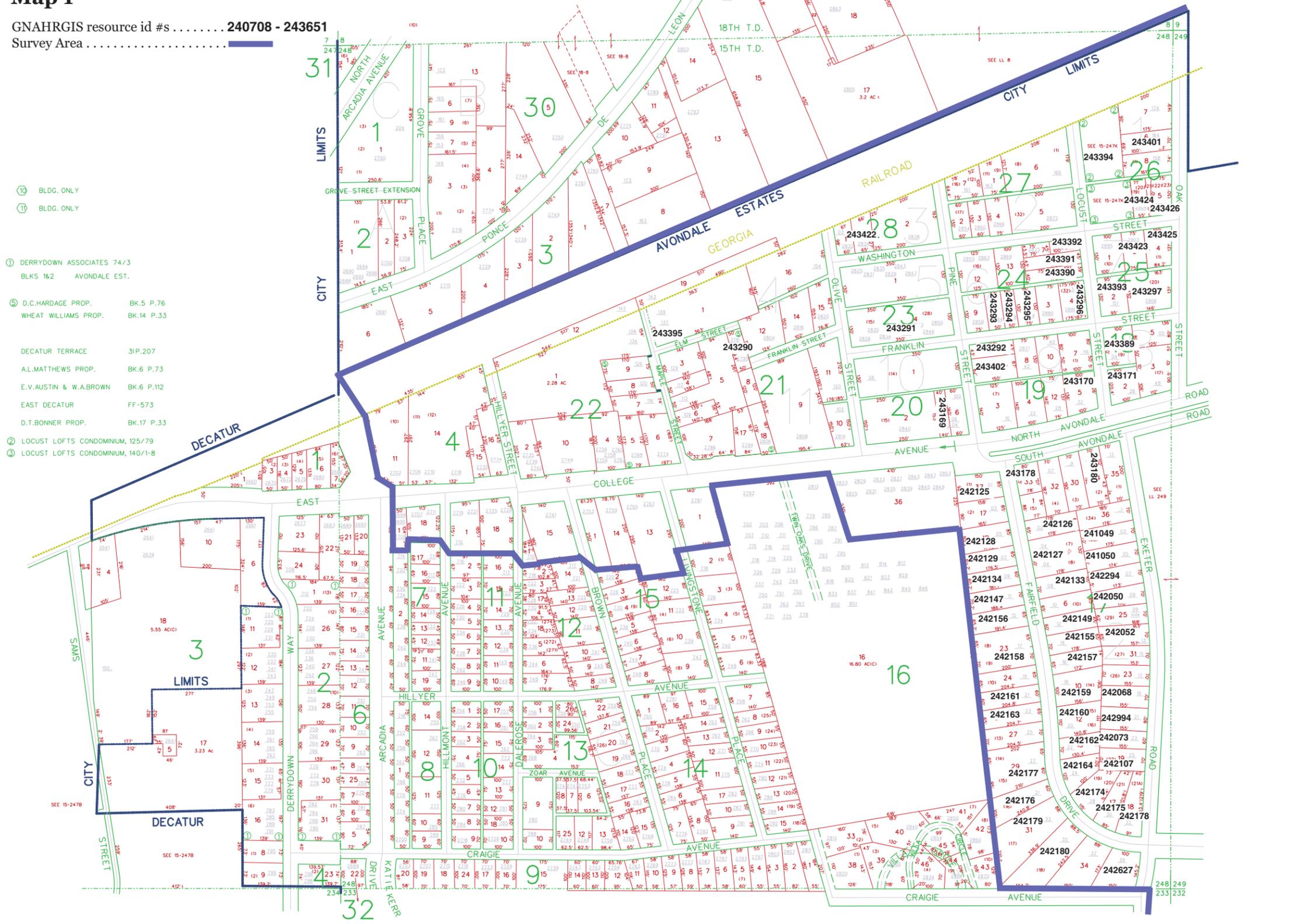
-  ..... City Limit
-  ..... Survey Area
-  ..... Survey Maps



# Avondale Estates Historic Resource Survey Phase 1 Map 1

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

- ⑩ BLDG. ONLY
- ⑪ BLDG. ONLY
- ① DERRYDOWN ASSOCIATES 74/3  
BLKS 1&2 AVONDALE EST.
- ② D.C.HARDAGE PROP. BK.5 P.76  
WHEAT WILLIAMS PROP. BK.14 P.33
- DECATUR TERRACE 31P.207
- A.L.MATTHEWS PROP. BK.6 P.73
- E.V.AUSTIN & W.A.BROWN BK.6 P.112
- EAST DECATUR FF-573
- D.T.BONNER PROP. BK.17 P.33
- ② LOCUST LOFTS CONDOMINIUM, 125/79
- ③ LOCUST LOFTS CONDOMINIUM, 140/1-8

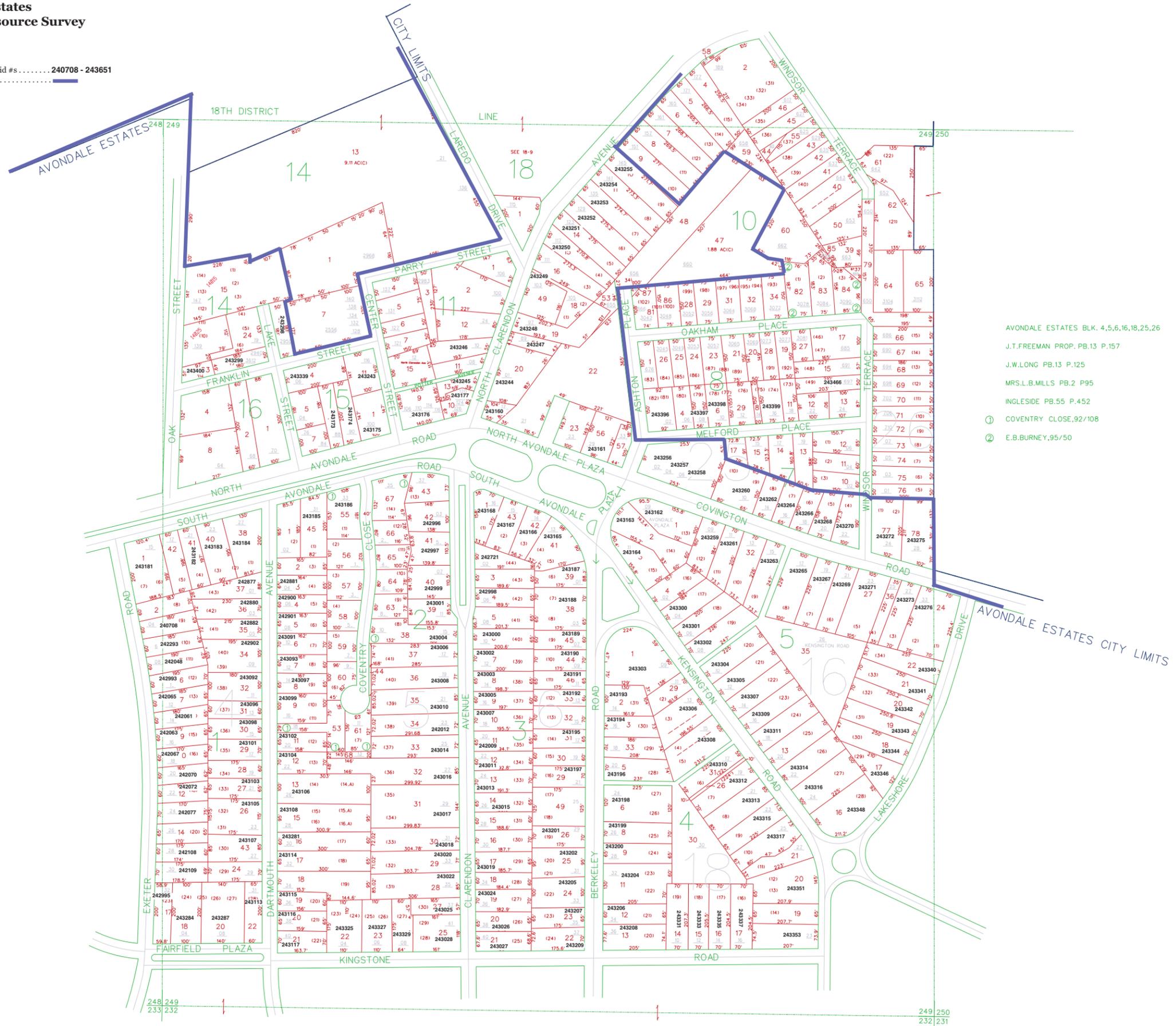


This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

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

**Avondale Estates  
Historic Resource Survey  
Phase 1  
Map 2**

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



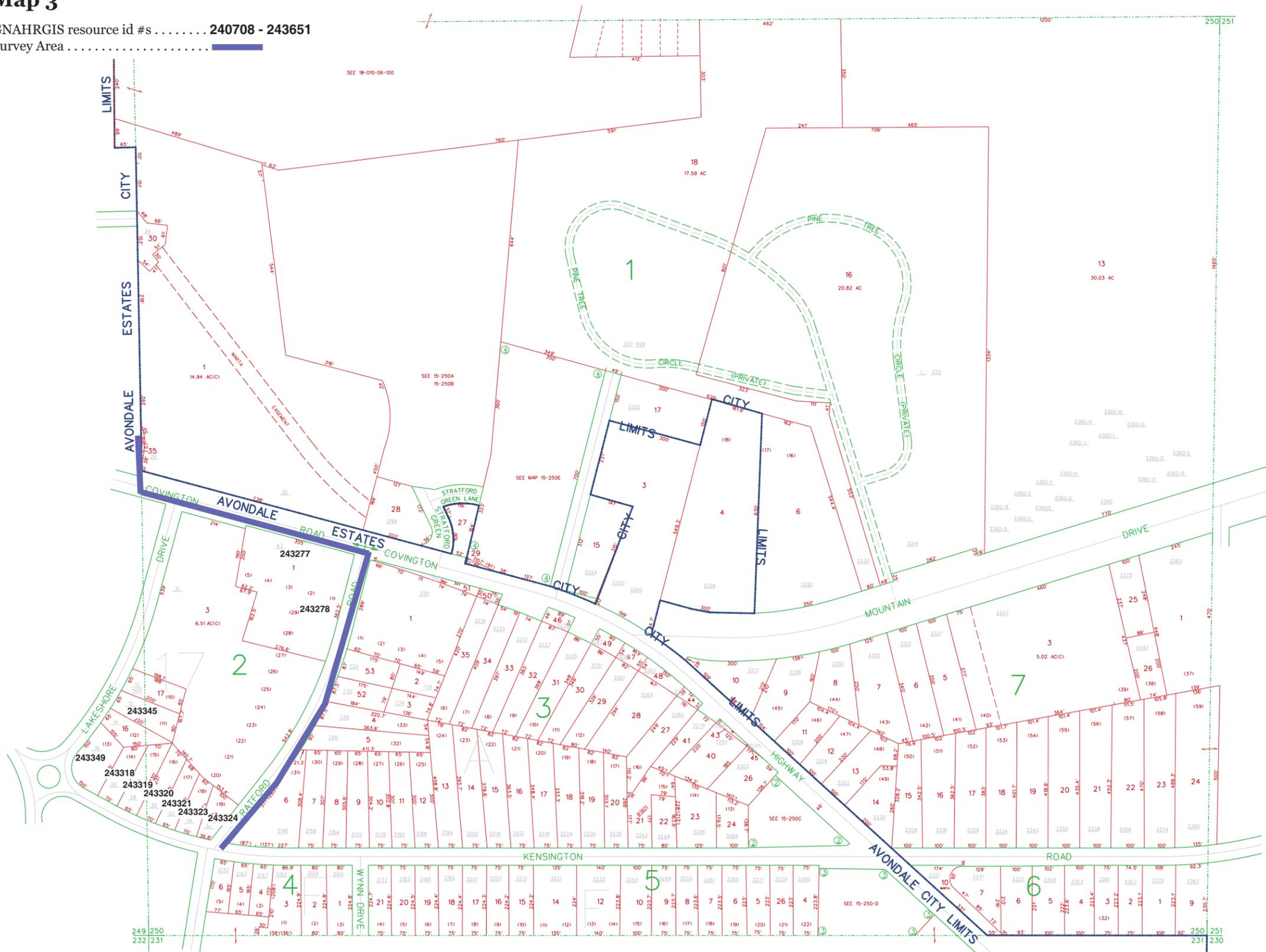
- AVONDALE ESTATES BLK. 4,5,6,16,18,25,26
- J.T.FREEMAN PROP. PB.13 P.157
- J.W.LONG PB.13 P.125
- MRS.L.B.MILLS PB.2 P.95
- INGLESIDE PB.55 P.452
- ① COVENTRY CLOSE,92/108
- ② E.B.BURNEY,95/50

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

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

# Avondale Estates Historic Resource Survey Phase 1 Map 3

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



- ① CHAMBORD 94/104 MAJESTIC ACRES BK. 13 P. 70
- ② KENSINGTON WALK TOWNHOMES, 127/36 MAJESTIC ACRES BK. 14 P. 74
- ③ KENSINGTON TRACE TOWNHOMES, 145/39-40 MAJESTIC CORP. BK. 11 P. 92  
FKA CHAMBORD 94/104
- ④ BERKELEY VILLAGE CONDOS PB 165 PG 65

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

LAND DIST.	LAND LOT
15	250
DATE: 07/02/2012	SCALE: 1"=200'

# Avondale Estates Historic Resource Survey Phase 1 Map 4

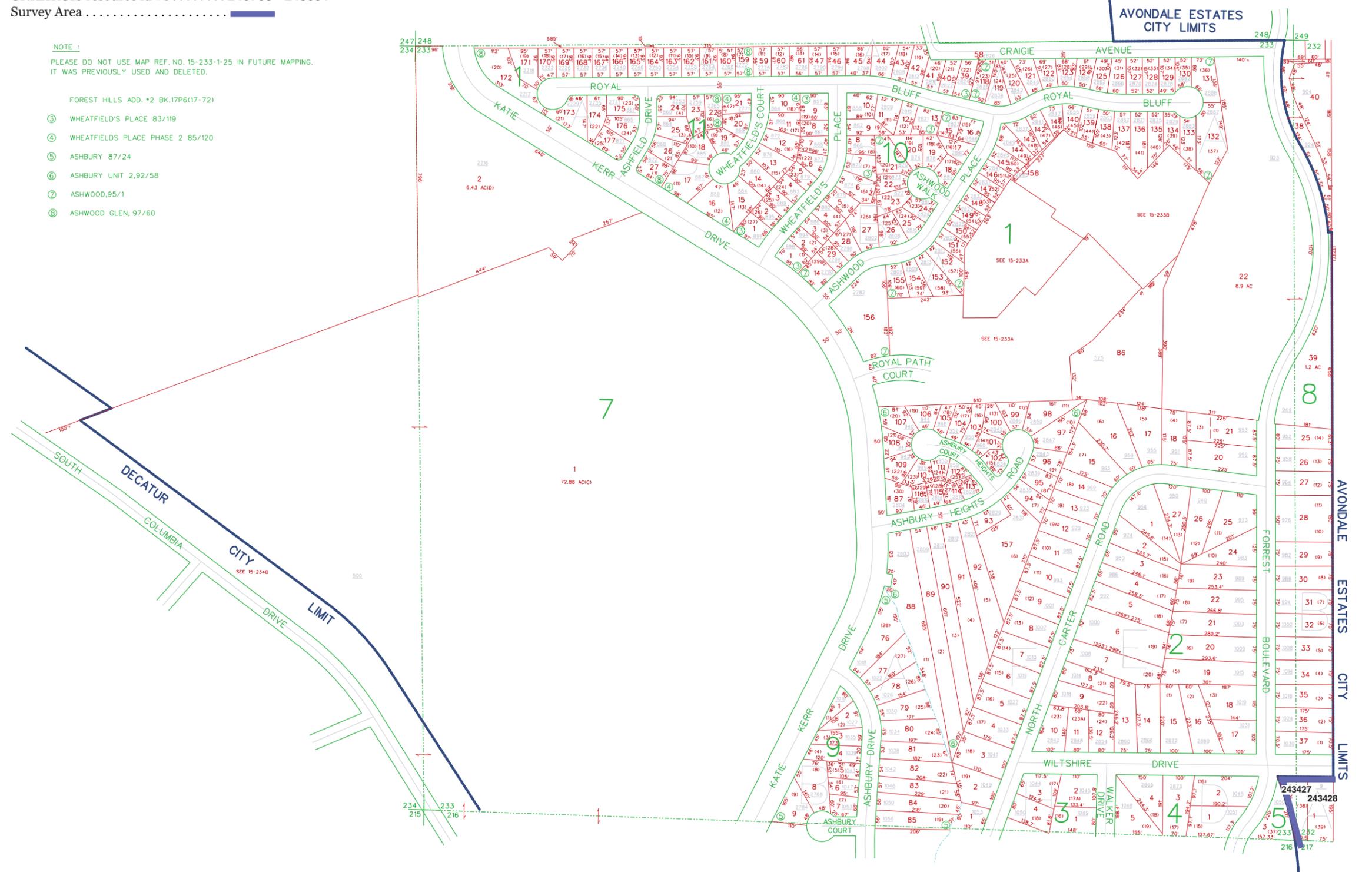
GNAHRGIS resource id #s ..... 240708 - 243651  
Survey Area .....

**NOTE :**

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

FOREST HILLS ADD. \*2 BK.17P6(17-72)

- ③ WHEATFIELD'S PLACE 83/119
- ④ WHEATFIELDS PLACE PHASE 2 85/120
- ⑤ ASHBURY 87/24
- ⑥ ASHBURY UNIT 2,92/58
- ⑦ ASHWOOD,95/1
- ⑧ ASHWOOD GLEN, 97/60

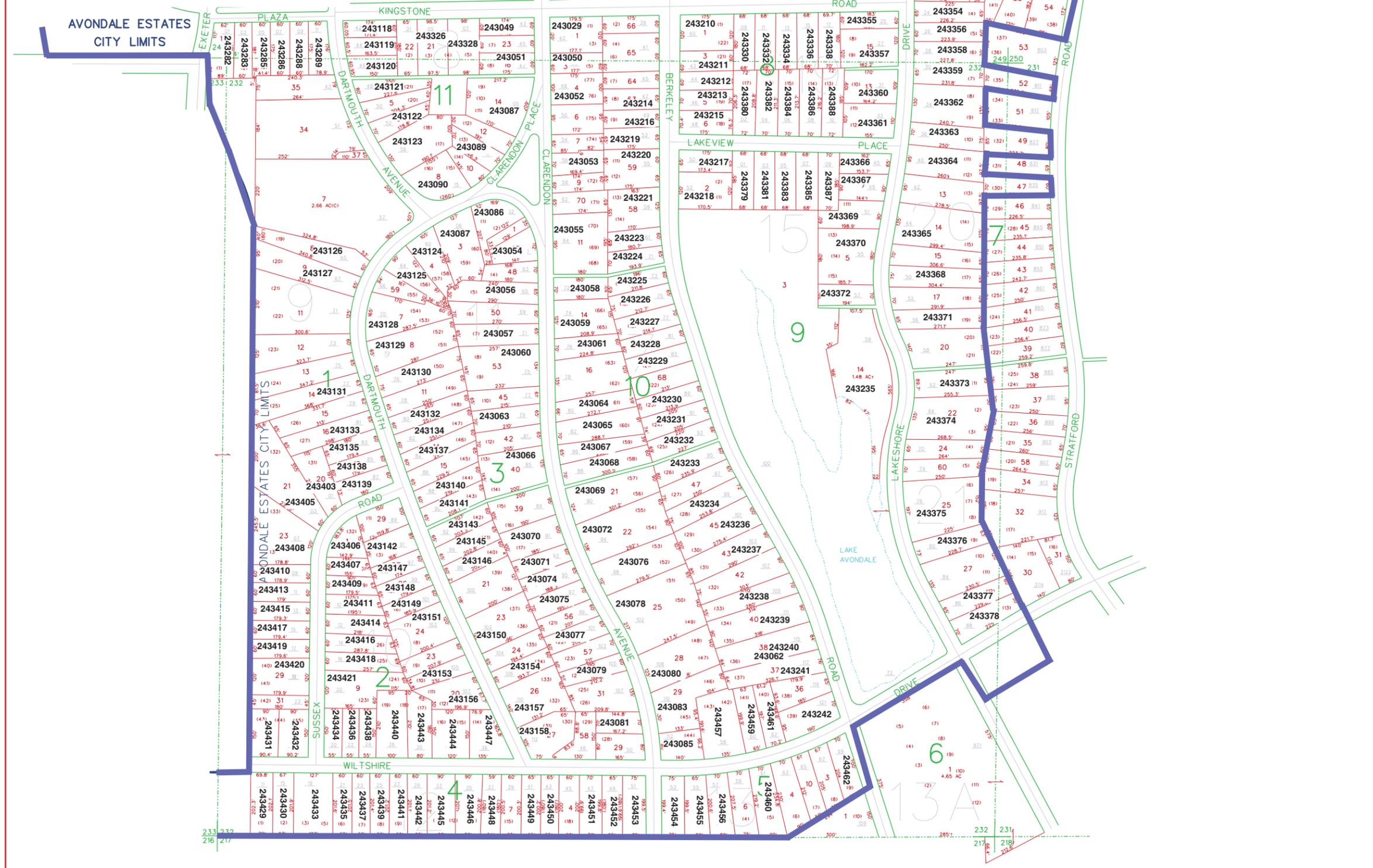


This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

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

# Avondale Estates Historic Resource Survey Phase 1 Map 5

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

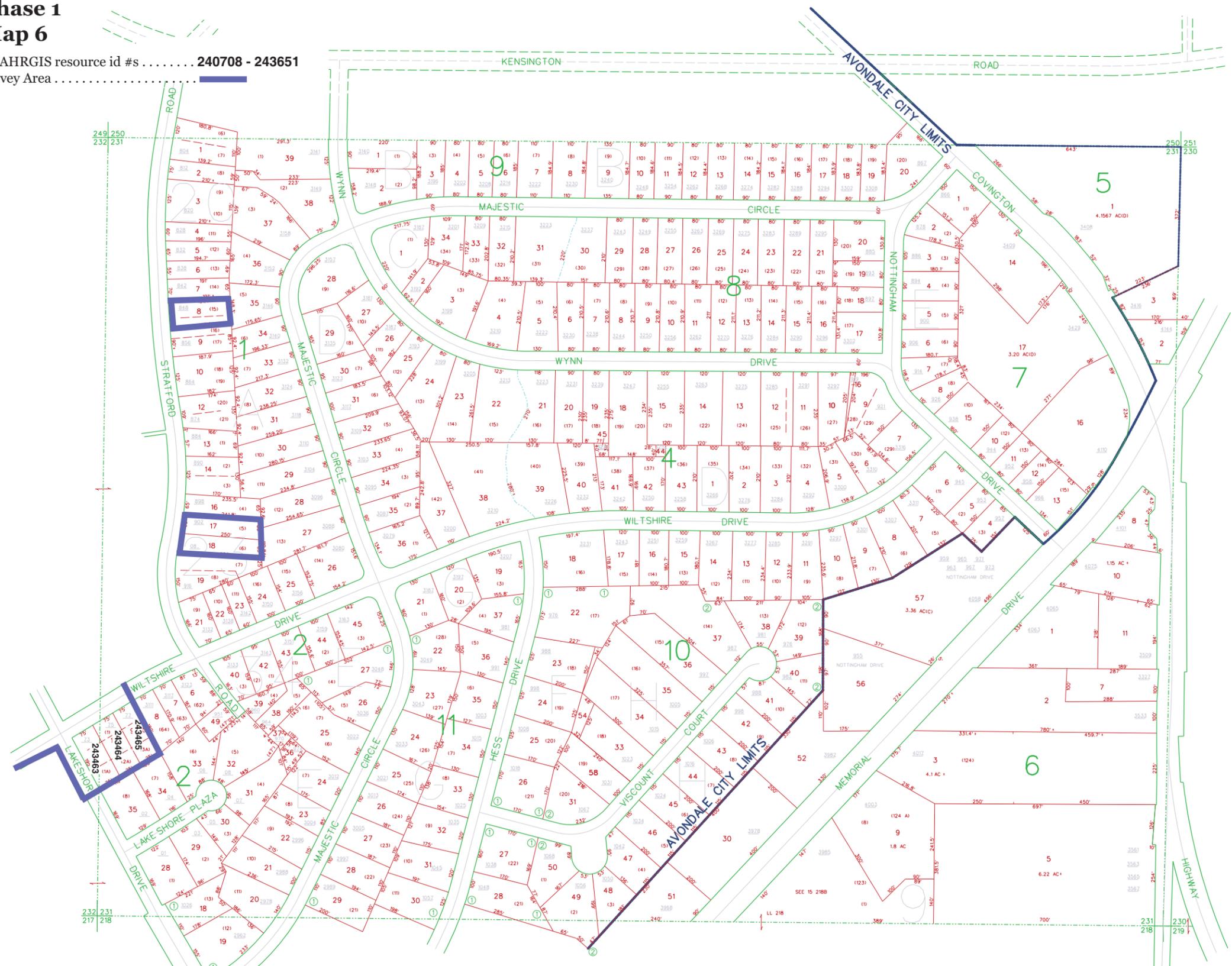


This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

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

# Avondale Estates Historic Resource Survey Phase 1 Map 6

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



MAJESTIC ACRES SECT. \*2 BLKS. 7,8,9  
MAJESTIC ACRES BLK. 14 P. 56  
BLK. 20 P. 54  
AVONDALE ESTATES BLKS. 20A,22,23,24  
① MAJESTIC ACRES SECT. \*5A  
② MAJESTIC ACRES SECT. \*6

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

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