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Capitol View Manor

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Capitol View Manor

National Register Historic District Nomination

Erica Duvic ✦ Meg Hammock ✦ Justin Hutchcraft ✦ Thomas Lee
Merribel McKeever ✦ Holly Schwarzmann
Capitol View Manor
Atlanta, GA 30310

Amanda Schraner
480 Mellview Avenue SW
Atlanta, GA 30310
April 14, 2011

Richard Laub, Director
Heritage Preservation Program
Georgia State University
Department of History
P.O. Box 4117
Atlanta, GA 30302-4117

Attention: Erica Duvic

Dear Richard:

On behalf of the Capitol View Manor Neighborhood Group (CVMNG), I am writing this letter in support of the National Register of Historic Places nomination of Capitol View Manor that is being prepared by students of Georgia State University's (GSU) Heritage Preservation Program for the Spring 2011 semester. Residents in attendance at the CVMNG monthly meeting on August 28, 2010 voted unanimously to participate with GSU in this project. We believe that the National Register nomination will be very beneficial to our community and we look forward to working with you as the project continues. Thank you very much for your interest in Capitol View Manor and for the great work that you and your students have done so far.

Sincerely,

Amanda Schraner
Vice President
Capitol View Manor Neighborhood Group

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

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

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

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

The HDIF consists of six sections of information required for a National Register nomination:
Section 1. General Information
Section 2. Description
Section 3. History
Section 4. Significance
Section 5. Support Documentation and Checklist
Section 6. Additional Guidelines

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

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

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

DO NOT send nomination materials in binders, plastic page covers, or spiral bound.
DO NOT mount photographs. Use an envelope or rubber band to keep photographs together.
If you have any questions about this form or the information required for a National Register nomination, please feel free to contact HPD’s National Register Coordinator at 404-651-6782 or Survey and National Register Specialist at 404-651-5911.

RETURN HDIF AND SUPPORTING DOCUMENTS TO:
National Register Coordinator
Historic Preservation Division
254 Washington Street
Ground Level
Atlanta, GA 30334
Phone: (404) 651-6782
SECTION 1

GENERAL INFORMATION

1. Historic Name of District (see Section 3.B.1): Capitol View Manor

2. Location of District: Capitol View Manor is located in southern Atlanta west of Interstate 75, east of Metropolitan Parkway, south of the former Atlanta and West Point Railroad (the proposed Atlanta Beltline), and north of the Atlanta Metropolitan College campus. Its primary streets are Erin Avenue, Manford Road, Mellview Avenue, Shannon Drive, Lynnhaven Drive, Deckner Avenue, and Hillside Drive.

City or vicinity of: Atlanta
County: Fulton
Zip Code of the district: 30310
Approximate distance and direction from county seat: 4 miles south of the center of Atlanta

3. Acreage of district to be nominated (approximately): 100.6 acres

4. a. Total Number of Historic/Contributing Resources in district: 300
   b. Total Number of Noncontributing Resources in district (from Section 2.A. p. 6): 18

5. Are a majority of buildings in the district less than 50 years old? No

6. Property Ownership

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

NOTE: A letter of support for the district nomination from an agency or organization that represents property owners in the district must be included with the HDIF. Acceptable agencies/organizations are: city or county governments, neighborhood associations, historical societies, or preservation organizations. Letter of support from the Capitol View Manor Neighborhood Group is attached to this document.

Do the property owners within the district support nomination of the district to the National Register? Yes
Explain: The Capitol View Neighborhood Group voted unanimously to support this nomination on August 28th, 2010; please see attached letter of support.

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

*Neighborhood, homeowners', or civic association: Capitol View Manor Neighborhood Group
GENERAL INFORMATION (CONTINUED)

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

**Explain:** Capitol View Manor is being nominated alongside the Capitol View neighborhood in an informal effort to preserve both neighborhoods.

7. **Sponsor of Nomination (the district sponsor must represent property owners in the district).**

Name(s) of local sponsor: Amanda Schraner, Vice President

Organization or agency (if applicable): Capitol View Manor Neighborhood Group

Mailing Address: 480 Mellview Avenue SW

City: Atlanta State: GA Zip Code: 30310

Telephone—Monday-Friday daytime and/or work: 404-463-6687

E-mail: Amanda.Schraner@dnr.state.ga.us

8. **Form prepared by**

Name: Erica Duvic, Meg Hammock, Justin Hutchcraft, Thomas Lee, Merribel McKeever, and Holly Schwarzmann under the direction of Richard Laub

Title and Organization or Company, if any: Case Studies in Historic Preservation (HIST 8700), Masters of Heritage Preservation program, Georgia State University

Mailing Address: History Department, Georgia State University, P.O. Box 4117

City: Atlanta State: GA Zip Code: 30302

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

E-mail: rlaub@gsu.edu

Date: April 25th, 2011

What is your relationship to or interest in the district? This nomination is being conducted as part of a class project.
9. **Reasons for nominating the district (Explain all that apply)**

Recognition (explain): Capitol View Manor is being nominated because it is a significant example of architecture and community planning in the city of Atlanta and to assist property owners in revitalizing and preserving their neighborhood.

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

Tax Incentives (explain; have you inquired about the applicability of tax incentives or received application forms?): N/A

Protection (explain need): N/A

Part of a larger preservation plan (explain): Capitol View Manor is being nominated in conjunction with neighboring Capitol View in hopes of revitalizing and preserving both neighborhoods.

Minority Resource (explain): Capitol View Manor has been the home of minority populations since the 1970s and the area previously played an important role in the post-Civil War development of African Americans.

Other public interest in this nomination (explain): N/A
SECTION 2

DESCRIPTION

A. Number of Contributing and Noncontributing Resources:

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

Buildings (house, barn, store, office, school, etc.): 299

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

Sites (prehistoric or historic: battlefield, ruin, cemetery, archaeological sites, landscape features, etc.): 1

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

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

Buildings (house, barn, store, office, school, etc.): 16

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

Sites (prehistoric or historic: battlefield, ruin, cemetery, archaeological sites, landscape features, etc.): 2

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

B. Description

Architectural Classification:
English Vernacular Revival
English Cottage
Bungalow
Craftsman
American Small House
Ranch (and Ranch sub-types)
Split Level

Materials:
Brick
Wood Clapboard siding
Granite
Foundation:
Granite
Brick
Concrete Masonry Units

Walls:
Brick
Granite
Asbestos shingles
Synthetic siding: vinyl
Wood Clapboard

Roof:
Asphalt Shingles

Description of present and historic physical appearance:

1. **Summary description**
The Capitol View Manor Historic District is a small, intact residential neighborhood southwest of downtown Atlanta. The neighborhood developed as part of the building boom experienced by Atlanta in the 1920s and is surrounded by dissimilar historic neighborhoods. The district is laid out in a curvilinear pattern with major streets lying east to west and lined with intermittent sidewalks and trees. Houses are set back from the street at varying distances and retaining walls are used to adapt lot sizes for the varying elevations. House types represented in the district include English Cottage, American Small House, Bungalow, and early Ranch houses and most range in date from the 1920s to the 1950s. Architectural styles prevalent in the district are English Vernacular Revival, Colonial Revival, Craftsman, and a variety of Ranches. Multi-family housing is also present in the district in the form of duplexes with the appearance of single-family houses. The historic district is comprised exclusively of residential buildings with the exception of one community landmark building: the historic Tenth Ward Fire Station Number 20 constructed in 1926. The commercial corridor located along Metropolitan Parkway that predates the district historically served business and civic interests of the neighborhood and thus no commercial buildings are included within its boundaries.

2. **Natural terrain**, natural landmarks, geographic features in and around the district:
The topography of the neighborhood is composed of gently rolling hills, accentuated by the curvilinear streetscapes that descend from the higher elevations found in the center of the district. (Fig. M-19) These hills decline to the east into a flood plain for a branch of the South River that lies outside the district boundaries. Numerous trees line the residential area and create a partially forested enclave in a predominantly urban area. (Fig. P-84)

3. **Distinct parts, areas, or sections of the district** (ex. commercial, residential, industrial, African-American, agricultural, etc.):
The neighborhood is almost exclusively residential with the exception of the historic 10th Ward Fire Station Number 20 (1926) located on the western boundary of the district, adjacent to the commercial area of the adjacent Capitol View neighborhood. Additionally, the partially forested section known as Millican Park serves as a buffer between the residential area of Capitol View Manor and the institutional campus that lies south of the district boundaries.
4. **Pattern of land subdivision**, including street layout, lot layout, alignment of major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain and to the physical development of the district:

Capitol View Manor is a small, residential neighborhood located southwest of downtown Atlanta. It is south of the Pittsburgh National Register Historic District and located east of the Capitol View neighborhood separated by a former alleyway running along the eastern lot lines of parcels located east of Metropolitan Parkway. The neighborhood is laid out in a curvilinear pattern. (Fig. M-6) The main north-south thoroughfare is Metropolitan Parkway, formerly Stewart Avenue. The primary east-west thoroughfares include Erin and Mellview Avenues, Manford Road, and Shannon and Lynnhaven Drives. The oldest section of the neighborhood is located in the center of the proposed district with Manford Road and Shannon Drive as its borders. Most of the houses in this area are English Vernacular Revival Style with a handful of Craftsman style bungalows. Although all of the streets were platted together, the newer parts of the neighborhood, comprised of American Small Houses and Ranch Houses, were added both to the north and south of the first constructed streets.

The construction of Capitol View Manor dates later than the adjacent Capitol View neighborhood and was created to be a more prestigious and exclusive neighborhood, designed in a uniform style. The neighborhood forms an irregular shape with the eastern lot lines of the properties facing Metropolitan Parkway to the west, the former Atlanta and West Point Railroad to the north, Interstate 75/85 to the east, and Atlanta Technical College to the south. Capitol View Manor includes both single-family residences and duplexes.

In general, the lot sizes measure 50 feet wide by 150 feet deep and contain approximately .2 acres. Most of the houses are set close to the street with small front yards with a 30 to 40 feet setback and larger back yards. Additionally, most of the houses have adjacent driveways that lead to historic outbuildings that are used as garages or for unspecified storage. (Fig. P-54 and Fig. M-15 to view the prevalence of historic outbuildings) Some of the houses are built above street level with retaining walls composed of either granite, brick, poured concrete, or concrete masonry units. (Fig. P-64) All of the streets are paved with asphalt. Concrete sidewalks are periodically found throughout the neighborhood with abrupt starts and stops resulting from the numerous builders and developers involved in the district. (Fig. P-73) Granite curbing can be found in most of the neighborhood, especially along Deckner, Ave, Lynnhaven Drive, Manford Road, and Mellview Avenue. Concrete curbing is also present in the neighborhood and can be found interspersed with granite curbing in certain areas. (Fig. P-75 and Fig. P-76)

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

**RESIDENTIAL BUILDINGS**

The majority of the contributing properties in Capitol View Manor are one to one and one-half story single-family brick or wood clapboard covered houses dating from 1926 to 1961. Exterior materials include brick, wood clapboard siding, concrete masonry units, asbestos shingles, and vinyl siding. Roofing materials are typically asphalt shingles and foundations are predominantly brick or granite. Houses in this area were built from 1926 through the end of the historic period, 1961, and represent
common house types and styles found in middle class neighborhoods in Georgia. Common house types in the district include English Cottage, American Small House, Bungalow, and early Ranch Houses. Architectural styles found in the district include English Vernacular Revival, Colonial Revival, Ranch, and Craftsman. The predominant style found in the district is English Vernacular Revival while American Small Houses are the most frequently seen house type.

An example of the English Vernacular Revival style is located at 499 Mellview Avenue and was constructed around 1940. (Fig. P-14) The house features multiple steeply pitched front gables with a prominent front chimney, creating an asymmetrical façade. The house’s recessed side porch and slightly protruding front gable also typify the English Cottage house type. This style was a popular choice in suburban neighborhoods of early 20th century Georgia and furthered the neighborhood’s notion of exclusivity by using design elements thought to be found in England manor houses. English Cottage houses in the English Vernacular Revival style are most frequently located along Manford Road, Shannon Drive, and Mellview Avenue and generally date from 1926 to 1940. These houses also demonstrate a propensity for enclosing their recessed side porches and replacing front doors with more modern styles. Another representation of this type and style is located at 505 Shannon Drive (Fig. P-10) and an additional example of the English Vernacular Revival style at 573 Shannon Drive (Fig. P-20).

A good example of the Craftsman style on a bungalow type is located at 549 Mellview Avenue (Fig. P-27), which features a front gabled porch and decorative brackets under overhanging eaves. This house was constructed in 1927 and has brick veneer columns and stairs that help associate its design with the neighboring brick English Vernacular Revival style houses. Craftsman bungalows are found alongside English Cottage types on Manford Road, Shannon Drive, and Mellview Avenue and have seen few alterations.

Examples of the American Small House type are located primarily along Erin Avenue, but can be found scattered throughout the neighborhood as it is the predominant house type. 512 Erin Avenue, constructed around 1940, exemplifies the house type through its compact rectilinear plan and moderately pitched, side gabled roof. (Fig. P-28) It also demonstrates the popularity of enclosing the side porches of American Small Houses on Erin Avenue as few examples of unenclosed porches remain.

Capitol View Manor contains many examples of the Ranch house and its sub-types, including compact, linear, and courtyard, located throughout the neighborhood but with high concentrations on Lynnhaven Drive. A good example of a ranch house is located at 552 Mellview Avenue, built in 1950. (Fig. P-2) This one story brick ranch has a rectangular form, low profile, integrated carport, and an unobscured front entry. It falls into the courtyard ranch subtype, with two slight wings flanking a recessed entryway to suggest the presence of a courtyard. Another good example of this subtype can be found at 452 Shannon Drive (1950), which also features a low, elongated form and two wings flanking a recessed entryway (Fig. P-29).

Good examples of the compact ranch sub-type can be found at 460 Lynnhaven Drive (Fig. P-30) and 468 Erin Avenue, both built around 1940 (Fig. P-32). Both houses are proportionally rectangular, but almost square in form with a length-to-width ratio of less than two to one. Both houses also possess a variety of window types and decorative elements commonly found on ranch houses, including picture windows. Examples of the linear ranch house sub-type can be found at 478 Lynnhaven Drive (Fig. P-31) and at 385 Lynnhaven Drive (Fig. P-33), both constructed around 1950. Both have a slightly projecting front, but still maintain a long, narrow form and length-to-width ratio of two to one. They also have slight projections and recessed elements. The only example of the half-courtyard ranch sub-
type can be found at 425 Lynnhaven Drive, built in 1956 (Fig. P-34). This house features a half-court yard formed by the intersection of two wings of the house at a 90-degree angle and has an attached garage.

The proposed district contains one split-level house located at 401 Lynnhaven Drive that was constructed in 1958. (Fig. P-18) This house is a multi-story modification to the Ranch house type and features a two-story unit intercepted at mid-height by a one-story wing to create three levels of interior space.

COMMERCIAL BUILDINGS
There are no commercial buildings in the proposed district because it developed as a residential neighborhood served by pre-existing retail amenities located along Stewart Avenue (present day Metropolitan Parkway).

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

COMMUNITY LANDMARK BUILDING(S)
The Tenth Ward Fire Station Number 20, located at 590 Manford Road Southwest (Fig. P-16) is the only community landmark building within the proposed Capitol View Manor Historic District. Fire Station 20 was constructed in 1926 and is still in service today, looking much as it did at the time of its completion. (Fig. P-15) It was built by Shaw Construction Company and incorporates a brick façade and front gabled roof that are reminiscent of neighboring English Vernacular Revival style houses on Manford Road. The second story, located toward the rear of the building, is still intact and was part of the building’s original design. No evidence has been found to suggest that this style was typical of Atlanta fire stations, further supporting the assumption that its design was intended to correspond with its surroundings.

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

The main entrance of Capitol View Manor is meant to be Manford Road, originally the continuation of Dill Avenue, which diverges at a triangle of green space complete with trees and a fountain, known as Dill Avenue Park. (Fig. P-47 and P-48) From there Manford continues to the northeast while Mellview splits off to the southeast. These two streets, along with Shannon Drive, originally named Capitol View Avenue, were the first streets to be developed in the neighborhood and the oldest homes are located in this area.

The landscaping throughout the neighborhood consists of small front grass lawns with the occasional tree, shrub, and flower bed. Mellview Avenue has small trees lining the sidewalks and streets. There are two parks located in the proposed district, including a small green space at the junction of Manford Road and Mellview Avenue called Dill Avenue Park. (Fig. P-47 and P-48) This park was part of the original plat for Capitol View Manor as designed by O.I. Freeman in 1926 and contributes to the historic integrity of the proposed district. Along the southern boundary also lies Emma Millican Park
(Fig. P-49 to P-52). Millican Park is comprised of approximately six acres owned by the City of Atlanta and features modern pathways and playground equipment.

Several different types of fencing can be found throughout the neighborhood ranging from wood privacy fences (Fig. P-60) to simple chain link fences. (Fig. P-59) Almost all fences are used for functional purposes of enclosing back yards.

9. **Physical features of historic transportation routes**—highways, streets, rail lines, street railways, etc.: The residential streets of Capitol View Manor are the only transportation routes located in the proposed district and still maintain the historic pattern laid out by O.I. Freeman in 1926. (Fig. M-6 and P-78 to P-93) Asphalt paving was limited to Manford Road, Mellview Avenue, and Shannon Drive by 1949 but all streets within the proposed district are currently paved. (Fig. M-11) One exception to Freeman’s designed plat was the removal of a portion of Hillside Drive and Deckner Avenue to construct Interstate 75/85, which has resulted in both streets terminating at a sound barrier wall. (Fig. P-67 and P-68).

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

12. **A description of representative noncontributing properties within the district.** 505 Manford Road (Fig. P-35) is a historic single family house that matches the scale of neighboring buildings but later design elements have altered its appearance to an extent that it has lost its historic integrity. 500 Manford Road and 444 Manford Road (Fig. P-36) are new constructions, but 444 Manford Road also fits the scale of the neighborhood and has a historic outbuilding on the property. Later additions have affected the historic integrity of 432 Shannon Drive (Fig. P-37), 445 Mellview Avenue (P-38), and 384 Lynnhaven Drive (Fig. P-42) and although they are historic, they do not contribute to the proposed district. Enclosed front porches or additions have affected the integrity of 510 Mellview Avenue (P-39), 495 Lynnhaven Drive (Fig. P-44), 487 Lynnhaven Drive (Fig. P-45), and 437 Lynnhaven Drive (Fig. P-46). 519 Shannon Drive (Fig. P-40) was constructed in 1972 and is beyond the period of significance for the neighborhood. 350 Hillside Drive (Fig. P-41) was constructed in 1992 and consists of two stories that do not fit in with the single-story American Small Houses seen on the rest of the street. 425 Manford Road is historic and constructed of concrete masonry units, however an extensive period of neglect has resulted in the loss of many historic materials and thus it no longer maintains its historic integrity.

The land for Emma Millican Park (Fig. P-49 to P-52) was purchased by the City of Atlanta in 1937 for $1,500 from the Deckner family and Fulton County provided another $1,500 for grading and improvements. Emma Millican, who lived in Capitol View until her death in 1937, was the mother of Georgia State Senator and Tenth Ward alderman G. Everett Millican. The park was created as a result of community efforts within the district and is thus an important part of its history. However, a grant was recently awarded for improvements to the park including new playground equipment and pathways. This has affected the site’s integrity as a historic landscape but it nonetheless remains an important element of the proposed district.
13a. Briefly describe and justify the proposed boundaries of the district being nominated:
The proposed Capitol View Manor Historic District is bounded by the former Atlanta and West Point Railroad to the north, Interstate 75/85 and the City of Atlanta’s McDaniel Street Combined Sewer Overflow Facility to the east, the Atlanta Technical College to south, and the eastern lot lines of the properties bordering Metropolitan Parkway to the west.

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

The boundaries are compiled from the plat map of Capitol View Manor when it was first platted in 1926. The boundaries are extended to include the park to the south as it serves the community of Capitol View Manor and played an important role in the neighborhood’s developmental history. The western boundary does not extend out to Metropolitan Parkway because many of those properties predate the period of significance and are generally associated with the Capitol View neighborhood to the west. The former Atlanta and West Point Railroad line north of the proposed district serves as a physical boundary separating residential Capitol View Manor from unrelated commercial properties north of the railroad. The construction of Interstate 75/85 cut off any further development of Capitol View Manor to the east and no related resources remain east of the highway. The McDaniel Street Combined Sewer Overflow Facility inhabits a substantial piece of property east of the proposed district, but its buildings were constructed in the mid 1980s and 2002 and thus do not contribute to the integrity of the district and are not included.

**SECTION 3**

**HISTORY**

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

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

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

**A. Summary of Historical Facts**

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

   The property was purchased on July 5, 1925 by a group of investors who were led by their corporate lawyer and banker, Joseph E. Boston for $121,000. The other investors were John E. Oliver, T.C. Mell and George M. Brown, Jr. John Oliver was the Assistant Secretary of the Georgia Savings Bank and Trust Company; Brown was the President, and Boston the bank’s
Secretary/Treasurer. The plan for the subdivision was designed by O.I. Freeman in 1926 and it was at this time the property became known as Capitol View Manor.

2. **Subsequent developers of the district**, if applicable:

   Turman-Brown, developers

   Grisham Investment Company, developers and builders

   Maddox and Tissinger, developers and builders

   Warren, Roy D., developer

3. **In general, the original use(s) of properties in the district** (give dates):

   All the properties in the district were used for residential development with the exception of 590 Manford Road, which was the Tenth Ward Firehouse 20.

4. **In general, the subsequent use(s) of properties in the district** (give dates):

   Capitol View Manor has remained a residential neighborhood since 1926 with the exception of 590 Manford Road, which was the Tenth Ward Firehouse 20

5. **In general, current use(s) of the properties**:

   Today, Capitol View Manor is a residential neighborhood with the exception of 590 Manford Road, which is Firehouse 20.

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

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

   Freeman, O.I., civil engineer for 1926 Plat of Capitol View Manor

   Turman-Brown, developers
Shaw Construction Company, builders
Grisham Investment Company, developers and builders
Maddox and Tissinger, developers and builders
Bush, W. G., builder
Warren, Roy D., developer and builder
Hillside Homes, Inc, builders

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

   September 26, 1926 – First lots for sale in Capitol View Manor
   December 4, 1926 - Construction of Tenth Ward Fire Station 20 completed
   source: The Atlanta Constitution, Dec, 5, 1926, Pg. 16
   June 11, 1944 - Hillside Homes, Inc. begin development on 35 lots on Erin Avenue

B. Name of the District

1. List all names by which the district is and has been known, and indicate the period of time
   known by each name (the preferred historic name should appear in Section 1, number 1)
   Capitol View Manor (1926 to Present)

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

The name Capitol View Manor was created by the original developers as a residential community to
neighbor the existing Capitol View neighborhood. The term “Manor” was added to suggest the
exclusivity of the area and differentiate it from Capitol View.

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

C. History of the District
   Henry County’s Land Lot 88, which later became the Capitol View Manor community, was
   comprised of 202 ½ acres of gently rolling land and was drawn on March 13, 1828 in the State of
Georgia’s Land Lottery by Jeremiah Benton of Jasper County, Georgia. When Fulton County was created in 1854 the property was owned by two Atlanta residents, Loyd [sic] O. James and James V. White. During the Civil War, Land Lot 88 was located outside the Confederate defensive works of Atlanta. An 1864 map indicates that primitive roads existed at that time that presaged the present-day east-west corridors of University Avenue at the north boundary of Land Lot 88 and Deckner Street on the south boundary of the Land Lot. During Reconstruction, the corresponding secretary of the Western Freedmen’s Aid Society of the Methodist Episcopal Church, Dr. Richard S. Rust of Cincinnati, Ohio, was sent to Georgia by his church to establish a college for former slaves in the Atlanta area. The Freedmen’s Aid Society purchased approximately 450 acres of land south of the city that included Land Lot 88. The college’s buildings were constructed on Land Lot 73, just to the east of Land Lot 88. A vital part of the program of what became known as Clark College involved agricultural education to improve the skill set of former slaves. The students grew crops and raised animals on Land Lot 88 and the food produced was used to feed the students in the college’s cafeteria.

In 1899, Clark College’s parent organization, formerly the Freedmen’s Aid Society, now known as the Board of Education for Negroes of the Method Episcopal Church sold property in the northern portion of Land Lots 73 and 88 for seven thousand dollars to enable the Atlanta and West Point Railroad to construct a spur line with an elevated bed. The plat for the rail line indicates that there may have been plans for a right of way for the street railway to cross over or under the center of the railroad bed in the middle of Land Lot 88. This would have enabled the Pittsburg branch of the street railway to extend to Fort McPherson, Georgia, an Army garrison three miles to the southeast. Clark University also sold a strip of land on the east side of Stewart Avenue that ran northward from the Stewart Avenue School (not extant), to the base of the embankment of the Atlanta and West Point railroad bed. A strip of lots was platted on this land, which were 200 feet deep and 51-55 feet wide, and were sold in 1906 or shortly thereafter. Developers in the Capitol View neighborhood built homes on these lots that faced Stewart (now Metropolitan) Avenue.

By the 1920s, Clark College had become a university and had decided to amalgamate with Atlanta University, another black school on that institution’s campus a few miles to the north east. To provide an endowment for the new amalgamated effort, the Freedmen’s Aid Society sold their agricultural property in Land Lot 88 for $121,000 to a group of investors led by corporate lawyer and

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1 Deed to Jeremiah Benton, March 13, 1828. Henry County District 14 Grantbook, Drawer 285, Box 70
2 James P. Brawley, The Clark College Legacy: An Interpretive History of Relevant Education, 1869-1975 (Atlanta, Georgia: Clark College, 1977)
3 Plat for the right of way, 15 Oct 1899
4 Plat Capitol View, 9 December 1906
banker, Joseph E. Boston. Boston was the Secretary and Treasurer of the Georgia savings Bank and Trust Company and the other investors included George M. Brown Jr., the president of the same bank, and John E. Oliver, the Bank’s Assistant Secretary Treasurer. The investors were acting as private individuals for the sale since the deed transactions do not indicate any corporate Bank involvement. The investors took over the mortgage for the Freedman’s Aid Society and agreed to pay 24 promissory notes of $5000 each, except for the last being $6000 at six percent interest within five years.

In June 1926, the investors hired Olin I. (O.I.) Freeman to design a subdivision named Capitol View Manor, which differentiated it from the Capitol View neighborhood to the west. O.I. Freeman was a 34 year old Georgia civil engineer who learned his trade by serving as an apprentice. Upon graduating from Atlanta’s Boy’s High School in approximately 1911, Freeman went to work for Orrin Frederick (O.F.) Kauffman, a well know Atlanta civil engineer and landscape designer. O.F. Kaufmann’s work was greatly influenced by Olmsted’s principles of landscape design, having worked with Olmsted in the design and development of Druid Hills, an early Atlanta subdivision. Kaufmann created the General Plan for the Druid Hills subdivision and platted a large portion the lots. In later projects his designs clearly indicate the influence of Frederick Law Olmsted’s principles on his work, such as those in the Atlanta subdivision of Brookwood Hills, which included a curvilinear road system, the use of terrain to site the placement of lots, and the use of space between houses to create a park like effect. After nine years working under the mentorship of Kaufmann, O.I. Freeman had the confidence to go out on his own and established his design practice in an office at 101 Marietta Street in Atlanta. He was reported to have had “a thorough understanding of the technical and practical phases of his profession,” by laying out some of the large real estate operations in Atlanta and places in the southern Georgia (Fig. H-7). Freeman designed the Glenwood subdivision in Thomasville, Georgia for the Jemison Realty Company in 1925, which is on the National Register of Historic Places and has many similar features based on Olmsted’s design aesthetic. Freeman’s Glenwood subdivision featured curving drives, irregular lots of various sizes on a gently rolling landscape, and blocks for plantings (Fig. H-8).

Capitol View Manor’s design exhibits many of the Olmsted-inspired landscaping features found in the Glenwood subdivision. The streets are curvilinear and the lot siting takes advantage of the terrain features. Capitol View Manor also has a very small decorative park area in its design, at the Dill (now Manford) Street entrance to the subdivision, known as Dill Avenue Park, which serves a roundabout function at the main entrance to the subdivision. Additionally, the intentional lack of

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8 Howell, 626.
fences on the front lawns in Freeman’s design provides a park-like effect (Fig. H-10). Even before Capitol View Manor was developed, the city of Atlanta planned to build a new fire station in Land Lot 88 to service the expanding residential and commercial structures in the Sylvan Hills and Capitol View areas. The City of Atlanta’s Fire House 20 was built in Capitol View Manor’s Lot 1, which is the first lot on the south side of the present day Manford Road, before any other houses were built in the subdivision. The $16,500 building had an engine room and new pump outside the building and a number of dignitaries, including the mayor elect, Mr. L.N. Ragsdale and local alderman Charles M. Ford, attended its opening on December 4th, 1926.\(^9\) (Figure H-11).

The Turman-Brown real estate company had begun advertising lots for sale in Capitol View Manor by June 1926. One of the principles of this firm, S.B. Turman, had been involved for many years in the development of Fulton County, which included serving as one of Fulton County’s Commissioners for Roads and Revenues. George M. Brown Jr., the other partner in the firm, was a self promoter of the Atlanta real estate market and assisted in organizing the 1924 “Own Your Own Home Exposition” held in the county auditorium. Brown ascribed the success of city’s ‘Own Your Own Home” campaign to the general shortage of adequate housing to meet the large increase in people that had recently come to Atlanta.\(^10\) Turman and Brown had offices in the Georgia Savings Bank building and as a marketing edge advertised that they stationed one of their real estate agents, Mr. Ford, in the subdivision on Sundays to give potential lot buyers a tour of the property (Fig. H-12).\(^11\) Increased business activities in Atlanta in the 1920s created a building boom of commercial structures that had never before been seen in the town. In 1923, the office buildings completed included the 101 Marietta Street building, Glenn Building, Commercial Exchange Building, Bon Allen Building, Red Rock Building, Standard Building and Riches new department store at Broad and Alabama Streets in downtown Atlanta. Four large apartment buildings in a three block stretch of Peachtree Street from Fifteenth Street to Pershing Point were also completed in that year. Business was booming and people were flooding into Atlanta as a result. Throughout the city, real estate residential developments were being built to satisfy the demand for housing, at first in the north section of Atlanta. The more expensive end of the housing market was reflected in the developments of Morningside Park, Ansley Park Annex on Montgomery Ferry Road, and Brookwood Hills. Large apartment buildings were also constructed in 1923 to meet the growing demand for residential property. This commercial building boom in the downtown area continued into 1924. This created opportunities for more housing developments that targeted not just the high end market but the growing middle class. The E. Rivers

\(^9\) “City and County Officials Attend BBQ Celebrating Opeind of a New Fire Station,” The Atlanta Constitution, Dec 5, 1926, p.16
\(^10\) “Own Your Own Home Exposition,” The Atlanta Constitution, 17 Jan 1924, p. 17
Realty Company created the Berkley Park development on Howell Mill road while south of town, the widow of realtor S.B. Turman began subdividing the family estate on Lakewood Avenue and McDonough Boulevard, creating modest homes that were more within the reach of the growing middle class. Commercial building activity in 1925 was also strong, creating commercial real estate ventures that included the Michelin Tire Company on Stewart Avenue and a Path and Fox Movie Exchange on Walton Street. In this way, the expanding economic activities in Atlanta drove the rapid growth of the housing market that included Capitol View Manor.

In 1925, the city of Atlanta expanded and annexed many of the tracts of land that had been developed in all directions outside the city center. In Land Lot 88, the area east of the Capitol View subdivision between Deckner Avenue in the south and the Atlanta and West Point Railroad spur just south of University Avenue was annexed. With annexation came city services which greatly improved the marketability of Capitol View Manor. It was in this heady commercial building boom in the mid-1920s that the Capitol View Manor developers, all senior officers in the Savings Bank of Georgia, were motivated to try their hand in the boom. The marketing vision of the investors to set themselves apart from the other developments in the local area and attract buyers of the middle class emerging “white collar” managerial group is evident in a number of ways, the most obvious being the decision to name the subdivision ‘Capitol View Manor’. Using the ‘Capitol View’ name gained the new subdivision some name recognition since the neighboring subdivision had already been active for more than ten years. The addition of the term ‘Manor’ lent an impression of exclusivity that the advertising of the day exploited. Additionally, by choosing designer O.I. Freeman to create a park-like housing area in the Olmsted tradition clearly contrasted the “Manor” from the relentless grid pattern of the houses in Capitol View, just on the other side of Metropolitan (then Stewart) Avenue. After 1926, the opportunities for investors to take advantage of the expanding business sector in south Atlanta made the attractiveness to Capitol View Manor even clearer. The announcements of the construction of a 17-story office complex by the investment firm of Rhodes-Haverty, as well as the Southern Railroad’s plans to transfer 1,200 employees to Atlanta, were published in the Atlanta newspapers in March 1928. The newspaper article included projections that the employees of both firms would be buying house in Capitol View Manor and other “south side” housing areas. (Fig H-13)

By June 1929 the sales effort for the subdivision had shifted to the firm of Maddox and Tisinger, an enterprise started by well known realtors Paul Maddox and Thomas Tisinger in late 1925.

12 Garrett, 803.
13 Garrett, 811.
Together they offered potential clients a “full service” home purchasing package that included providing the client with financing, home construction, and follow-up purchasing services in the Capitol View Manor subdivision.\(^{16}\) Realty firms in the 1930s were no less hesitant than today to use advertising and name dropping to improve their sales. In the second year of the Great Depression, Atlanta newspapers included announcements of recently built homes that included the name of the buyer and his social or economic associations in order to lend creditability to the housing area in which the property was located. In January 1930, an announcement appeared in the Atlanta Constitution that a Maddox and Tisinger home had been built for Leo C. Wilson who was the district head of the United States Department of Commerce’s aviation department (the forerunner of the Federal Aviation Authority) in Atlanta.\(^{17}\) However, the exclusivity the developer and builders wanted to project for Capitol View Manor was somewhat impeded by the present-day Manford Road being named ‘Dill Avenue’ within the subdivision, after it crossed Stewart Avenue. The names of Capitol View and Capitol View Manor being so closely associated may have confused prospective buyers because they could not distinguish between the two subdivisions when both had addresses on Dill Avenue. The Atlanta Planning Commission was petitioned in October 1928, but declined to recommend that Dill Avenue in Capitol View Manor be renamed to Manford Road.\(^{18}\) Sometime later the Streets Committee of the Atlanta City Council approved the name change to Manford and at that point the street names in Capitol View Manor, Manford- Erin- Charlton-Clinton-Manor, exuded to potential buyers a type of staid English charm, decorum, and exclusivity that matched the English Vernacular Revival style architecture of many of the houses in the development.

By 1932 Maddox and Tisinger had a dedicated sales agent, Mr. R.P. McCarley, living in the Capitol View Manor subdivision on Mellview Avenue to facilitate sales. Part of the appeal of living in Capitol View Manor, according to advertisements for the houses, was the proximity of the newly built Capitol View School and a trolley line on Stewart Avenue that offered direct transportation into Atlanta for work and shopping. The “exclusivity” of Capitol View Manor was both subtle and stated clearly by the developers in their newspaper ads (Fig. H-14). The brick homes built by Maddox and Tisinger clearly set this subdivision apart from the frame houses with wood siding that predominated in many other developments. Brick houses were also preferred by Georgia home buyers who were familiar with the wood-sided houses from the state’s frontier days and were seen as being a step up in the world. The English Vernacular Revival style architecture was labeled as “attractive” in the advertising and saw a growing popularity in Georgia in the 1920s and 30s. Unfortunately, the roaring


\(^{17}\)“Added to Volume of Completed Residential Construction,” *The Atlanta Constitution*, 12 Jan 1930.

economy of the mid 1920s gave way to the Great Depression and dealt a crippling blow to lot and house sales in Capitol View Manor from which the investors were unable to recover.

By 1930 Joseph E. Boston, the primary investor in Capitol View Manor, had died and the total amount owed by the investors on the mortgage to Clark University’s renamed parent organization, the Negro Board of Education, had not been repaid. Boston’s former employer, the Georgia Bank and Trust Company, acted as the executor of his estate and the loan was extended beyond the initial five year limit. However, by 1933 the investors had defaulted and owed the Negro Board of Education and Clark University $71,000. The conditions of the original contract stated that if there was a default, the buyers of the property (Boston and his investors) could take possession of the property and sell it on the courthouse steps in an attempt to recoup any money owed to the Board of Education. The sale took place on the first Tuesday in November, 1933 and the property was purchased for $10,000 by the Georgia Savings Bank and Trust Company. Two of Joseph Boston’s fellow investors, John Oliver and George Brown, were still officers of the Bank at this time. Clark University recouped $10,000 from the sale but lost approximately $60,000 which reduced Clark University’s planned endowment from the sale of Land Lot 88 by half. It is unclear if Clark University’s losses were purely a result of the unfortunate timing of the Depression or some very sharp business dealings on the part of the investors and the bank. Certainly, in 1925 when the economy was doing well, it may have seemed quite reasonable for the University to take back the mortgage from the investors rather than demanding full cash payment for Land Lot 88 of $121,000. The investors were respected bank officers, well-to-do members of the community, and the interest rate on the mortgage was an investment advantage to Clark University. The clause stipulating the settlement of a default would be sale on the courthouse steps was standard procedure and yet it is likely no coincidence that the bank in which the private investors were officers bought the property for $10,000.

In February 1934 the Bank of Georgia sold the newly acquired property to the Gresham Investment Company for $1.00 and ‘other considerations’ and the document was signed by bank officer John Oliver, another of Boston’s three original investors who bought the property from Clark College in 1925. On the face of it, it appears that the Bank took a $9,999 loss on the property before they sold it to Gresham Investment Company. However, the ‘other considerations' of the sale could have been cash or something else of value to the bank did not choose to make public record, perhaps for tax purposes. Conversely, further investigation into the corporate makeup of Gresham Investment Company may reveal relationships between the stockholders of Gresham, the Savings Bank of Georgia and the original investors that bought the property from Clark University. ‘Gresham’ was the maiden

name of George M. Brown’s mother, Elizabeth Gresham, the wife of former governor and US Senator Joseph E. Brown. George M. Brown was one of the original investors in Capitol View Manor and an officer of the bank when the property was foreclosed upon and subsequently sold to Gresham Investment Company.20

The economic conditions in Georgia at the time of the original investors’ purchase appeared to be ideal for continued commercial expansion, which would support a housing development like Capitol View Manor. The industrial bureau of the Atlanta Chamber of Commerce published figures in 1929 attesting to the “epochal growth” of Atlanta since the beginning of 1926 and noted that, “from 1926 to end of 1929, more new enterprises came to Atlanta than in the period from the civil war up to 1926.” Frank Shaw, the secretary of the Atlanta Chamber of Commerce, told the Atlanta Real Estate Board in December 1929 that new enterprises had come to Atlanta at a pace even faster than they had in the previous year. The Real Estate board was well aware that every new enterprise that came to Atlanta brought an increasing number of new tenants for residential and commercial properties.21 Capitol View Manor was slow to develop in 1929 despite the seemingly ideal business conditions prior to the Great Depression. Turman- Brown Realty sold individual lots when sales first began in 1926 and it was not until Maddox and Tisinger became the primary sales agents for the original investors that houses were built on speculation. In 1927, despite the over 300 individual lots on the subdivision plat, there was only one house listed on Dill (now Manford) Avenue, but it was vacant.22 By 1928, there were only four streets completed in the subdivision and of those streets Mellview Avenue had only eight homes and Dill (now Manford) Avenue had only three buildings: two homes and Fire Station No. 20 (Fig. H-15). Two years later in 1930, the Genesee (now Lynnhaven) Avenue roadbed had been completed and the subdivision had grown to a total of only 44 houses and the fire station. Neither Genesee (now Lynnhaven) Avenue nor Hillside Drive had any homes constructed on them by 1930.23

Throughout the Great Depression property sales were primarily individual lot sales rather than blocks of new homes being constructed by Maddox and Tisinger. Individual and groups of lots were for sale to would-be home owners, speculators, or builders. One such builder, W.G. Bush, specialized in building individual homes in some of the more exclusive subdivisions within the city. Bush completed building the house at 499 Mellview Avenue and another in Johnson Estates in February 1932 and used Dorch-Jacobs Realty Company to provide open house services for prospective buyers at both locations.24 Paul Maddox was a real estate champion for Atlanta and served multiple times as the

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21 “Epochal Growth of Atlanta in the Past Four Years,” The Atlanta Constitution, 29 Dec 1929 p A8
22 1927 Atlanta City Directory (Atlanta: Atlanta City Directory Co. 1927)
23 1930 Atlanta City Directory (Atlanta: Atlanta City Directory Co.1930)
24 The Atlanta Constitution, (Atlanta: Atlanta City Directory Co. 1927) p. 7c
president of the Atlanta Real Estate Board. In December 1929, at the State Realtors Conference in Savannah, Maddox was presented with a two foot high silver trophy for winning the 'home town oratorical' contest at the conference for the realtor who could speak best to the attributes of his home town (Fig. H-16). Maddox recognized that in the Depression just having a ‘full service’ real estate firm that financed, built, and sold homes was not enough. In February 1930, Maddox drew national attention for an article he wrote for the National Real Estate Journal describing a new plan for homeowners that made accommodations to the realities of homeownership during the Depression. His article was titled “How to Build Homes That Will Help Pay for Themselves” and described that in times of economic stress, homeowners could better afford a home if they were constructed to accommodate shutting off a portion of the house to lease to tenants. Then, when the house was paid for or in better economic times, the home owner could occupy the entirety of their house again. These homes were designed as single family dwellings and did not have the appearance of duplexes or boarding houses. These Maddox-designed homes were constructed with separate, but inconspicuous, outside entrances for the tenant and interior connecting doors that the homeowner could unlock when the tenant left and was able to reoccupy the house. The article was fully illustrated with examples from houses in Atlanta and an examination of the 1935 Atlanta city directory reveals more than a few homes in Capitol View Manor housed multiple generations of families or unrelated families. One such home was 574 Shannon Drive (Fig. H-17) and other homes with multiple occupants included:

<table>
<thead>
<tr>
<th>Address</th>
<th>Residents</th>
</tr>
</thead>
</table>
| 594 Shannon Drive * | Walter Randolph  
                             Mr & Mrs Willie Randolph |
| 574 Shannon Drive ** | Mr. & Mrs Martin Guenther  
                             Mr. & Mrs Marvin Hoffman |
| 573 Shannon Drive * | Mr. Charles Warren  
                             Mr. Roy Warren  
                             Mr. & Mrs. John Morrison |
| 569 Manford Road** | Mrs. Mary E. Rappolds  
                             Mary L. Rappolds  
                             Herman Rappolds |

* Likely due to tenants  
** verified by advertisement

Fig. H-18
The Depression created difficult conditions that stunted the growth of the Capitol View Manor development and by 1935 there were only 58 homes in Capitol View Manor. The demographics of the residents reflected a population that was solidly middle class. Typically, the husband was the income earner and his wife was not listed as having a job or employer. The men were employed as lower level supervisors, managers, and salesmen and none of the homeowners were unskilled laborers or factory workers. Many residents were identified as being skilled workers in trades such as plumbing, drafting, printing and mechanics while others were employed as teachers, policemen, and railroad employees. There were a few entrepreneurs of smaller businesses such as a tire company, a loan company, and a casket manufacturer. The majority of the women who stayed home were listed as housekeepers or widow but there were a few instances of wives working in businesses owned by their husbands.

### 1935 Residents of Shannon Avenue. Capitol View Manor

<table>
<thead>
<tr>
<th>No.</th>
<th>Last Name, First name</th>
<th>Job/Position</th>
<th>Employer (if known)</th>
<th>Race</th>
</tr>
</thead>
<tbody>
<tr>
<td>594</td>
<td>Randolph, Walter</td>
<td>Manager</td>
<td>Bert’s Shoes Store</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Randolph, Willie</td>
<td>Prntr [printer]</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>593</td>
<td>Cochran, W. M.</td>
<td>draftsman</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>585</td>
<td>Holbrook, W.M.</td>
<td>Salesman</td>
<td>Sharpe, Zachery &amp; Horsey</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Holbrook, Kathy</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 1935 Residents of Manford Road. S.E. “Capitol View Manor”

<table>
<thead>
<tr>
<th>No.</th>
<th>Last Name, First name</th>
<th>Job/Position</th>
<th>Employer (if known)</th>
<th>Race</th>
</tr>
</thead>
<tbody>
<tr>
<td>515</td>
<td>Cutts, W. Lee</td>
<td>Rev/pastor</td>
<td>Capitol View Baptist</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Cutts, Dorothy</td>
<td>Student</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cutts, W. Lee</td>
<td></td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

Fig. H-19
On the eve of the Second World War, Capitol View Manor’s lack of a nearby public park for the residents of a supposedly ‘exclusive’ housing area became a local political issue. The need for park first in the vicinity of Capitol View Manor first emerged in 1925 when C.M. Ford, a 10\textsuperscript{th} Ward politician, announced that a 25 acre park was to be built between Pryor Streets and Stewart Avenue, but it never materialized. A group of concerned residents led by Alderman Roy E. Calloway appeared before the Fulton County Commissioners in June of 1937 to argue for a park in the Capitol View area. The city of Atlanta and Fulton County agreed to enter into a cooperative agreement to buy property for a park behind the Capitol View School and equip it as needed. This property, however, was part of the ten acres that the Deckner family had purchased from P.E. Devant sometime before 1872 and a small portion of the park was to be located in Land Lot 89 to the south of Land Lot 88. The Deckner family sold the property for the park for $1500 and the City of Atlanta and Fulton County agreed to finance the park, while the remaining $1500 was used for landscaping, and equipment for the tennis courts, baseball diamond, and play ground. The park was named ‘Millican Park’ in honor of the late Ms. Emma Millican, the mother of State Senator G. Everett Millican, who had been for many years the former alderman from the southwest area of Atlanta.\footnote{Ibid, Jun 4, 1937, p.5}
In 1941 ‘Roy D. Warren, Proprietor” filed a revised plat for lots 1 to 8 on the North side of Erin Avenue and also 3 lots at the corner of Manor place and Erin Avenue. As economic conditions improved later in the late 1930s, home construction increased significantly:

**Construction Periods of Capitol View Manor Houses**

<table>
<thead>
<tr>
<th>Period Constructed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-1930</td>
<td>2.3%</td>
</tr>
<tr>
<td>1931-1940</td>
<td>63.3%</td>
</tr>
<tr>
<td>1941-1950</td>
<td>25.9%</td>
</tr>
<tr>
<td>1951-1960</td>
<td>4.8%</td>
</tr>
<tr>
<td>1961-1970</td>
<td>2.8%</td>
</tr>
<tr>
<td>1971-2011</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

![Fig. H-21](image)

Hillside Homes, Inc, a builder in the subdivision during WWII, constructed homes in Blocks 1 and 3 of Erin Avenue between Manford Place and Manford Road (Fig. H-22). However, the 35 homes that were to be constructed on Erin Avenue in 1944 were seen by the residents of Capitol View Manor as being distinctly of lesser quality than those that already existed in the subdivision. Residents of Capitol View Manor saw the inexpensive houses as a challenge to the exclusivity of the subdivision and there was a perception that the very small, wood sided houses would diminish the neighborhood’s character. The existing home owners believed that the nearly identical designs, single roof shingle color for each house, and the lack of sidewalks and driveways made them sub-standard construction. They also believed if the homes were built it would diminish the value of the existing homes and the attractiveness of the neighborhood. Hillside Homes had already lost a court battle to compel the city to provide water and sewage to the project. The houses had been designed for war workers who had crowded into the Atlanta area employed in war time industries. Adequate housing for the war workers was in short supply so a compromise was worked out. Douglas Wood, of the 4th Ward Civic League, who had originally opposed the Hillside development acted as a mediator to make Hillside make changes to their proposed construction in exchange for lifting the opposition to the constructions of the Erin Avenue homes. Hillside tentatively agreed to put in sidewalks and paved driveways, vary the color of the roofs, and use several different front elevations other unspecified changes.

As an additional incentive to demonstrate that the worst fears of the residents would not be realized by the construction of these small hoses, Hillside Homes, Inc. included in their plat to the city a covenant approved by the city that include a number of self-imposed restrictions on these Erin

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26 Roy D. Warren Plat, Capitol View Manor 30 April 1941  
27 Fulton Co. Georgia GIS data compiled Apr 2011 by Meg Hammock and Thomas Lee  
28 Plat 1944 Hillside Homes Inc.
Avenue. The restriction letter filed with the plat included restrictions on using the property for an infirmary, prohibitions against signs on the lawn except for sale signs, requiring all barns and servant quarters to be built in the back of the property, and no renting, leasing or selling to persons of African descent until January 1, 1975. (Fig. H-23) No other title imposed restrictions on the other properties have been discovered in Capitol View Manor. It is likely, that imposing these restrictions on their war housing project houses were meant to allay the fears of current residents that these less costly homes needed these official restrictions, that the more substantial homes already constructions would never need.

Racial issues were never predominant during the period of significance. In the early history of the neighborhood, the racial make-up of Capitol View Manor was virtually 100% white. This was a result of historical patterns of settlement, and economic inequities between whites and blacks that priced the homes out of the market for blacks. In 1935, there was only one black person living in Capitol View Manor subdivision. Willie Curtis, the cook for Edward F. Cavelari lived in the small outbuilding in the back of 516 Manford Avenue. By 1960, in both Capitol View and the Capitol View Manor there were only 3 black people that lived in these housing areas.

Nevertheless, whites who lived in Capitol View Manor perceived from time to that the neighborhood could be potentially threatened by the infiltration of black homeowners. The Hillside Homes controversy resulted in a restrictive covenant approved by the county to prevent the houses from being sold, leased or rented to “those of African descent” until 1975.

In 1945 the 4th Ward Civic League established a special committee to assist in the development of the land lying between Manor Road and Pryor Road, “so as to preserve property values by preventing undesirable encroachments”. It is very likely that the undesirable encroachment may have been seen as the expansion of the Pittsburg district or the black populated around the former Clark University site and the McDonough road area.

In January 1947, a revised plat was filed that included made changes that included block 10 between Lynnhaven drive and Hillside and the eastern side of Hillside Drive. The Hillside Drive lots were in Land Lot 73, the former Clark University Land Lot. This indicates that the Grisham Investment Company had purchased the additional land at to allow the Hillside to be built out.

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29 Restrictions on Hillside Homes Letter, 10 Feb 1944
30 The Atlanta Constitution, June 11, 1944, 4B
31 Population and Housing, Atlanta Metropolitan Planning Commission, 1940-2000
32 Population and Housing, Atlanta Metropolitan Planning Commission, 1940-2000
33 “4th Ward League Pushes Program for Youth Center”, The Atlanta Constitution, Jan 29, 1945 p. 13
34 Revised Plat
plat was approved by the General Council of the city and signed by Mayor Hartsfield on the February 5th 1947.

In 1945 the 30 acres on the northern side of the Atlanta and West Point Rail Road elevated road bed were sold by Grisham Investments to B.T. Knight who filed a survey of the land in 1945. His survey included the property north of the tracks in Land Lot 73 also which was a tract of 13.2 acres. There were no indications in the survey that B.T knight intended to make it a subdivision. Eventually this land was used for commercial purposes.

Plans had been in the making for many years by the state and the Federal government to place a highway from the south into downtown Atlanta. Studies done by the Works Progress Administration and the city of Atlanta in the 1930s analyzed the traffic flow in to the city and proposed locations for the highway. In June 1951 the State Highway Department of Georgia filed plats showing the highway would bisect the lower right corner of Land Lot 88 through Hillside Drive and the extension of Deckner.

By 1950 90% of the lots in the subdivision had been built upon. Ranch houses, dating from 1950 to 1961, are commingled throughout the neighborhood and are ideal, intact examples of early ranch house development in Georgia. All of the ranch houses in Capitol View Manor are one-story and feature a brick veneer and low-pitched roof, with the exception of one split-level ranch house on Lynnhaven Drive that was constructed in 1958. By 1961, 95% of the lots had been built out.

**Figure H-24**

<table>
<thead>
<tr>
<th>Construction Dates</th>
<th>Percentage of Total House Lots (311)</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

*Fulton Co. GA GIS data compiled April 2011 by Meg Hammock and Thomas M. Lee
To be eligible for the National Register, a historic district must be more than just documented—it must be shown to have been significant in the past.

Significance for National Register eligibility is determined in four ways:

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

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

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

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

A. Areas of Significance

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

- architecture
- landscape architecture
- community planning

B. Statements of Significance

The Capitol View Manor development is a small, historic residential neighborhood located in southwest Atlanta. It is bordered by the Pittsburgh National Register Historic District to the north, the historic Capitol View neighborhood to the west, Atlanta Metropolitan College to the south, and Interstate 75/85 to the east. Residential development in Capitol View Manor began in 1926 as part of a larger population boom that began in the southwest region of Atlanta in the early 1920s. The Capitol View neighborhood experienced a major population and development explosion in the years prior to 1926. With such a great demand for housing in this area, Capitol View Manor was advertised as one of the newest and most popular Atlanta subdivisions at the time. Morningside, Sylvan Hills and Brookwood Hills were other subdivisions developed around the same time. The Capitol View Manor
Historic District is significant under National Register Criteria A and C in the areas of **architecture**, **landscape architecture** and **community planning and development**.

The Capitol View Manor Historic District is significant in the area of **architecture** for its intact collection of residential buildings constructed, primarily, in the English Vernacular Revival and Craftsman house styles. Originally developed by Turman and Brown Company, the historic district is almost exclusively comprised of residential buildings with the exception of the historic Tenth Ward Fire Station 20, built by Shaw Construction Company in 1926. The earliest houses were constructed along Shannon Drive, Mellview Avenue and Manford Road beginning in 1926 in the English Vernacular Revival style, the predominant house style found in the district. (Fig. P-4) The characteristics of this style include a steeply-pitched gabled roof with a dominant front-facing gable. Most houses use brick veneer with stone incorporated into the front façade around either the entryway or chimney. Wood half-timbering and stuccoed gables also appear in the district but are not common. Several of the houses have Colonial Revival details, usually represented by a broken pediment over the entry door. Although Capitol View Manor is newer and considered more upscale than its neighbor, Capitol View, it must be noted that the houses in Capitol View Manor are not high style. Additionally, there are a handful of Craftsman style houses in the proposed district. (Fig. P-6) These houses incorporate a brick veneer, low-pitched gabled roof, and square porch columns in wood or brick. The Craftsman style homes in Capitol View Manor were constructed in the late 1920s and early 1930s. Developers and builders responsible for neighborhood development since 1926 include Maddox and Tisinger Real Estate Company, Grisham Investment Company, W. G. Bush, Roy D. Warren, and Hillside Homes Incorporated. Only a few houses were built after 1961, and most pre-1961 houses are intact and retain their historic integrity, making Capitol View Manor significant in terms of architecture.

The most common house types in Capitol View Manor include English Cottage and American Small House with a smaller number of Bungalows, Ranch houses and one Split Level. Most of the American Small Houses found in the district were built between 1938 and 1946, and incorporate either a brick veneer or painted wood siding, but aluminum or vinyl siding is also used. (Fig. P-28) Many of the American Small Houses also incorporate Colonial Revival features such as decorative woodwork, including entry-door pediments, window shutters, and dormers. Ranch houses, dating from 1950 to 1961, are commingled throughout the neighborhood and are ideal, intact examples of early ranch house development in Georgia. The ranch house represents a sleek and modern design and was a very popular house type in the 1940s and 1950s, continuing through the 1970s. All of the ranch houses in Capitol View Manor are one-story and feature a brick veneer and low-pitched roof, with the exception
of one split-level ranch house on Lynnhaven Drive that was constructed in 1958. (Fig. P-18) Each of the styles and types of houses found in the Capitol View Manor neighborhood is identified as important to Georgia in the statewide historic context of Georgia’s Living Places: Historic Houses and their Landscaped Settings (1991). The house styles and types represented in Capitol View Manor are primarily associated with early to mid-20th century subdivision-type residential development.

The Tenth Ward Fire Station 20, located at 590 Manford Road, is the only contributing, non-residential building within the Capitol View Manor Historic District. (Fig. P-16) The firehouse was constructed in 1926 by Shaw Construction Company to serve the already established communities of Pittsburgh and Capitol View, and the burgeoning communities of Sylvan Hills and Capitol View Manor. The firehouse cost $16,500 to build and was one of the city’s most modernly equipped and up-to-date buildings at the time of its construction. Fire Station 20 is still in service today and looks much as it did in 1926, incorporating a brick façade and front gabled roof. The second story, located toward the rear of the building, is still intact and was part of the original building’s design.

The Capitol View Manor Historic District is significant in the area of landscape architecture because the plan reflects changes in landscape design during the first half of the 20th century. Capitol View Manor was laid out by Olin I. Freeman who was heavily influenced by the landscape principles established by Frederick Law Olmsted during the middle part of the 19th century. In his plans for cities and parks throughout the U.S., Olmsted designed curvilinear streets that reflected the land’s topography rather than imposing a traditional grid pattern similar to that found in the adjacent neighborhoods of Pittsburgh and Capitol View. Freeman worked for renowned Atlanta civil engineer Orin F. Kauffman until 1920. Kauffman had previously worked for Frederick Law Olmsted and was responsible for the design of the historic Druid Hills neighborhood. Kauffman also designed the layout for the Atlanta subdivisions of Brookwood Hills and Garden Hills before his death in 1930.

In 1920, Freeman started his own civil engineering business in Atlanta and eventually designed the layout for the Glenwood National Register Historic District neighborhood in Thomasville, Georgia, and a short time later for Capitol View Manor in June 1926. (Fig. M-6) The streets in Capitol View Manor are curvilinear, taking into account the topography of the area. The influences of Kauffman and Olmsted are obvious in Freeman’s design for Capitol View Manor, although on a much smaller scale. Most streets are edged by granite curbing with grass-filled strips separating the curb from the sidewalk. The majority of the streets in Capitol View Manor are tree-lined, and sidewalks are found throughout the neighborhood with the exception of Deckner Street and certain parts of Hillside Drive and Lynnhaven Drive. House setbacks are approximately 35 feet and uniform on every street, allowing every house the luxury of an open front lawn for grass or a garden. Dill Avenue Park is a small,
landscaped traffic island located at the fork of Manford Road Southwest and Mellview Avenue Southwest. This small green space was part of Freeman’s original plan and can be seen in the 1949 aerial view of the neighborhood. (Fig. M-11) Capitol View Manor has retained the original design features created by Freeman in his 1926 plan, adding to the integrity of the neighborhood’s historic character and significance.

The Capitol View Manor neighborhood is also significant in the area of community planning and development, as it illustrates the creation and widespread use of the subdivision. Capitol View Manor was created in response to the rapid population growth of Atlanta in the early part of the 20th century and the need for affordable housing in the southwest region of the city at that time. With the proliferation of the streetcar and advent of the automobile, people could live farther from downtown yet still travel from home to work with ease. Stewart Avenue (renamed Metropolitan Parkway in 1997 and part of the old Dixie Highway) was a direct route for commuting residents of Capitol View Manor into Atlanta and back again either by streetcar or automobile. Furthermore, expansion of the Southern Railroad headquarters, near Spring and Mitchell Streets, in 1928 led hundreds of its officers and employees to relocate to the southwestern part of Atlanta, increasing the importance of residential development in Atlanta's south side. The Capitol View Manor subdivision features smaller lot sizes and a uniform layout, which reflects the increased demand for well-built, affordable housing. Most lots feature driveways and garages or carports, indicating the growing importance of the automobile in urban planning in Atlanta and its outlying neighborhoods toward the middle of the 20th century.

C. Exceptions

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

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

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

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SECTION 5

SUPPORTING DOCUMENTATION

A. Sources of Information

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

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

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

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

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

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

*Census Records (Indicate the years of census records consulted)
   * Agricultural Manufacturing
   * Population: 1880-2000

* City and/or Telephone Directories

* City Records at City Hall
   Building Permits
   City Tax Records
   City Council Minutes

County Historian (unpublished works, interviews)

* County Histories/City Histories

* County Records at County Courthouse or on microfilm at the Georgia Department of Archives and History
   * Deeds
   * Estate Records
   * Tax Digests
SUPPORTING DOCUMENTATION (CONTINUED)

Gazetteers

Insurance Records

Interviews (who, when, where, by whom)

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

*Newspapers (especially centennial or anniversary editions)—send photocopies and include date.  
   NOTE: send photocopies of obituaries for people associated with the property

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

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

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

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

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

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

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

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

SUPPORTING DOCUMENTATION (CONTINUED)

B. Photographs

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

Photographs are non-returnable.

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

**Photographic Standards**

- Color prints (minimum 3” x 5” or preferred 4” x 6”) should be submitted. Polaroids, slides, photocopies of prints and scanned photographs (except for historic photographs) or videos are not acceptable.

- Digital photographs MUST be high resolution (comparable to 35mm prints) and submitted on paper for digital photographs (not “regular” printer paper). If the digital photos are not of sufficient quality, HPD will ask for the photographs to be resubmitted.

- All photographs should be sharply focused, well framed, and properly exposed.

- Photographs should be cross-referenced by number to one copy of the district map (see page 20 for example).

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

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

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

D. Maps and Geographical Information

1. Location Map

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

2. District Map

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

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

Marked set of maps should include:

- The title of the map;
- The type or identification number and source of the map;
- Scale and/or dimensions;
- North arrow;
- The name of district, county, and date prepared;
- The name of the person or agency that prepared the map;
- The location of the photographs;
- The district boundaries; and
- Contributing and noncontributing properties marked.

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

NOTE: Tax maps can be found in the county courthouse in the tax assessor’s office in the county where the district is located.
Computer-generated maps/GIS-generated maps (available from some regional or local planning departments) must indicate street addresses and preferably, the footprint of buildings.

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

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

Method 1
Mark contributing properties with a “C”
Mark noncontributing properties with an “X”
Mark historically vacant properties with a “V”
Mark currently vacant properties that have lost historic buildings/structures within the last 50 years with a “VX”

Method 2
Mark contributing properties with a green highlighter marker
Mark noncontributing properties with a pink highlighter marker
Mark historically vacant properties with a green highlighter marker and the letter “V”
Mark currently vacant properties that have lost historic buildings/structures within the last 50 years with a yellow highlighter marker

SEE EXAMPLE OF DISTRICT MAP PAGE 20

3. Sanborn Maps

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

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

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

U.S.G.S. maps are available on-line from the U.S. Geological Survey at http://topomaps.usgs.gov/, other online sources, and usually at outdoor/hiking supplies stores.
SAMPLE DISTRICT MAP
5. CHECKLIST OF SUPPORTING DOCUMENTATION

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

**Sources of Bibliographical Information**
- [X] Bibliography
- [X] Checklist of sources
- [X] Supplemental research information (clear photocopies not originals)

**Photographs (labeled and cross-referenced to district map(s))**
- [X] Representative buildings, structures, objects, and/or sites
- [X] Streetscapes and landscapes
- [X] Surrounding areas, edges of the district, and boundaries
- [X] Photocopies of Historic photographs

**Maps**
- [X] Location map
- [X] District map(s) with photographs, contributing/noncontributing properties, and boundary marked at a scale of 1” = 200’
- [X] District map(s) unmarked for HPD use
- [X] U.S.G.S. Quadrangle map sheet/Topographic map (optional) with location marked
- [X] Photocopy of Sanborn Map(s) (if available)

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

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

Signature of Preparer_________________________ Date____________________
Major Bibliographical References


“City and County Officials Attend Barbeque Celebrating Opening of New Fire Station”, The Atlanta Constitution, December 5, 1926, page 16.


Glenwood Historic District, National Register of Historic Places Registration Form: NR File No. 10000826, Nominated 8/20/10, Historic Preservation Division, Georgia Department of Natural Resources.

“Green Light is Expected for Erin Avenue Housing Project”, The Atlanta Constitution, June 11, 1944, page B4.


Lane Brothers Commercial Photographers Photographic Collection, 1920-1976, Special Collections and Archives, Georgia State University Library.


“The Highway and Transportation Plan for Atlanta” Chicago, Ill. Lockner & Co. 1946


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Outbuildings/Fences/Retaining Walls/Drive Ways/Sidewalks

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Lottery Draw to Jeremiah Benton: Henry Co. District 14 Land Lot 88, Drawer 51, Box 50
STATE OF GEORGIA

By His Excellency, Wm. Few, Jr.,
Governor and
Commander-in-Chief of the Army and Navy of this State
and of the Militia thereof.

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETED:

KNOW YE, That in pursuance of an act of the General Assembly,
passed the 10th of May, 1828, for making distribution of the land hereby reserved
of the Creek Nation of Indians, and forming the counties of DeKalb, Houston, Macon, Fayette,
and Henry, in this State, I HAVE GIVEN AND GRANTED, and by these presents, in the name
and behalf of this State, DO GIVE AND GRANT, unto

Jeremiah Benton, of DeKalb district,

said county, that

heirs and assigns forever, all that Tract or Lot of Land, containing two hundred two half
a half acres, situate, lying, and being in the

county, in the said State, which said

Tract or Lot of Land is known and distinguished in the plan of said district by the Number

having such shape, form, and marks, as appear by a plat of the same hereto annexed: To have and to

hold the said Tract or Lot of Land, together with all and singular the rights, members,

and appurtenances thereof, whatsoever, unto the said

and their heirs and assigns; to have

and benefit and behoof forever in fee simple.

GIVEN under my hand and the Great Seal of the State, this thirtieth
day of March, in the year of our Lord eighteen hundred
and eighty-eight, and of the Independence of the American

Signed by His Excellency the Governor, the

thirteenth day of March, 1828

Registered the

day of

1828

Figure H-2
Grant of Henry Co., District 14, Land Lot 88 to Jeremiah Benton Mar. 13, 1828
Reel 285 Box 70
Figure H-3
Map of Land Lot 88 Overlaid in Red on an extract of an US Army map with information current as of Aug. 1864
Fig. H-4

- Inset of LL 88 into 1864 US Army map
- E-W road below “Peters” will be Deckner Ave.
- EW road below “Greese” is future University Ave
Figure H-5
Plat of Atlanta & West Point Railway purchase of land on Land Lot 88 October 15, 1899 for Possible Electric Trolley crossing points(within red circle) over the RR tracks
Figure H-6
Capitol View Plat filed Dec 9, 1906 in Land Lot 88 previously owned by Freedmans’ Aid Society. These lots faced Stewart (now Metropolitan) Ave and were part of the Capitol View development.
OLIN I. FREEMAN.

Olin I. Freeman, a civil engineer, is practicing in Atlanta and although young in years, has already done much important work in the line of his profession. He was born February 22, 1893, in Columbus, Georgia, and is a son of N. A. and Mary A. (Finley) Freeman, the former a native of Columbus, this state, and the latter of Tennessee. They were married in Georgia and for many years the father engaged in merchandising in Columbus, afterward becoming one of the prosperous merchants of Atlanta, where both parents are now living. Two children were born to them: Olin I. and Olga.

Mr. Freeman attended the common schools and the Boys’ high school of Atlanta and then entered the employ of Orrin Frederick Kauffman, a well known civil engineer, in whose office he received valuable training. In 1920, when twenty-seven years of age, Mr. Freeman decided that his experience was sufficient to enable him to conduct a business of his own and opened an office at No. 101 Marietta street, where he has since been located. He has a thorough understanding of the technical and practical phases of his profession and has done much valuable work along engineering lines. He has laid out subdivisions for some of the large real estate operators of Atlanta and other sections of the south and his business is a prosperous and growing one.

On November 26, 1917, Mr. Freeman was married to Miss Laura Booth, a daughter of O. D. Booth, a prominent Atlantan, and they now have a son, Olin I., Jr., who was born in this city in 1924. Mr. Freeman is a blue lodge Mason and a member of the American Association of Civil Engineers. He subordinates all other interests to the demands of his profession and is rapidly coming to the fore in his chosen vocation in life, while his many fine qualities have established him high in public regard.

Figure H-7
Biographical Sketch of O.I. Freeman
History of Georgia, (1926) p. 626
Figure H-8
O.I. Freeman plans for Glenwood Subdivision, Thomasville, GA 1925
Figure H-9
Capitol View Manor Design by O.I. Freeman (1926)-Positive image
Fulton County, GA Plat Book 25, Page 11
Figure H-10
Capitol View Manor Design by O.I. Freeman (1926)-Negative image
Fulton County, GA Plat Book 25, Page 11
OKAY CONTRACT
ON FIRE STATION
FOR TENTH WARD

With the signature of Mayor Walter
A. Sims to a contract which is ex-
pected to be given today, a 12 months'
fight of Alderman Charles M. Ford
and others of the tenth ward delega-
tion will have been realized. The
contract is for construction of the
new fire station in the tenth ward.
The Shaw Construction company
will erect the new station on Dill ave-
 nue near Stewart, for the sum of
$10,500, according to a resolution
passed Monday by city council and
concurred in by vote of the alderman-
ic board.

The new station will have all mod-
ern conveniences and will be situated
in the heart of the business district
of the Capitol View section.

City and County Officials Attend Barbecue
Celebrating Opening of New Fire Station

Figure H-11.
Newspaper Announcement of the Contract to Build Fire Station 20
and the BBQ Celebration of the Opening, Dec 4, 1926
George M. Brown

CAPITOL VIEW MANOR

LOCATED just off Stewart avenue at Dilh avenue. We are now ready to offer for sale lots in this beautiful subdivision.

DRIVE OUT and look at it Sunday. Our representative, Mr. Ford, will be there all day to show you over, or call us for an appointment and we will gladly drive you out any day but Sunday.

TURMAN-BROWN COMPANY

REALTORS
Sales Agents for Capitol View Manor.
210 Georgia Savings Bank Bldg.

H-12

George M. Brown and a Turman-Brown Ad for Capitol View Manor
Atlanta Ready To Welcome

INVASION OF CITY WILL BEGIN SEPTEMBER 29

2,500 Southern Employees

Preparations were completed here Tuesday for reception of 2,500 new citizens, employees of the Southern railroad's Washington office and their families, whose transfer to its Atlanta headquarters began Saturday, September 26, and continues through October 29 will mark the largest single influx of new residents in the history of the city.

Several floors of office space have been added to the Southern railroad's two buildings facing Spring street, and another on Mitchell street and Nelson street, one block north. The adjoining office buildings have been bricked across Nelson street with a four-floor corridor arch.

Install New Furniture.

Workers Tuesday commenced installation of new furniture in the Nelson street building, which is virtually completed. Since April 1 five stories have been added to this structure, originally three stories.

Two floors also have been added on the Mitchell street portion.

T. L. Shelton, assistant building for the Southern, arrived in Atlanta Tuesday, and conferred with Chamber of Commerce officials and real estate agents with regard to housing facilities for the expected arrivals.

Mr. Shelton also is supervising installation of office equipment, all of which well be arranged in readiness for the workers, so that they may be transferred and the regular office personnel taken up here with least possible delay.

Arrive September 29.

"About 1,200 employees will be moved here from Washington," Mr. Shelton said. "The first arrivals, a group of workers and their families numbering 550, will reach Atlanta in two special trains on September 29. The hour of arrival will be announced later.

"This first group will include employees of the auditor of freight accounts, who will take up quarters in the fifth, sixth and seventh floors of the new building.

"We have arranged to bring in the employees on Saturday, since that will leave them part of Saturday and Sunday to get settled before taking up their duties Monday morning.

"For the past three months the Atlanta housing committee, composed of Select and Junior Chamber of Commerce officials, representatives from the Presbyterian Minstrel Association and railroad officials have been working out a plan to house the new arrivals.

Reception Committee.

"Many of them have been in correspondence with real estate agents here and already have arranged for lodging, apartments or houses, as the case may be.

"The various incoming trains will be met by reception committee of Atlantans, who are offering to place automobiles at their disposal at the new citizen's hotel, and even hold them if not settled here, and to give them a favorable first impression of Atlanta.

"Two more special trains, bringing 507 persons, will arrive here Saturday, October 6. These will include employees of the auditor of passenger accounts, the auditor of division accounts, and the Charitable Aid departments.

"On October 20 another group will come in two special trains, the employees of the office of superintendent of cars.

Later we expect the tariff and ticket office employees and their assistants, under E. N. Aiken, general passenger agent.

Desirable Citizens.

"All of the newcomers are highly desirable citizens and their coming to Atlanta doubtless will be of mutual benefit, to themselves and the community life of your city. The office personnel includes departmental heads, lower office executives and high class clerical employees.

"When the change is complete Atlanta will have the largest concentration of office help which the Southern maintains, although our executive offices will remain in Washington, requiring more than 1,000 employees of that division.

"Other large offices are located in Richmond, Cincinnati, Chattanooga and Charleston. The move to Atlanta is in accord with a policy of decentralization of our office staff, necessitated by a steady increase in general office personnel and the desirability of a more central location for the larger unit.

"Atlanta was chosen for the comparatively large concentration because it is located near the center of the Southern system, almost equally accessible to New Orleans, Memphis and St. Louis, as well as to the Carolinians, Alabamians and Tennesseans.

"Our new quarters here represent one of the best railroad offices I have ever seen. The buildings are modern throughout, well ventilated, and the unusually large windows make for ideal lighting conditions.

"The office building on Mitchell street is eight stories, with 11,000 square feet of space per floor, while the Nelson street building, also eight stories, has 22,000 square feet per floor.

Respectfully yours,\n
[Signature]

Southern Railroad Employees
Maddox & Tisinger
Sell Two New Homes

Maddox & Tisinger, realtors and builders, report the sale of two brick homes in Capitol View Manor during the first few days of August. This firm is represented in this section by H. C. Baldwin, who lives on Melford Avenue in Capitol View Manor, and who made the sales to the following new home owners: A seven-room brick bungalow at 525 Melford Avenue, to R. P. McCarley; a brick semi-duplex at 506 Melford Avenue, to S. B. Hudson.

The type of construction of the homes in this subdivision, together with its convenience to the Stewart Avenue school and car line, have been contributing factors in making this an exclusive home-owning section, said Mr. Baldwin.

He added that with the recent indications of a general improvement in all lines of business, that there will be a shortage of good homes on the market in the very near future.

H-14
“An exclusive home-owning section” Advertisement for Capitol View Manor
The Atlanta Constitution, 21 Aug. 1932
Capitol View Manor Street Development in 1930. Only a few streets of the original plat were constructed.
U.S. Geological Survey, Southwest Atlanta, 1:24,000 (1930) Atlanta History Center
Paul Maddox (L) Wins Trophy for winning the ‘home town’ oratorical contest at the annual Georgia Real Estate Convention in Dec 1929

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Figure H-17

Single-family Homes in the “Semi-Duplex” configuration. The house on 574 Shannon Drive is one of a number of examples in Capitol View Manor of purpose built houses designed by Paul Maddox that appear to be single family dwellings but have modifications that allow the house to be rented to a tenant.
4th Ward Civic League Continues Housing Fight

The Fourth Ward Civic League will continue its opposition to construction of 33 war housing units on Erin avenue in Capitol View Manor. Following a meeting of the organization, Ernest Brewer, president, announced that members voted unanimously to “fight erection of the proposed project to a finish,” after a committee headed by Douglas Wood reported on a compromise which he said sponsors had agreed on.

Joe L. Richardson, secretary of the organization and city clerk, was instructed to contact Congressman Ramspeck in an effort to obtain cooperation of FHA in blocking the project. Wood said that the “primary responsibility for locating war housing projects in home-owning communities rests with FHA.”

**EASTERN STAR MEETING**

Georgia Chapter No. 127, Order of the Eastern Star, will meet at 8 p.m. tomorrow at the Red Men’s Wigwam, 160 Central avenue, S. W. Mrs. Grace Lynn will speak on “Martha Station.”

**ITALIANS GET U. S. MAIL**

BARI, Italy, April 12.—(P)—The first consignment of mail from the United States for Italian civilians in Italy has just arrived in Bari. Allied authorities announced today.

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Green Light Is Expected for Erin Avenue Housing Project

The green light is expected to be given to construction of 35 war housing units on Erin avenue, S. W., in Capitol View Manor at a cost of $100,000, according to Douglas Wood, chairman of the war housing committee of the Fourth Ward Civic League, which at first opposed erection of the homes. Wood said Hillside Homes, Inc., developers of the project, and his committee are in “substantial agreement” over changes which will meet former objections, and predicted that city council will pave the way for completion of the undertakings at its June 19 meeting.

Development of Hillside Homes was one of two war housing projects to which property owners objected contending the proposed construction was sub-standard and would injure values of surrounding properties. Sponsors of the project last year battled to compel the city to provide water and sewage for the project and the compromise move was initiated.

Under the agreement tentatively accepted, developers will lay sidewalks and paved driveways, will vary the color of roofing used, will use several different front elevations, and make other changes to meet objections.

To give employment and to get employment... Use a Want Ad in The Constitution.

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Figure H-21

Capitol View Manor Residents Opposition to 33 “War” houses on Erin Ave. (1944)
RESTRICTIONS OF HILLSIDE HOMES, INC.

Dated Feb. 10, 1944

The land herein described is sold and conveyed subject to the following restrictions numbering 1 to 7, which shall be binding upon the said party of the second part and all persons claiming or holding by, under or through said party of the second part:

1. Said land shall not be used for a sanatorium, hospital or infirmary.

2. No residence shall be erected on said land to cost less than $3,000.00.

3. The front building line of the residence erected on said land shall sit back a distance of at least 30 feet from the street sidewalk. No portion of said residence or outhouses shall be nearer than 5 feet from the side lines of the lot on which said residence is built.

4. No placards or advertising sign or signs other than such as relate to the sale or leasing of said lot shall be maintained on said lot or on any building thereon.

5. On said lot, the barn, servant's or other outhouses shall be located in the extreme rear.

6. Neither said lot nor any part of it shall be bargained, sold or conveyed, rented or leased to any person of African descent for a period of time extending to January 1, 1978.

7. Said lot is sold with the foregoing restrictions, which are conditions of the sale affixed to and running with the land and for a violation of the terms thereof or any of them by the said party of the second part or any person holding or claiming by, under or through said party of the second part, the right is especially reserved to HILLSIDE HOMES, INC., to proceed by law or in equity to compel a compliance with the terms thereof. If at any time there shall be constructed on said land any structure contrary to the foregoing restrictions, the owner of said land shall, upon demand of the said HILLSIDE HOMES, INC., remove said structure or at once change same so as to make them comply with the demands of these restrictions, and upon a failure to so remove or change same, the said HILLSIDE HOMES, INC., shall have the right to enter said land, at the expense of the tenant, to remove or change the same.
Capitol View Manor Historic District
Fulton County, Georgia

Legend
Capitol View Manor Proposed District
- Contributing
- Non-Contributing
- Vacant
- Not Included
- Boundary

Source: City of Atlanta Tax Parcel GIS Data. Compiled by: Meg Hammock on 4/14/2011
1895 Atlanta Street Railway Lines

Capitol View Manor Historic District, Fulton County, Georgia
1901 Atlanta Street Railway Lines
1924 Atlanta Street Railway Lines

Capitol View Manor
M-5
Capitol View Manor Historic District, Fulton County, Georgia
1926 Plat of Capitol View Manor by O.I. Freeman
Source: Fulton County Land Records

Capitol View Manor Historic District, Fulton County, Georgia
1933 Atlanta Street Railway Lines

Capitol View Manor
M-8

Capitol View Manor Historic District, Fulton County, Georgia
Excerpt from 1952 City of Atlanta Annexation Map
Source: Unknown

Capitol View Manor Historic District, Fulton County, Georgia
District Location in the City of Atlanta
Source: ESRI World Street Map, compiled by Erica Duvic
Years of Construction for District Parcels
Source: City of Atlanta Tax Parcel GIS, Fulton County Tax Assessor data, compiled by Meg Hammock and Justin Hutchcraft.

Capitol View Manor Historic District, Fulton County, Georgia
Capitol View Manor Historic District
Fulton County, Georgia

Source: City of Atlanta Tax Parcel GIS Data, Compiled by: Meg Hammock on 4/14/2011
Photo Key - Part 2

Capitol View Manor Historic District
Fulton County, Georgia

Source: City of Atlanta Tax Parcel GIS Data, Compiled by: Meg Hammock on 4/14/2011
Photos
(p-1) 552 Mellview Avenue, 6/28/1961
From Special Collections and Archives, Georgia State University

(p-2) 552 Mellview Avenue, 2/19/11
(p-7) 530 Mellview Avenue 1/16/1951

From the Special Collections and Archives, Georgia State University Library

(p-8) 530 Mellview Avenue 3/19/11
Latest Word in Bungalows

Beautiful home creation just completed by Maddox and Tisinger, well-known real estate dealers. The bungalow, of original, cozy design, pictured above is among the many attractive dwellings to be found in Capitol View Manor. It is at 579 Shannon drive.

(p-11) 579 Shannon Drive,
From The Atlanta Constitution, November 18, 1928, page 16A

(p-12) 579 Shannon Drive 3/19/11
(p-13) 499 Mellview Avenue
From The Atlanta Constitution, February 8, 1931, page 7C

(p-14) 499 Mellview Avenue 3/19/11
OPEN FOR INSPECTION

573 Shannon Drive, S. W. $8,750
Capitol View Manor

Large concrete basement. Holland Furnace.

First Floor—Large tile sun parlor, living room, breakfast room and kitchen. Commode on rear porch.

Second Floor—Three nice bedrooms, with large all-tiled bath. Walls in Texstone and paper.

FENESTRA STEEL CASEMENT WINDOWS throughout. Garage and drive. One block from everything. Built by

MADOX & TISINGER
Walnut 8582
Realtors
Candler Bldg.

(p-19) 573 Shannon Drive
From The Atlanta Constitution, November 18, 1928, page 3C

(p-20) 573 Shannon Drive 3/19/11
(p-27) 549 Mellview Avenue Bungalow looking east 2/19/11

(p-28) 512 Erin Avenue American Small House looking south 2/19/11
(p-31) 478 Lynnhaven Drive 2/19/11

(p-32) 468 Erin Avenue looking south 2/19/11
Non-Contributing
(p-47) Dill Avenue Park at the junction of Manford Road and Mellview Avenue 2/19/11

(p-48) Dill Avenue Park looking west 2/19/11
(p-49) Emma Millican Park looking west 2/19/11

(p-50) Entrance to Emma Millican Park from Atlanta Technical College looking north 4/22/11
(p-51) Emma Millican Park looking southeast 3/19/11

(p-52) Emma Millican Park looking south. 3/19/11
Outbuildings/Fences/
Retaining Walls/Drive Ways/
Sidewalks
(p-53) Out building as a detached garage in Capitol View Manor district looking southeast 4/2/11

(p-54) Outbuildings on Charlton looking northwest 4/2/11
(p-55) Outbuildings on Clinton Place looking west 4/2/11

(p-56) Outbuilding as a shed on Clinton Place looking east 4/2/11
(p-57) Outbuilding turned into addition on Wayne Place looking west 4/2/11

(p-58) Outbuilding on Manor Place looking west 4/2/11
(p-59) Example of chain link fencing looking south at the corner of Hillside and Shannon 4/2/11

(p-60) Painted privacy fencing on Shannon looking northwest 4/2/11
(p-61) Wood fencing found on Manford Road looking south 4/2/11

(p-62) Wire fencing on Charlton Place looking east 4/2/11
(p-63) Brick retaining wall on Manford Road looking north 4/2/11

(p-64) Granite retaining wall on Mellview looking south 4/2/11
(p-65) Concrete mix terracing looking north 4/2/11

(p-66) Concrete masonry unit retaining wall juxtaposed to granite wall looking north 4/2/11
(p-67) Sound barrier wall for Interstate 75/85 at the end of Deckner Avenue looking west 4/22/11

(p-68) Sound barrier wall on Hillside Drive looking southeast 2/19/11
(p-69) Driveway with concrete steps cut into the concrete on Hillside looking west 4/2/11

(p-70) Typical driveways adjacent to the house with detached garages Mellview looking west 4/2/11
(p-71) Adjacent driveway with steps cut into the concrete Manford Road looking northeast 4/2/11

(p-72) Sidewalk on Hillside looking south 2/19/11
(p.73) Intermittent sidewalks found throughout the neighborhood. All sidewalks are concrete. 2/19/11

(p.74) Sidewalk Manford Road looking east 2/19/11
Concrete curbing and sidewalk found on Shannon Drive 4/2/11

Granite curbing found on Charlton Place 4/2/11

No curbing found on Lynnhaven Drive 4/22/11
(p-23) Lane that runs along the boundary line of the district on Manford Road looking north 4/22/11

(p-24) Original lamp post still extant on the fire station property 4/22/11
Streetscapes
(p-78) Mellview Avenue, looking west from Charlton Place, 6/4/1952
From Special Collections and Archives, Georgia State University

(p-79) Mellview Avenue looking west from Charlton Place, 2/19/11
(p-80) Lynnhaven Drive, looking east from Wayne Place, 8/28/1958
From Special Collections and Archives, Georgia State University

(p-81) Lynnhaven drive looking east from Wayne Place, 2/19/11
(p-82) 1344 Stewart Avenue (now Metropolitan Parkway), 6/28/1961
Firehouse #20 in the background and 561 Mellview Avenue
From Special Collections and Archives, Georgia State University

(p-83) 1344 Metropolitan Parkway looking east 3/19/11
(p-84) Erin Avenue looking east 2/19/11

(p-85) The intersections of Erin Avenue, Manford Road, Hillside Drive looking south 2/19/11
(p-86) Manford Road looking west 2/19/11

(p-87) Manford Road looking east 2/19/11
Manford Road looking northeast. Mellview diverges to the southeast. 2/19/11

Lynnhaven Drive looking southeast 2/19/11
(p-90) Streetscape of Mellview at the Everett intersection looking southeast 4/22/11

(p-91) Streetscape at the intersection of Everett and Shannon Drive looking east 4/22/11
(p-92) Streetscape Wayne Place looking south 4/22/11

(p-93) Streetscape from Mellview looking west 4/2/11
Surrounding Area
(p-94) The National Register Historic Pittsburgh District lies just north of Capitol View Manor 4/22/11

(p-95) The National Register Historic Adair Park district lies northwest to Capitol View Manor 4/22/11
(p-96) Metropolitan Parkway (formerly Stewart Avenue) at the intersection of Erin Avenue looking north. 2/19/11

(p-97) Historic masonic lodge at the intersection of Metropolitan Parkway and Dill Avenue from the adjacent historic Captiol View district. 2/19/11
(p-98) Metropolitan Parkway from the intersection of Shannon Drive looking south 4/22/11

(p-99) Deckner property at the southern boundary of Capitol View Manor looking east. 2/19/11
(p-100) Atlanta Technical College just south of the proposed Capitol View Manor district lookin Southeast 4/22/11

(p-101) Atlanta Technical College looking northeast. It borders the Capitol Veiw Manor district 4/22/11
(p-102) Interstate 75/85 which lies east to Capitol View Manor looking north taking from Georgia navigator camera 5 looking north.

(p-103) Water treatment facility bordering the Capitol View Manor district to the northeast looking south east. 3/19/11