2015

Longview Subdivision 1958-1962

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LONGVIEW SUBDIVISION (1958-1962)

Longview

with a View to the Future

BY ELLEN RANKIN
HISTORIC DISTRICT INFORMATION FORM (HDIF)
Revised October 2014

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. This form is available online at www.georgiahsr.org, or by e-mail from the Historic Preservation Division (HPD). Submit the information on a CD or DVD, indicate what word-processing program was used and the version, 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 1/2 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): Longview-Huntley Hills

2. Location of District: List principal streets, highways, and geographic features within and around the district (indicate whether highways are federal, state, or county routes):

The district is bounded roughly by Chamblee-Dunwoody Road to the West, North Peachtree Road /North Shallowford Road to the East, Peachtree Industrial Boulevard (Georgia State Route 141) on the South and Nancy Creek on the North. Principal streets within the district include Longview Drive, Admiral Drive, Plantation Lane, Ellwyn Drive, and Seaman Circle. Other than Peachtree Industrial Boulevard (Georgia State Route 141), all of these are local roads.

City or vicinity of: Chamblee
County: DeKalb

Zip Code of the district: 30341

Approximate distance and direction from county seat: 10mi north from Decatur

3. Acreage of district to be nominated (approximately): 308.72 acres

4. a. Total Number of Historic/Contributing Resources in district (from Section 2.A. p. 6):
    702

   b. Total Number of Noncontributing Resources in district (from Section 2.A. p. 6):
    71

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

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.

NOTE: In districts of 50 property owners or less, a list of the property owners of record must be submitted. The list should include the name, address of the property within the district, and mailing address for each property owner. This information can be obtained at the county tax assessor’s office.
Do the property owners within the district support nomination of the district to the National Register? Explain:

Yes. The Huntley Hills Neighborhood Association (HHNA), which represents the residential property owners in the proposed historic district, strongly supports this designation. Enthusiasm for the nomination was expressed on October 28, 2011 when a Public Information Meeting was held to explain the National Register, describe the process for a nomination, answer questions, and ask for the neighborhood’s support. When Georgia State University (GSU) graduate students became involved in the nomination, many historic and current photographs, leading questions, and general inquiries were posted on the Chamblee Post website and sent to the Huntley Hills neighborhood email list for homeowners to comment and discuss potential issues with the students. Multiple replies, ideas for research topics, additional properties to include, people to contact, and other information helped form the nomination documentation. In addition, on February 24, 2015 a Huntley Hills Neighborhood History Night was hosted by the GSU students to glean more information about the neighborhood from those who know it best. The HHNA believes the nomination process has increased both interest in neighborhood history and also community morale, pride, and cohesiveness; the Association believes a nomination will continue these positive trends. A letter of support written on March 11, 2015 from the Association is included with this form.

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.

- Regional Development Center
- County government
- City government X
- Local historical society or preservation organization X
- Neighborhood, homeowners', or civic association X
- Business association

The City of Chamblee supports this nomination as indicated by media promotions in local municipal emails, the <i>Chamblee Post</i>, and neighborhood bulletins as well as the use of the Chamblee Civic Center for both the February 24, 2015 History Night and the April 28, 2015 presentation of the nomination to the Community.

The DeKalb History Center (DHC) was involved with Longview-Huntley Hills prior to this nomination process. First, the DHC developed a study of mid-century DeKalb neighborhoods and later, with another Georgia State University (GSU) class, published a context used for this nomination titled <i>Single-Family Residential Development, DeKalb County, Georgia, 1945-1970</i>. The DeKalb archives have been available to the students in order to gather pertinent information about Longview-Huntley Hills and the surrounding neighborhoods.

As described previously, and seen in participation, a letter of support, and other activities, the Huntley Hills Neighborhood Association has been greatly involved with this nomination process and eagerly awaits the results.

GENERAL INFORMATION (CONTINUED)
Is the nomination of the district part of a larger formal or informal preservation program in the area? Explain:

Not specifically, but preserving Chamblee’s historic neighborhoods is an integral part of the City of Chamblee’s City of Chamblee, Georgia 10th Year Comprehensive Plan Update (2006).

7. **Sponsor of Nomination (the district sponsor must represent property owners in the district).** The Historic Preservation Division has established guidelines for proposing National Register district nominations at the local level. The guidelines are intended to insure that property owners, neighborhood or civic associations, local historical societies or preservation organizations, city and county government officials, and the general public are informed about the National Register of Historic Places and are given the opportunity to participate in the preparation of the nomination and comment on the nomination. The nomination sponsor is responsible for insuring public notice and involvement.

Name(s) of local sponsor: Carolyn Webber, President of HHNA

Organization or agency (if applicable): Huntley Hills Neighborhood Association (HHNA)

Mailing Address: P.O. Box 80141

City: Chamblee State: GA Zip Code: 30366

Telephone—Monday-Friday daytime and/or work: 404-408-6494

E-mail: carolyn_webber@bellsouth.net

8. **Form prepared by**

Name: Georgia State University (GSU) Masters of Heritage Preservation Students:

Nathan Brown Nicole Gilbert William Inman
Collier Neeley Sarah Love Casey Radke
Ellen Rankin Whitney Rooks Anna Williams Megan Wiginton

MHP Program Director: Richard Laub

Title and Organization or Company, if any:
Georgia State University (GSU) Masters of Heritage Preservation Program

Mailing Address: Department of History, c/o Richard Laub, P.O. Box 4117

City: Atlanta State: GA Zip Code: 30302-4117

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

E-mail: rlaub@gsu.edu

Date: April 28, 2015
What is your relationship to or interest in the district?

The students of the Georgia State University Heritage Preservation Master’s program are interested in raising awareness of and preserving Mid-20th Century Modern architecture. Although relatively new to the process, we feel we can contribute both to the general acceptance of Mid-Century architecture as worthy of preservation and to the preservation of these examples of Modern architecture in particular.

Longview-Huntley Hills is a perfect representation of a Mid-20th Century Modern neighborhood because of the district’s high integrity and well-documented history. The homeowners are eager to have their area designated and thus help protect the sense of place they so love. Helping Longview-Huntley Hills achieve historic designation is a project with which our class can assist as we learn more about the process and at the same time assist the Longview-Huntley Hills community.

GENERAL INFORMATION (CONTINUED)

9. Reasons for nominating the district (Explain all that apply)

Recognition (explain): The Huntley Hills Neighborhood Association is eager to have its area recognized as one of the few Mid-20th Century Modern communities on the National Register to date. With this recognition there would come increased interest by residents in maintaining the quality of life in their neighborhood and the built environment.

Grant Assistance (explain; have you inquired as to the availability of grants or received a grant application?): No.

Tax Incentives (explain; have you inquired about the applicability of tax incentives or received application forms?): Although no official inquiries have been made, at the presentation of the nomination process, district homeowners expressed interest in potential tax incentives.

Protection (explain need): With major thoroughfares within walking distance of the neighborhood, protection is needed to prevent further encroachment along the borders. Interstate 285, Peachtree Boulevard, North Peachtree Boulevard, and Chamblee-Dunwoody Road surround this proposed district. Many commercial and other highway aspects also threaten encroachment, as can be seen at the proposed boundaries.

Part of a larger preservation plan (explain): Although not part of a specific preservation plan, creation of a Longview-Huntley Hills Historic District would be an integral part of preserving historic neighborhoods, which is a critical element of the City of Chamblee’s Comprehensive Plan (2006) which states “The City of Chamblee values its historic and cultural resources. Although none of the historic resources are currently listed on the National Register of Historic Places...these links to the past, mostly old single-family residential structures, should be protected and preserved.”

Minority Resource (explain):

Other public interest in this nomination (explain):

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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. Count all resources except small buildings such as garages or sheds.

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

693 houses, 2 religious buildings, 1 school, and 3 commercial buildings

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

2 (Tennis Courts and Swimming Pool)

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

1 (Huntley Hills Park)

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

0

NOTE: Report the total number of contributing resources in Section 1, number 4.

The 700 contributing buildings within the district are those that date from the period of significance and retain their historic integrity. The two contributing structures are the tennis courts, and swimming pool. The contributing site is the neighborhood park. There are no contributing objects.

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.):

71 (67 houses, 1 gymnasium, and 2 commercial properties)

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

0

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

0

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

0

NOTE: Report the total number of noncontributing resources in Section 1, number 5.
B. Description

Provide a written description of the district to be nominated. The description should be straightforward and factual. It should be based on a thorough examination of the district, including, if necessary, a property-by-property survey. Most, if not all, of the following points should be addressed. **For each point, describe as thoroughly as possible.** The description should provide a written “photograph” of the district. Cross-reference the written description with the photographs and the district map. Professional terminology is not required but may be used.

1. **Summary description**—overall character, appearance, and historical development of the entire nominated district:

   Longview-Huntley Hills is a suburban housing subdivision located in the City of Chamblee in DeKalb County, Georgia. The post-World War II development, platted in the 1950s and generally completed by the beginning of the 1970s, was built in response to rapid growth in the Chamblee area. It was spurred by its proximity to the newly opened General Motors plant in neighboring Doraville and to other manufacturing plants built along newly constructed Peachtree Industrial Boulevard (now Peachtree Boulevard) which abuts the Longview-Huntley Hills neighborhood to the south. Long Construction Company built the segment of the neighborhood between Admiral and Longview Drives to the intersection on the north with Plantation Lane; this first phase of houses is known as Longview Section 1.

   The proposed district is comprised of more than 308 rolling acres subdivided into 2,014 lots. The subdivision was originally planned to have included about 2,000 homes, which, at the time, would have made it one of the largest in Georgia. The completed development encompasses the area now called Huntley Hills. It is comprised of 27 American Small Houses (1950-55), 387 Ranch houses (1958-1968), 166 Split-Level houses (1963-1969), 90 Split-Foyer houses (1963-1969), and 23 two-story mid-century traditional houses (1968-69). The houses generally have large setbacks along curvilinear streets. In addition to the various house types, the dwellings have a range of styles that include Plain, Colonial Revival, Contemporary, Eichleresque, and Chalet-influenced. Since its initial development in the 1950s, very few residents have altered their homes significantly and, remarkably, little has outwardly changed in this Atlanta suburban subdivision. However, as construction technologies improved, some lots that were previously deemed unsuitable for construction have been built upon, and two modern infill houses along Plantation Lane were constructed on previously vacant lots. A total of 20 houses are considered to be modern infill (Photos 172, 175, 338 and 400).

   Sidewalks within Longview-Huntley Hills are rare and are typically located near entrances to the neighborhood such as the south end of Longview Drive and Admiral Way, around Huntley Hills Elementary School, and near the recently constructed roundabouts, one at the intersection of Admiral Drive and Longview Drive and another at the Ellwyn Drive and Longview Drive intersection. There are few fences, mostly in the rear of lots, and front lawns generally meld into one another providing a strong sense of landscape continuity. A few commercial buildings exist near the neighborhood’s entrance along Longview Drive (see section 3) including the neighborhood’s former sales office, now home to a fitness center (Photo 001). At the west end of the neighborhood is the Chamblee First United Methodist Church, constructed in 1965. The
properties surrounding Longview-Huntley Hills include modern infill construction consisting of houses, apartments, condominiums, and commercial and industrial buildings. The Longview-Huntley Hills district remains an enclave of 1950s through 1970s single family dwellings located in an area that is otherwise experiencing rapid transformation and growth.

2. **Natural terrain**, natural landmarks, geographic features in and around the district:

The topography of the neighborhood was a key aspect in the determination of the overall character of Longview-Huntley Hills. The neighborhood retains much of its original topography, characterized by the rolling hills typical of Georgia’s piedmont region. The resulting landscape is complemented with broad, two-lane streets that curve with the terrain (**Photos 073, 337 and 458**). The area is further influenced by its relationship with Nancy Creek to the northwest, which forms a natural boundary for the district, and the proposed district contains the smaller Nancy Creek Tributary running through its western and southern parts. These two water sources have had a significant impact on the development of the neighborhood due in large part to the topography associated with their floodplains, and at the time of the initial construction many lots were deemed unsuitable for development. These subdivided lots were either incorporated into public spaces like the Huntley Hills Park or left vacant (**Photos 007 and 137**). As construction technology advanced, several of these previously unbuildable lots were later filled with additional houses (**Photo 029**).

3. **Distinct parts, areas, or sections of the district** (ex. commercial, residential, industrial, African-American, agricultural, etc.):

The Longview-Huntley Hills neighborhood is primarily a residential development which was built in sections over several decades in the mid-20th century. Generally the house types are spread throughout the development in an unidentifiable fashion. In two areas a single house type predominates. In the area developed by the Long Corporation, Longview 1, the Ranch house is the overall dominant type. Second, along the eastern portion of the district is the American Small House section. (See maps for reference.)

The district also contains a school, a church, and several commercial buildings, including the neighborhood’s former sales office at 3695 Longview Drive (**Photos 001 and 003**). Behind this building is the brick manufacturing area where much of the brick used in Longview-Huntley Hills’ homes was produced. Directly north of the former sales office on Longview Drive are four more commercial buildings, with the furthest north building, located at the intersection of Longview Drive and Admiral Drive, ending the commercial section of the district. Located in the center of the neighborhood on a site deeded to DeKalb County specifically for educational purposes is Huntley Hills Elementary School, dedicated on October 4, 1964 (**Photos 276-283**). One religious complex, the Chamblee First United Methodist Church at 4147 Chamblee-Dunwoody Drive, was built in 1968 and is located inside the western boundary of the district (**Photos 243-A, 244**). The pool and clubhouse were constructed in 1959 and, following a large expansion in 1971, the tennis courts were built. At the time of initial construction the courts did not have lights, but a few years later coin operated lights were installed (**Photos 184 and 185**).²

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² Charles Grady, Interviewed by Ellen Rankin, March 29, 2015.
Abutting the south end of the neighborhood, and part of the original overall design plan, is the Chamblee Plaza Shopping Center (Photo 002). Opened on November 10, 1960 the shopping center was developed and built on the original site by H.W. Ivey Construction Company. However, because of alterations to the exterior, including window and door replacements, signage removal, and the eventual application of synthetic stucco on the exterior, the resource no longer retains integrity and is not included within the boundaries of the proposed historic district.

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:

Longview-Huntley Hills, although completed in phased developments, reflects the overall design as filed in 1955 by the Long Corporation. Typical of many of the planning characteristics of postwar subdivisions in Georgia, Longview-Huntley Hills was designed to have limited access to major arterial roads (five entryways to North Shallowford Road and only one entryway to Chamblee-Dunwoody Road and with no direct access to Peachtree Industrial Boulevard), a curvilinear street alignment, common green space areas, long superblocks, and cul-de-sacs. All streets within Longview-Huntley Hills are paved and include rollover concrete curbs, a defining landscape feature that is consistent throughout the neighborhood. Following the topography of the land, the streets separate the gentler slopes of the building lots from the unsuitable building lots, which instead contain parks or public spaces. The drainage system, including over 25 brick-lined concrete culverts and concrete drainage ditches, is original to the neighborhood and was built in 1960 (Photos 73 and 114).

5. **Arrangement or placement of buildings and structures on lots within the district;** relationship of buildings and structures to one another and to their surroundings; density of development:

The lots in Longview-Huntley Hills are laid out on gentle slopes rising from the level of the street, leaving hilltops, valley bottoms, and steep slopes open for parks or green space. Lots are generally rectilinear with larger, broader lots along primary streets and at intersections. The front yards of most building lots are landscaped with lawns, shrubs, and trees in a “natural,” free flowing, generally unfenced continuous manner creating the appearance of a large public park. Backyards are often fenced for privacy, safety, and to provide enclosed outdoor spaces for children and pets. The standard lot size is roughly 100 feet wide x 150 feet deep with a driveway to one side of the house. Most driveways are simple and straight. Most residences in Longview-Huntley Hills demonstrate a similar setback, usually deep which allows for a front yard. Houses in the neighborhood typically have a front and back yard. Lot sizes and shapes vary to accommodate the topography.

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:
Like most domestic architecture of the mid-20th century, a majority of the houses in Longview-Huntley Hills display more emphasis on building form and type than on style. House types represented in the proposed historic district include the American Small House, the Ranch house and its subtypes, the Split-Level house, the Split-Foyer house, and some Two-Story Mid-Century Traditional houses, which are unsystematically distributed throughout the neighborhood. The most common house type found in Longview-Huntley Hills is the Ranch house, whose various subtypes constitute 56% of the contributing house properties. Split-Level and Split-Foyer, who follow the Ranch in popularity, represent 24% and 13% of the contributing house properties, respectively. The American Small Houses, which comprise 3.7% of the contributing house properties, are located in the area along Plantation Lane and McDaniel Street. Two-Story Mid-Century Traditional homes constitute the remaining 3.3% of the contributing houses. The predominant exterior material is brick veneer over wood frame but some houses have wood siding and, in a few instances, aluminum siding.

The vast majority of the houses in the district have designs that appear to have been derived from popular house plan books of the time. Atlanta hosted several publishers of such plan books including the Home Builder's Plan Service, Builders Home Plans (formerly the DeKalb Home Planning Service), and W. D. Farmer. Additional potential plan sources were featured in the printed plan books, and offerings by Stratford Realty Company and weekly articles titled the "House of the Week" printed in the Atlanta Constitution, which featured various plans by different firms and builders. There are strong similarities between many of the houses in Longview-Huntley Hills and some of the plans featured in these companies' plan books and advertisements, although few of the Longview-Huntley Hills house plans have been directly attributed to these sources. (See Appendix)

**TYPES**

**American Small House**
The American Small House is the oldest type found in Longview-Huntley Hills. Typically, American Small Houses were built between 1935 and 1950; however, those in Longview-Huntley Hills were built between 1950 and 1955 as part of the North Peachtree Homes subdivision. American Small Houses are nearly square in plan and are relatively compact with 900 to 1,500 square feet of living space. They are one to one-and one-half stories in height. Common features of the American Small House include narrow eaves, a side gabled roof, and a plain style. The American Small House is only found in one section of Longview-Huntley Hills, clustered on McDaniel Street, Plantation Lane, and North Peachtree Road. Examples can be found at 2161 Plantation Lane (Photo 417), 3982 McDaniel Street (Photo 420), 3983 McDaniel Street (Photo 421), and 2196 Plantation Lane (Photo 424).

**Ranch**
The Ranch house type is characterized by its low, flat-pitched roof and its horizontal emphasis, and is typically one story or, on occasion, one story with a lower level. The Ranch house is the predominant house type in the neighborhood, present in 56 percent of the houses in Longview-Huntley Hills. Ranch houses in the neighborhood were typically built between 1958 and 1968, but several were built into the 1980s. Taking advantage of the natural topography, many of the ranch houses in Longview-Huntley Hills incorporate a garage and sometimes a living area.
under one side, called the raised ranch sub-type in this document. There are several subtypes of ranch houses in the district, including:

**Compact** – A small, simple house with a squat rectangular form, often accompanied by a carport. Examples at 2202 Plantation Lane (Photo 425), 3753 Admiral Drive (Photo 358), and 4065 Longview Drive (Photo 245).

**Linear** – A long, linear and narrow Ranch house form with a 2:1 length-to-width ratio. May have slight projections or recesses, and may be situated transversely to fit a particular lot. Examples include 4070 Longview Drive (Photo 246), 2019 Ellwyn Drive (Photo 191), and 2071 Seaman Circle (Photo 287).

**Linear With Clusters** – Similar to the Linear, but with a projecting cluster of bedrooms, either to the front, rear or at times both, that give the appearance of an “L” or “T” shape to the house. Examples include 3871 Carlton Drive (Photo 157), 3914 Ensign Court (Photo 103), and 1947 Plantation Lane (Photo 91).

**Courtyard** - Ranch house with at least two projecting wings on the sides that form an inner courtyard. The courtyard is typically located on the front of the house. Examples include 3905 Commander Drive (Photo 173), 3875 Longview Drive (Photo 331), 3868 Carlton Drive (Photo 156), and 3879 Commander Drive (Photo 167).

**Half Courtyard** – The creation of a half-courtyard made by the connection of two wings intersecting at 90 degree angles. Both wings must include living space in order to be considered a half courtyard. Examples include 4005 Longview Drive (Photo 210), 3832 Longview Drive (Photo 339), and 3853 Carlton Drive (Photo 151).

**Raised Ranch** – This subtype generally looks like a one story house with a garage and either crawl space or full basement below. The second floor contains the majority of the living space in a layout that resembles the plan of a Linear, Courtyard, or Linear with Clusters Ranch. Examples include 3932 Greenhill Drive (Photo 056), 3782 Greenhill Drive (Photo 042), and 3653 Admiral Drive (Photo 013).

**Split-Level**

The Split-Level house is a unique three-level house. The Split-Level house often displays the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but it consists of two sections with three floor levels. The first section, generally at or near ground level, is only one story tall and contains most of the family living areas including the living, dining, and kitchen areas. Vertically offset by a half floor is the second section, which is two stories tall and which is reached by half flights of stairs from the main level. Generally the upper floor, a half floor up from the main living section, contains bedrooms and bathrooms. Directly below these bedrooms and bathrooms and a half floor down from the living section is the lowest floor, which may contain utilities, a garage, a recreation room, and/or additional bedrooms. Often thought of as a derivative of the Ranch house, the Split-Level developed concurrently with, but largely independently of the Ranch. In Georgia, one of the earliest documented Split-Level houses is a 1940 example in Atlanta’s Peachtree Park neighborhood.3 The Split-Level houses in Longview-Huntley Hills were predominately built between 1963 and 1969, though examples can be found built through the mid-1970s. The Split-Level is present in approximately 23 percent of the houses in the neighborhood. Examples include 3995 Admiral Drive (Photo 443), 2083 Ellwyn Drive (Photo 315), and 4052 Commodore Drive (Photo 234).

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Split-Foyer
The Split-Foyer is a two-level variation of the Split-Level. The exterior evidence denoting the type is the location of the main, front door in relation to the windows. The door does not line up with the windows for either level because the entrance is located between the first and second story. The main or front entrance to the house is at grade level, midway between the two floor levels. From this entry foyer, the main living level is a half-floor up and the lower level is a half-floor down. It is this distinctive feature that accounts for the “Split-Foyer” name. The terminology, likely originated with architects and builders, is referenced by Dr. Richard Cloues at the Georgia Department of Natural Resources Historic Preservation Division. Split-Foyer residences in the neighborhood that were based on plans by W.D. Farmer include the Colonial Revival style house at 4152 Admiral Way. (See Appendix). Split-Foyer houses were typically built in the neighborhood between 1963 and 1969. The Split-Foyer is present in 13 percent of the houses in Longview-Huntley Hills. Examples include 3983 Forrestal Drive (Photo 307), 2052 Ellwyn Drive (Photo 317), 3728 Montford Drive (Photo 64), and 4109 Commodore Drive (Photo 354).

Two-Story Mid-Century Traditional
The final type of house in Longview-Huntley Hills is two stories in height, with a centrally located entrance on the main floor and symmetrical fenestration patterns. In some instances the second floor projects out slightly over the first on the front or the back of the house, a minor variation based on Postmedieval English prototypes, and is therefore a subtype and has been referenced in previous district nominations, including the 2009 nomination for the Fairway Oaks-Greenview Historic District in Savannah, Georgia. The few examples of this house type are spread throughout Longview-Huntley Hills. These Two-Story Mid-Century Traditional houses were typically built between 1968 and 1969 and comprise about three percent of the houses in Longview-Huntley Hills. Examples include 3996 Longview Drive (Photo 197), 2012 Afond Court (Photo 209), and 2002 Plantation Lane (Photo 179).

STYLES
In addition to a house type, each of the houses can be categorized as displaying a specific style. In Georgia, the style of the house is defined as the decoration or ornamentation that has been placed on a house in a systematic pattern or arrangement to create a specific visual effect; and/or the overall design of a house including proportions, scale, massing, symmetry or asymmetry and the relationship among parts such as solids and voids or height, depth, and width.

Plain
The Plain, or Plainly Styled, is the most prevalent architectural style of the Ranch House in Georgia. “Plain” is not so much a style in the historical sense, but rather a style in the modern mid-20th century sense of absence of historically derived forms and ornament. Plain style presents functionally derived forms and features, straightforward construction and use of materials, and an exterior design that often reflects the interior arrangement of spaces and functions. Its distinctive appearance is often visually striking in its bold simple forms. The style

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can have a variety of exterior materials with red brick as the most common. Examples include 3827 Longview Drive (Photo 340), 3935 Ensign Court (Photo 106), and 2133 Ellwyn Drive (Photo 450).

**Colonial Revival**
The Colonial Revival Style is identified by its use of historical elements, such as pediments over the front door, porticos, columns, shutters, 6/6 sash windows, and cornice moldings in a simplified accent. This style includes the Cape Cod and Dutch Colonial influence found in several of the houses in Longview-Huntley Hills. The second story overhang subtype, loosely inspired by Postmedieval English examples, is common in the neighborhood. This subtype was relatively rare until the 1930s. Examples include 2052 Ellwyn Drive (Photo 317), 3728 Montford Drive (Photo 064), 3789 Montford Drive (Photo 77), 4109 Commodore Drive (Photo 538).

**Contemporary**
The Contemporary style in Longview-Huntley Hills has a distinctive appearance: abstracted and stripped down to the very basics of form and structure. A hallmark of the style is exposed structural elements. Other hallmarks include wide overhanging eaves, metal-sash awning-type windows, sliding glass doors (sometimes in multiples to create a window-wall), and fixed plate-glass windows of irregular shapes fitted into the gable ends of the house below the roof lines at different angles. Examples include 3771 Greenhill Drive (Photo 39), 3861 Greenhill Drive (Photo 60), and 3864 Commander Drive (Photo 163).

**Eichleresque**
The Eichleresque Style is a variation on the Contemporary Style and is typified by its low, broad front gable roofline which is often accompanied by an intentional exposure of structural elements within the façade. The style is named for developer Joseph Eichler, who used a similar modern design aesthetic in the development of numerous California communities. Examples include 4058 Commodore Drive (Photo 235), 4051 Admiral Drive (Photo 460), and 2091 Seaman Circle (Photo 285).

**Chalet-Influenced**
The Chalet-Influenced Style, found almost exclusively on the Split-Level type, is characterized by a vertical board second story, with diamond-paned casement windows surrounded by shutters, on top of a brick first floor. Examples include 4183 Longview Drive (Photo 510), 3972 Forrestal Drive (Photo 308), and 4206 Admiral Drive (Photo 493).

### Detailed description of all community landmark buildings

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 cornerstones or plaques:

Within the subdivision, shared amenities constructed to facilitate community interaction include an elementary school, commercial and religious properties, a park, a swimming pool, and tennis courts. Huntley Hills Elementary School, located at 2112 Seaman Circle, is an International Style building constructed in 1963-64 and designed by Finch, Alexander, Barnes,

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Rothschild and Paschal (FABRAP) (Photos 276 and 278). FABRAP was an architectural firm established in Atlanta in 1958 that specialized in sports stadiums, such as the Atlanta Fulton County Stadium in 1965. The firm was also known as the lead design team behind the development of headquarters for several major Atlanta businesses, projects that include work for Coca-Cola as well as the Southern Bell Company (now BellSouth). Huntley Hills Elementary has a red brick veneer exterior and a flat roof with wide overhanging eaves. There are two entrances to the building; the main entrance is a large flat-roofed overhang with recessed panels in the ceiling and metal lettering for signage. The center of the building is two stories in height with clerestory windows and houses the “cafetorium,” which was a new room type introduced in schools of the era: a combined cafeteria and auditorium, designed to optimize the use of space in the school. There is a small parking lot that curves in front of the school. A covered walkway connects the main building to the gymnasium (Photo 283). The school now has 25 classrooms plus several specialty rooms for art and music. It also has four self-contained special education rooms and three trailers on the grounds. Green space on the property has well-maintained plantings, benches and a prominent flagpole.

Another contributing structure to the neighborhood and located at 4147 Chamblee Dunwoody Road is the red brick Colonial Revival Chamblee United Methodist Church (Photo 243). The church complex consists of two buildings, a sanctuary with connected education building and a detached activities building, and has a large presence within the proposed district. It is situated on about 40 acres, most of comprised of greenspace that includes trails and a disc golf course. Founded in 1826 as Prospect Methodist Church, the congregation broke ground on its new property April 18, 1965. The architect was Barker, Cunningham, Barrington, P.C. Architects, which specialized in religious architecture in Georgia and the Southeast and designed more than 200 churches in the region. The builders were W.E. Carroll and Sons Construction. The Sanctuary is a stretcher-bond brick veneer building with quoins topped by a hipped-roof with cross-gabled ells and topped by a steeple. It features four entryways and the front-gabled main entry and features a broken pediment above a large fanlight and double doors. The windows are triple sash with 9-lights in each panel and arched fixed top sash. The section containing the education building is a two-story, ell-shaped building with an adjoining kitchen. A Fellowship Hall forms the ell and connects this section to Sanctuary via a hyphen. Another secondary hyphen also connects the Sanctuary to the Education Building at its midpoint, just outside of which is a columbarium. A covered drop-off point serves the main entry. The Activities Building, located across a parking lot from the two main buildings, was erected in 1972. This is a simple, side-gabled, single room building (Photo 244). The church complex has two points of access: Commodore Lane to the east and Chamblee Dunwoody Road to the west. Recently, the Education Building and Fellowship Hall underwent a major renovation, and there are plans to expand the Sanctuary on the east and west sides. Also planned are new offices and a Youth Room that will connect to the Education Building.

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7 Date Plaque on building
10 Reverend Dr. Royeese Stowe, Interviewed by William Inman, April 7, 2015
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:

Typical landscape features found in Longview-Huntley Hills include the natural topography of the land, which was preserved by the developer, a decision that also facilitated better drainage and retention of existing trees. The houses typically have relatively large and open front lawns, usually with a driveway, plantings along the foundations of the homes, plantings around mailboxes, and sometimes planters integrated into the design of the houses. Another common feature of the houses is the inclusion of backyard courtyards, terraces, or patios that vary in size and shape, but frequently incorporate landscape features such as flowers and shrubs. Trees in the neighborhood are of a mature age and suggest retention from the original landscaping of the development (Photos 36, 94, 117 and 121).

One defining physical feature of Longview-Huntley Hills is Nancy Creek, (Photo 540) which runs along the northwestern edge of the district, as well as a small tributary of the creek that cuts through the western and southern portions of the neighborhood. As a result, several lots within the floodplain of this water system were originally deemed unsuitable for development. These lots were left with natural vegetation, converted into green space for residents (most notably Huntley Hills Park located at the intersection of Longview Drive and Admiral Drive), or built upon at a later date with infill construction.

Huntley Hills Park is a linear park between Longview and Ensign Drives and abutting Admiral Drive. Nancy Creek bisects the park, and a steel bridge spans the creek and leads directly into the park’s “Butterfly Garden” on the Admiral Drive side of the park. A large, fenced-in concrete drain at the Longview Drive entry allows the creek to pass under Admiral Drive. Nearby, a rock and concrete marker with a Huntley Hills sign welcomes guests into the neighborhood (Photos 007, 008). There is a small playground on the Admiral Drive side, and one of the few sidewalks in the neighborhood runs alongside the park on Ensign Drive. The sidewalk curves into the street denoting the park’s termination.

9. **Physical features of historic transportation routes**—highways, streets, rail lines, street railways, etc.:

The streets within the district have changed little from their original appearance and are landscaped on both sides with carefully aligned curbs, smooth lawns, shrubs, and trees that border the streets throughout Longview-Huntley Hills (Photos 131 and 193). This streetscape blends with the landscaping of adjoining lots to create the appearance of a vast public park. In some cases, the streets actually border park space, and here the streetscape and landscape merge completely.

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:

None.
11. **Exceptions to the general rule and/or historic anomalies:**

A majority of the dwellings in Longview-Huntley Hills were constructed within a single 10-year time frame between 1958 and 1968. These houses are the Ranch, Split-Level, Split-Foyer and Two-Story Mid-Century Traditional types that are present throughout the neighborhood. The one anomaly is the distinct section of American Small Houses located on the eastern edge of the district that were constructed prior to Longview-Huntley Hills in 1950-55 (Photos 422 and 424). However, based on the historic nature of these structures, as well as their close association with the neighborhood, warrants their inclusion in the proposed historic district.

12. **A description of representative non-contributing properties within the district.**

Noncontributing properties are properties less than 50 years old, are outside the period of significance for a district that is less than 50 years old, modern intrusions, and historic properties which have lost their historic integrity (so altered that they cannot be recognized as a historic properties today). Provide a list of noncontributing resources by address. Also, provide a general description of the various types of non-contributing properties within the district and the reason why they are considered non-contributing or in the case of a few noncontributing properties identify by location and describe each one. Noncontributing properties need to be marked on the district map (see pages 18-19 for instructions). Be sure to include photographs of representative non-contributing properties:

The non-contributing buildings were constructed after the period of significance or have lost their historic integrity through non-historic alterations to character-defining features. The singular noncontributing site is the tennis court property, which was constructed in 1973. The following criteria have been used to identify non-contributing properties in the Longview-Huntley Hills Historic District.

Noncontributing houses in the Longview-Huntley Hills Historic District include the following four categories:

1. **Historic houses to which a full or partial second floor has been added.** Adding a full or partial second floor obscures the historic one-story identity of the house, especially Ranch houses, alters its historic form and proportions, and results in the loss of the historic roof, a statement that is especially true when applied to the Ranch type. This does not pertain to houses where historically unfinished attic spaces have been converted to residential use without drastically altering the original roofline of the house, as with dormers. Examples are at 3688 Greenhill Drive (Photo 021) and 3964 McDaniel Street (Photo 418).

2. **Historic houses with extensive non-historic alterations to their original rooflines.** Generally this applies to houses where the original roof has been extended, raised, or replaced with a much larger roof. These alterations increase the height of the roof and may also increase either its pitch (slope) or its coverage (width) beyond the dimensions of the original house. In doing so, these changes alter the historic form and proportions of the house and change the relationship between the roof and the main mass of the house, which tends to make the roof a more dominant physical and visual feature that is out of character with the original design of the house. Although no mathematical formula exists for evaluating the physical and visual impact of these alterations, empirical observation and analysis indicates that rooflines raised
more than about two feet at the ridgeline alter and/or obscure the historic form and proportions of the house to such a degree that the house no longer contributes to the historic character and appearance of the district. This also applies to houses where the shape of the original roof has been changed. Examples of such changes would be from a hipped to a gabled form, or from an original, simple gable roof remodeled into a complex or compound roof with multiple gables. Other alterations and additions considered to be non-contributing include multiple gables and large dormers out of scale with the form and proportions of the house and its historic roof and incompatible with the historic design of the house, clerestories and monitors of any kind, and other new roof elements out of character with the historic design of the house. Examples of this type of extensive non-historic alteration include 1978 Plantation Lane (Photo 097), 3746 Montford Drive (Photo 069), and 4145 Longview Drive (Photo 485).

3. Houses built after the district's period of significance, 1973. Regardless of the size, scale, style, or materials, these "new" houses, constructed after 1973, were built either on lots previously occupied by historic houses or on historically vacant lots. Generally these houses are considered non-contributing because they did not exist during the district's historic period of significance (1950-1973) and therefore cannot contribute to the district's historic character and appearance. These recently constructed houses tend to be much larger in size, more elaborately detailed (frequently with pseudo-historic details), and built or finished with materials incompatible with those of the historic houses in the district, such as stucco, vinyl siding, and non-granite stonework, thus detracting from the historic character and appearance of the district. Examples of modern infill in Longview-Huntley Hills include 2216 Plantation Lane (Photo 428), 2110 Plantation Lane (Photo 388), and 3910 Commander Drive (Photo 175).

4. Extensively altered historic houses. These formerly historic houses have been altered so extensively that they no longer convey a clear sense, or in some cases any sense, of their historic character and appearance. Physical alterations have significantly changed the size, scale, proportions, materials, details, and/or overall architectural character of the formerly historic houses. Alterations that are visible from the public right of way include substantial additions to houses, especially to the fronts, sides, and roofs, and demolition of parts of historic houses including porches, garages, roofs, or wings or ells. General remodeling included the removal of historic architectural features and details and/or adding new incompatible architectural features and details such as large new front entries, broad front porches where none historically existed, new windows and doors of different sizes, configurations or styles from the originals, complex rooflines with multiple gables on formerly simple roofs, out-of-character architectural details (such as Neo-Craftsman or pseudo-European) or building materials (such as stacked stone facades or monumental masonry), and out-of-scale decorative or structural elements, particularly on smaller, plainer houses. In many cases, no single alteration is responsible for compromising the historic character and appearance of a house; rather, it is the cumulative effect from many minor as well as major alterations made at one time or successively. Many of these alterations appear to be, for all intents and purposes, irreversible. Clear examples of extensively altered historic houses in Longview-Huntley Hills are at 4221 Admiral Drive (Photo 496), 3876 Greenhill Drive (Photo 062), and 1985 Afond Court (Photo 202).

Although they do alter the historic architecture of a house, many individual or small-scale alterations do not make houses in this historic district non-contributing. Such minor alterations do not in and of themselves obscure or compromise a house’s overall historic character and
appearance or its ability to make a contribution to the district's sense of time and place. Common minor alterations include:

- Side porch enclosures where the historic identity of the porch is still apparent.
- Expanded rooflines or dormers that do not significantly alter the size, proportions, or shape of the original roof.
- Rear additions that do not overwhelm or obscure the original size and architectural character of the historic house or compromise its ability to make a contribution to the historic character and appearance of the neighborhood or to the street scene on which it is located.
- Small-scale side additions which do not overwhelm or obscure the original size and architectural character of the historic house, or significantly change its proportions, or compromise its ability to make a contribution to the historic character and appearance of the neighborhood or to the street scene on which it is located.
- New exterior materials not identical to, but not visually incompatible with, the original exterior materials (for example, cementitious siding replacing wood siding) or not compromising the overall form, proportions, and detailing of the historic house.
- New front porches or entries of a small size, in scale and character with the historic house.
- Garage or carport enclosures, especially when done in such a way that a sense of the original garage or carport is still apparent on the exterior.
- Small-scale applications of incompatible new exterior materials (for example, front steps reconstructed with stacked fieldstone).

As noted above, while these kinds of alterations, in and of themselves, may not render a historic house non-contributing, combinations of them on the same historic house may cumulatively have the effect of extensively altering its historic character and appearance to the point where it no longer makes a contribution to the historic district's sense of time and place.

The following properties do not contribute to the Longview-Huntley Hills Historic District (See the Longview-Huntley Hills Historic District National Register Map, where these properties are colored pink):

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13. **Boundary Description**

13a. Briefly describe and justify the proposed boundaries of the district being nominated:

The proposed boundaries for the Longview-Huntley Hills Historic District generally respect the subdivision’s street patterns. The attached maps illustrate some development details. The southern boundary is adjacent to Admiral Drive and includes several commercial properties located on Longview Drive. The western boundary starts at the intersection of Admiral Drive and Greenhill Drive then curves westward to include Montford Drive. At this point the boundary continues northward and east of Chamblee-Dunwoody Road to encompass the Chamblee First United Methodist Church. The boundary line then runs adjacent to Nancy Creek in a northeasterly direction to include Commodore Drive. The intersection of Commodore Drive and North Shallowford Road marks the northernmost portion of the district. North Shallowford Road then becomes the eastern portion of the boundary. At the merger of North Shallowford Road and North Peachtree Road, the boundary continues in a southeast direction along North Peachtree Road. From the intersection of North Peachtree Road and Plantation Lane, the boundary line moves west along Plantation Lane, including the parcels on the south side, until its intersection with Admiral Drive. The boundary then turns southward along Admiral Drive including the eastern parcels, which returns to Longview Drive and the initial starting point of the overall boundaries.

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

- Intact historic boundaries of the district from principal historic period;
  The proposed boundary of Longview-Huntley Hills reflects the intact area as platted by the Long Corporation in 1955 and developed through 1968, as well as the 1950-55 development that also relates to the post-World War II development in the area.

- Concentration of significant historic resources;
  The boundaries reflect the contiguous historic resources.

- Political or current legal boundaries;
  The proposed boundary includes all properties currently identified within the current Longview-Huntley Hills neighborhood boundaries as defined by the City of Chamblee.

- Natural topographic features (ridges, valleys, rivers, creeks, and forests);
  Nancy Creek, to the northwest of Longview-Huntley Hills, is used as a natural boundary from its intersection with North Shallowford Road to the Chamblee First United Methodist Church, where it meets with the neighborhood tributary and runs west under Chamblee-Dunwoody Road. Additionally, a ravine runs along the eastern side of
Admiral Drive, creating a separation from the industrial sector that lies to the east of Longview-Huntley Hills.

- Visual barriers or a change in historic character or land use (new construction, highways, or development of a different character); and/or

- Other; explain:

These boundaries were chosen to encompass all of the Longview-Huntley Hills community with two additions. First, the commercial area located along the southern portion of the boundary encompasses the original sales center for the neighborhood and was developed in concert with Longview-Huntley Hills, and thus is deemed eligible for inclusion in the proposed district. The second exception is a small section of American Small Houses located along Plantation Lane, McDaniels Drive, and North Peachtree Road. These houses were constructed independently of the Longview-Huntley Hills development, but their historic nature and close association with the neighborhood make them worthy of inclusion.

13c. If applicable, discuss alternative boundaries or uncertain boundaries and identify areas where assistance in defining boundaries is needed:

13d. Describe how the area outside the district boundaries is generally different than the area within the district and include representative photographs:

Much of the area immediately outside Longview-Huntley Hills differs greatly from the houses located within the proposed boundary. Directly to the south of Longview Drive is Peachtree Industrial Boulevard, which is almost exclusively comprised of commercial properties. Industrial facilities and automobile repair shops break up the eastern border of the boundary, between Admiral Drive and North Peachtree Road. The areas to the north and northeast are residential lots, most of which were constructed after the Longview-Huntley Hills dates of significance. The northwestern edge of the district is restricted by the natural boundary of Nancy Creek, and newer construction detaches the southwestern edge of the district from Chamblee-Dunwoody Road.

Make sure the boundary description coincides with the boundaries marked on the map(s).
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:

   Long Corporation

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

   Ramey Investment Corporation - a subsidiary of Long Corporation
   Edwards Engineering
   Chamblee Acres Inc.
   John Cox

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

   Single family dwellings, 1950 - present

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

   Single family dwellings, 1950 - present

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

   Single family dwellings, 1950 – present

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.

   James E. Gilder A.I.A. (Longview Section 1)
   Long Construction Company
   Original Engineer: C.E. Torrell

Finch, Alexander, Barnes, Rothschild and Paschal (FABRAP): Designed in the International style, Huntley Hills Elementary School, located on 12.03 acres of land at 2112 Seaman Circle, was constructed in 1963-64 to relieve overcrowding at Sexton Woods, Doraville, and Hightower elementary schools.

7. **Date(s) of development and source(s) used to determine date:**
   
   1950 – late 1970s.  
   Source: Dekalb County Tax Plats and Longview Realty Sales Brochure

8. **Significant persons associated with the district;** summary or brief account for their significance; dates of association with the district or a property or properties within the district:

9. **Significant events or activities associated with the district,** if different from routine historical functions; summary or brief account of their significance; dates of these events or activities:

**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)

   - Huntley Hills: 1963 – present
   - Longview-Huntley Hills (Preferred Name)

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).

   “Longview” was derived from the Long Corporation. The word was later incorporated into its sales campaign: “Longview...a city within itself, didn’t just happen...It was planned with a VIEW to the FUTURE.”

   The origin of the name “Huntley Hills” is unknown.

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

**C. History of the District**

Provide a written history of the district. The history is an account of how the district developed, how properties were used within the district, and explains the significance of the people and events associated with the district from the beginning of the district’s history through the present day.

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The history should be a concise, factual account of the history and development of the district, from its origins to the present time. Refer to the overall layout, buildings, structures, and landscape features of the district as appropriate.

- It should include important persons associated with the district, including how they are important to the district's development or history.
- It should document important events and activities associated with the district.
- It should document the acquisition of land, the construction of buildings and other structures, the development of landscaping, and any major changes to the district over time, with specific attention to extant buildings, structures, and landscape features.
- It should include biographical information for architects, engineers, builders, contractors, landscape architects, gardeners, and/or other artisans and craftsmen (if known). The biographical information should include birth and death dates, where practiced and when, name of firm or business, examples of other designs, etc.

Historical information should be presented chronologically and organized by major historical periods or eras associated with the district. Emphasis should be placed on the periods of time when the district achieved its historic significance and from which extant buildings and structures date. Specific dates should be provided whenever possible. Refer to people by their full names and provide at least basic biographical information (e.g., birth and death dates, spouses, occupations).

Be sure to discuss the history of the district during the mid-20th century as this time period is now historic.

When mentioning buildings, structures, and landscape or other physical features, be sure to indicate whether or not they still exist in the district and, if not, what happened to them.

Footnotes or endnotes are not required although they may be used. However, it is recommended that you indicate in some way (for example, a parenthetical expression or an explanation right in the text) the sources of information you used to obtain specific critical information about the district's history. For example, if the construction date of houses in the district are not known precisely, indicate the sources of information or the reasoning that you have used to arrive at an approximate date.

**HISTORY (CONTINUED)**

Conversely, if the date of construction of a building is well documented, in a building permit or family records, then indicate that as well.

Be sure to indicate "up front" which aspects of the district's history are well documented, which are legends, traditions, or myths, and which are your interpretations. If some aspect of the district's history cannot be documented, indicate this as well.

**BE SURE TO READ SECTION 6, ADDITIONAL GUIDELINES, AND “WRITING THE HISTORY OF YOUR COMMUNITY” BY KENNETH H. THOMAS, JR. (enclosed or available**
from HPD) FOR SUGGESTIONS OF THE TYPE OF INFORMATION TO INCLUDE IN THE HISTORY.
The City of Chamblee began as “Roswell Junction” on a spur line of the Richmond and Danville Railroad and originally developed as a dairy community. As the town grew, authorities rejected the name of Roswell Junction and renamed their town “Chamblee” after an African-American railroad worker who had entered his name in a contest. Incorporated in 1908, the city experienced its first building boom in 1917 when Camp Gordon was built for the United States Army 82nd Airborne Division and as a training camp for non-English-speaking recruits at what is now Peachtree-DeKalb Airport. During World War II the U.S. Navy took over Camp Gordon to serve as a military airport and flight training school. DeKalb County had been mainly dairy country for the first half of the 20th century, and even with the presence of the military, Chamblee maintained its character as a dairy center for Atlanta until the late 1940s, when large-scale housing development took over.

During the mid-20th century, Chamblee, Georgia experienced tremendous growth and development, tripling in population during the 1940s and 1950s. In 1945, General Motors (GM) purchased a large tract of dairy farmland to construct an assembly plant on the northern border of Chamblee. As a result, in 1949, Peachtree Industrial Boulevard was paved to accommodate GM and became the "main drag" linking with Peachtree Road. Following GM's lead, two dozen national companies opened heavy industrial plants in Chamblee including U.S. Envelope, Boyle Midway, General Electric, John Deere, Singer, Eastman-Kodak, Write Right, Allis Chalmers, and Westinghouse. Along with the factories came new homes to house the workers. The population more than tripled from 1940 through 1960. The city limits were expanded during this period to encompass numerous residential developments. From 1945 to 1970, the total number of subdivisions in DeKalb County reached 1,300, and comprised more than 70% of new residential construction. In 1959, the Naval Air Station became DeKalb-Peachtree Airport. At that time the city purchased Keswick Park, prompting newspapers to write that Chamblee was the metropolitan Atlanta area's most progressive city in parks development.

DeKalb County quickly transformed from rural to suburban, with the G.I. Bill making it possible for returning veterans to purchase homes in newly built subdivisions adhering to the Federal Housing Administration's minimum requirements for loan eligibility. Nationally, the demand for housing increased rapidly, and the maximum loan amount allowed to veterans under the VA Home Loan Program increased from 50% (not to exceed $4,000) to 60% (not to exceed $7,500). Loan eligibility

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17 U.S. Census Bureau, Population Census City of Chamblee 1940-2010.
expanded to include un-remarried widows of veterans and the maximum maturity of loans was extended from 25 to 30 years.\textsuperscript{20}

Following post-war trends in development and increased demand for suburban housing, the Longview-Huntley Hills subdivision was developed as “Longview.” The curvilinear streets and house types, particularly the Ranch house, are typical of 1950s development. This type of development was a national trend and the subdivision was built specifically in response to growth in the Chamblee area. The earliest section, developed from 1958 to 1962, was named Longview after the Long Family, who owned the corporation. While sales brochures state Long Construction had been building since 1914, the earliest corporation files that have been found are those filed with the Georgia Secretary of State in September of 1949, naming Elizabeth T. Long as CEO.\textsuperscript{21} Long Corporation also built the Darlington Apartments at 2025 Peachtree Road, where their offices were located, and the Howell House at 710 Peachtree Street. In addition to Atlanta buildings, Long Corporation also built military housing throughout the southeast, predominantly in South Carolina, Florida, and Puerto Rico. Long Corporation land acquisition began soon after the end of World War II and included DeKalb County Land Lots 308, 323, 324, 333, and 334, all of which were purchased from other development companies. Part of this land was a small earlier subdivision for American Small Houses (North Peachtree Homes) which had been owned by W. O. Pierce, a prominent Chamblee dairy farmer and landowner. As noted at the time, the development had been in planning since 1949 and was being constructed by Long Corporation and its sub-companies, including Chamblee Acres Incorporated. During the week of July 21, 1958 the City of Chamblee issued permits for four houses to be constructed in the Longview Subdivision.\textsuperscript{22}

Within Longview-Huntley Hills, most streets have retained their original names with the exception of Oregon Drive, Craven Lane, Suffolk Lane, and Saratoga Lane, which are currently Seaman Circle, Admiral Way, Forrestal Drive and Longview Way respectively. The propinquity to the former Naval Air Station is one possible explanation for the nautically themed street names in Longview-Huntley Hills. Another theory is that these street names reflect Long Corporation’s previous military housing projects. The neighborhood’s current name, Huntley Hills, came into use by 1963 after the subdivision was sold to Edwards Engineering Company, but according to several longtime residents, Longview and Huntley Hills existed under separate names through the 1960s, 70s, and 80s, before eventually being combined under the name of Huntley Hills.

The inside cover of one original sales brochure reads:

“Longview...a city within itself, didn’t just happen...It was planned with a VIEW to the FUTURE. Nothing was overlooked from land planning to complete community services. Over 928 rolling acres – subdivided into 2,014 lots...trees...3 school sites...4 church


\textsuperscript{21} Robert and Company, \textit{Area Character Appraisal: Byrnes Downs}, City of Charleston, South Carolina, 2009. 15.

\textsuperscript{22} DeKalb County Real Estate Office Records
347 houses was built around 1966 on lots consisting of a minimum of one-third of an acre. Houses in Huntley Hills were then being constructed by Chamblee-based Avon Construction Company. John Cox was head of Avon Construction as well as the president for Stratford Realty, the firm then in charge of Huntley Hills sales. Vice President George McCauley Jr. claimed that sales at the time were so steady that they were not able to keep enough speculative houses available. The most popular type of house was the four-bedroom, two-and-a-half bath Split-Level design constructed with built-in electric kitchen, sunken family room, 21-foot living room, and entrance hall. Many of the houses were chosen from plans drawn by W.D. Farmer, an Atlanta planbook producer. Designing ranches, Split-Levels, and Split-Foyers, Farmer's claim to fame was focusing first on the plans and the forms of the house and then dressing them up in any number of architectural styles to suit his clients’ tastes. In several examples, the same floor plan is given three distinct exterior architectural treatments.

In the quarter century between 1945 and 1970, DeKalb County experienced significant growth period across all economic sectors: residential, commercial, manufacturing, educational, transportation, and military. With the establishment of the General Motors Plant near Doraville in 1947, manufacturing was on the rise. Frito-Lay, Eastman Kodak, and General Electric all established offices and manufacturing plants in Chamblee, contributing to the increase in migration to DeKalb County from outside the state. As indicated on the location map of the Longview Advertisement, the Long Corporation tried to appeal to the residents of downtown who were looking to move out of the city. The “white flight” from cities such as Atlanta and Decatur to the suburbs resulted in no small part from the dismantling of Southern segregationist policies of the South and of government programs of urban renewal in these cities poorest neighborhoods. In addition, increased employment opportunities in manufacturing and service industries drew workers and their families from other states. Many workers were leaving the “Rust Belt” of aging factory towns in Northeastern and Midwestern states and migrating to the “Sun Belt” of newer manufacturing areas such as DeKalb County.

While the neighborhood was developing during the explosion of suburban growth in DeKalb County, and reflecting the need for housing of workers in the area’s new industries, many early residents of the neighborhood were employed by neighboring businesses. According to the Atlanta Suburban directory, about half of the residents were renters in 1958 and 1959, but this number declined in the early 1960s as houses continued to sell. Most of the residents, both renters and owners, were young couples or single men who frequently worked in supervisory and engineering positions at the neighboring industries including Crest Manufacturing, John Deere Plow, and General Motors. Some owners, however, had other employment such as at the Atlanta Constitution, a producer at Burke Dowling.

30 Rankin, 8.
Adams, an announcer at WPLO, an inspector for the Interstate Commerce Commission, and employees of the nearby Southern Railroad.31

The community appealed to buyers of “starter” homes. The founding of the Longview Garden Club played a large role in bringing the community together, including landscaping Huntley Hills Park in the 1960s.32 Long-term residents have described the initial occupants of Longview-Huntley Hills as Caucasian and predominantly in the age range of mid-20s to late-30s. While many of the houses are still owned by the original purchasers or their families, the community is now again attracting first-time buyers with small children.33 Most of the houses have only had two to three owners, and newer owners provide increasing diversity of both age and ethnicity.

Dick and Bev Raebel, residents of Longview-Huntley Hills for fifty years, moved to the neighborhood from nearby Wakefield Forest in 1965. They built their Split-Level home with assistance from the G.I Bill, at 4229 Admiral Drive for $23,500, which included an expansion of two feet on each side of the house, an available alteration to the existing plan. Their home was among the first in what Mr. Raebel calls the “new” section. Unlike some of the homes in Longview, the Reabel’s home is constructed out of bricks manufactured by Old South Brick in Augusta, Georgia, rather than on site. Raebel’s two daughters walked to Huntley Hills Elementary for school, and the family belonged to the neighborhood swim club. Mr. Raebel recalled attending many parties and neighborhood functions with his neighbors, but stated that many of the homes in his area are now rented and the occupants change before getting to know one another.34

Not only were houses like the Raebel’s made from a somewhat customizable planbook, but they were also built from kits. These prefabricated homes allowed houses to be built rapidly, and with regularity. All materials were delivered to the site on pallets, often times with nails already in place. All of the house’s systems were included, with the exception of the foundation and the utilities. The walls and roof were assembled, then the interior features were added such as cabinets and appliances, as soon as plumbing and electrical were established, the house was ready to be occupied.35

According to a member of one of the first families to move to Longview-Huntley Hills, the homes ranged from $17,000-$19,000. The Longview sales office had a large central room with a scaled model of the subdivision that included all the homes and landscaping. During this period, Chamblee was a very small town and Longview was the only residential subdivision in the immediate vicinity. During the first year, residential sales were relatively slow and a couple of the residents can remember being able to walk into the open houses. Two original owners, James and Shirley Hulsey, purchased a home on Admiral Way and lived there from 1965 until 1979, and remember the home costing $24,000 which

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31 Rankin, 8.
34 Dick Rabel, Interviewed by Anna Williams, April 24, 2015.
included some extra features and the pink stone Shirley Hulsey picked for the home. Shirley went on to become the first secretary of the PTA at Huntley Hills School. Another home on Commodore Drive sold in the summer of $19,995 to owners Roy and Lois Bramble. A home on Montford Drive sold for $26,500 in 1966. By 1968, a family purchased 3962 Longview Drive, which was John Cox’s sales office and the model home, for $29,900. By the 1990s, homes in the neighborhood, as evidenced by the purchase of a ranch on Commodore Drive, had risen to around $99,000.36

Former resident Donna Holt recalls living in two houses in Longview-Huntley Hills during the 1960s. The family originally lived in a courtyard ranch on Ensign Drive, but relocated to Plantation Lane after Nancy Creek flooded. Despite their location on a small hill, the family was concerned the floods would reach their house in the future. Photos from Holt, taken from both houses show the subdivision’s early landscaping and undeveloped state (See Appendix). Holt also describes visiting the sales office as a child and recalls bricks being manufactured on site.37

The parks, walking trails, commercial buildings, recreational facilities, church and school incorporated within Longview-Huntley Hills were included in early plans to attract residents and to foster a sense of community within the subdivision. The Chamblee First United Methodist Church stands adjacent to Nancy Creek where the remnants of historic landscaping alterations are still present. In 1824, Governor George Troup granted this area to John Barrette. The land was eventually sold in public auction to the Wallace brothers, who were Confederate veterans, and the 1,100 acres were farmed by William Wallace. To support his successful furniture business, Wallace also constructed the dam adjacent to what is now Chamblee-Dunwoody Road. Wallace owned and operated the mill at Nancy Creek until he sold the property to Dr. Luther Fischer, a co-founder of Crawford Long, in 1909.38 Also near the church, Dr. Fischer commissioned a home for himself and his wife Lucy Hurt Fischer. The modern day site of the Fischer mansion is not within the boundary of Longview-Huntley Hills, but the ruins of a retaining wall from the original extent of the property can still be seen beneath the bridge on the current church property. Architect Phillip Trammel Schutze of the architectural firm Hentz, Edward and Shutze designed the current Fischer Mansion which was listed in the National Register of Historic Places in 2011. During the 1930’s, Lucy Fisher’s gardens were one of Atlanta’s most popular attractions. Fischer Mansion’s gardens were open to the public and drew thousands of weekend visitors to “Flowerland,” as the property was then called. The greenhouse and other outbuildings were on the church property and the foundations of the former roadbed are still visible, as is the stone retaining wall and bridge.39

37 Donna Holt, Interviewed by Ellen Rankin, March 14, 2015.
38 Vivian Price, Historic Dekalb County: An Illustrated History
Following similar trends as other housing developments in DeKalb County during the second half of the 20th century, this area saw an increase in the number of schools needed as families moved to the area. Many of these schools featured the same long, low profiles, with brick façades as found in many of the nearby houses. These modern, International Style facilities could be constructed quickly, with modern conveniences such as running water and air conditioning incorporated into their designs.\textsuperscript{40} The public elementary school located at 2112 Seaman Circle was built to address overflow from other local schools and was part of the original subdivision plan. In 1963 DeKalb County commissioned FABRAP (Finch, Alexander, Barns, Rothschild, and Paschal), a progressive Atlanta design firm known for its functional designs for industrial and commercial buildings, to design Huntley Hills Elementary School as part of a twelve-million dollar school construction program. The school, built by Cube Construction Company, was completed in 1964.\textsuperscript{41} The school opened its doors in August of 1964 to an all-white student body, but DeKalb County Schools began the process of desegregation in 1968 after the initiating case \textit{Pitts vs. Cherry}.\textsuperscript{42} A nineteen-room addition was completed in 1967.

Today, Huntley Hills Elementary and Montessori School student population is diverse, with 33.2% Hispanic, 30.6% Black, 19.4% White, 15.6% Asian, and 0.6% multi-racial. Chamblee overall is 32% Hispanic, 32.4% Black, 22.8% White, 8.4% Asian, and 2.2% identifying with more than one race, while the composition for the State of Georgia is 37% Black, 12.2% Hispanic, 44.1% White, 3.4% Asian, and 3% multi-racial. 60.5% of Huntley Hills Elementary School’s students are eligible for free lunches, slightly higher than the overall percentage in Chamblee and in Georgia.\textsuperscript{43}

Over the years from 1950-2010, Longview-Huntley Hills has followed similar patterns in terms of race, income, and occupation. The area has historically been majority White. However, since 1960, the percentage of residents in the census tract that contains Longview-Huntley Hills has been decreasing. In 1960, the area was 99% White, in 1990 it dropped to 82%, and in 2010 it was 70%. The African American population has remained steady around 4-5% from 1980 to 2010. The Asian population has more than doubled from 6% in 2000 to 14% in 2010. This is a huge increase from a merely 1% presence in 1980. The Hispanic population has also been on the rise in Longview-Huntley Hills except at a slower pace. In 1980, the Hispanic population was roughly 2% and in 2010 it increased to 5%. The jump in population was not as dramatic as the Asian population increase, but it is a sign that more Hispanics are moving to the area.\textsuperscript{44}

The average income of Longview-Huntley Hills has steadily increased over the years. From 1950 to 2000, the average household income (in adjusted dollars) has nearly doubled itself from the previous census. It began at roughly $4,000 in 1950 and was $80,000 in 2000. In 2010, the average household

\textsuperscript{40} Ellen Rankin, Development of DeKalb County Schools, 1950-1970: Huntley Hills.
\textsuperscript{41} Ibid.
\textsuperscript{44} U.S. Census Bureau, Population Census City of Chamblee 1950-2010.
income only increased to $109,000. This was most likely due to the recession in 2008. As far as occupations in the area, the census from 1950 to 2010 shows a fair mix of jobs in varying industries such as construction, education, administration, and business. However, jobs in the business sector that included finance and real estate consistently had a slightly higher percentage of employees than the rest.\footnote{U.S. Census Bureau, Population Census City of Chamblee 1950-2010.}
SECTION 4
SIGNIFICANCE

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.

agriculture
archaeology-historic
archaeology-prehistoric
X architecture
art
commerce
communications
X community planning
conservation
economics
education
engineering
entertainment/recreation
ethnic heritage (e.g. African-American)
exploration/settlement
health/medicine
industry
invention
landscape architecture
law
literature
maritime history
military
performing arts
philosophy
politics/government
religion
science
social history
transportation
women's history
other (specify)
SIGNIFICANCE (CONTINUED)

B. Statements of Significance

For each "area of significance" checked above, provide a written explanation of why you believe the district is historically significant in this respect. This statement should stress the historical importance—not the history—of the district and the association of the extant historic resources to the area of significance. Indicate why you believe the district deserves to be included in the National Register of Historic Places.

Be sure to place the district in its local and regional historical context; if possible, put the district in a state or national context as well.

Be sure to “make your case” as to why you think the district is significant.

Note: Do not confuse area of significance with historic function. Historic function relates to the use of a resource while area of significance relates to contributions to the broader patterns of history. For example, just because a church is located within a district, the district is not necessarily significant in the area of religion unless the church congregation made a significant impact or change regionally, statewide, or nationally to the larger religious organization or religious history.

The following questions should be answered for each area of significance:

• Why do you think this district is important or significant in this area?

• What event, person, or feature is most important in relation to the district?

• What physical features of the district (buildings, structures, sites, objects, landscaping, plan, etc.) are directly associated with the historic significance of the district and best illustrate or represent its significance today?

The following questions should be answered for architecture, engineering, or landscape architecture:

• Describe properties that are good examples of their style or type or represent types and styles found in the district.

The Longview-Huntley Hills Historic District meets National Register Criterion A in terms of community planning and development at the local level for its modern way of planning and developing residential suburbs in mid-20th century DeKalb County. The use of curvilinear streets, cul-de-sacs, and irregularly shaped wooded lots was a burgeoning trend in suburban Atlanta for a middle- and upper middle-class suburban development. The district meets National Register Criterion C at the local level for its numerous exceptional and representative
examples of mid-20th century residential architectural styles and house types now recognized as important in Georgia through the statewide historic context "The Ranch House in Georgia: Guidelines for Evaluation." Among important mid-century architectural styles found here are Colonial Revival, Contemporary, and Eichleresque. Among the important mid-century house types found here are the American Small House, the Ranch house, the Split-Level house, the Split-Foyer house, and the Two-Story Mid-Century Traditional house. The period of significance for Longview-Huntley Hills is 1950-1973 which encompasses the largest building period.

**Community Planning:**
The district is significant in the area of community planning and development for its series of thirteen platted subdivisions (1950-1960s) that reflect DeKalb County’s continued residential growth toward the northern outskirts, and the district is an excellent example of complete planning in a subdivision. Complete planning is the process by which developers make an area all-inclusive to the needs of the residents and form a small community within a larger community. The Longview-Huntley Hills district includes a church for worship or gathering, an elementary school for education and community meetings, a pool and tennis courts for outdoor recreation, and the adjacent commercial buildings for shopping. The large Chamblee Plaza was not included due to loss of integrity. The district also had easy access to several major roads which allowed residents to easily commute to work or take a day trip.

The district reflects the post-World War II explosion of subdivision development which was facilitated by FHA and VA loans. Only a few successful post-war Georgia community planning examples remain in such excellent condition. The Longview-Huntley Hills Historic District is particularly significant in terms of community planning as a surviving example of both subdivision planning and of landscaping typical of the period. Like many of the suburbs developed at the time, the developer designed the streets to be wide and curvilinear to contribute to the picturesque feel of the neighborhood. Houses were set back evenly with undefined lawns. There were no sidewalks and space was planned for parks. These community planning elements still remain and continue to contribute to the unity of the neighborhood.

**Architecture:**

In the area of architecture, the Longview-Huntley Hills Historic District is significant because it is an exemplary collection of mid-century, post-World War II residential and institutional architecture. Excellent examples of important mid-century architectural styles include Colonial Revival, Contemporary, and Eichleresque. Among the important house types represented are excellent examples of the Ranch, Split-Level, Split-Foyer, American Small House and Two-Story Mid-Century Traditional House. These house types and styles predominated in Georgia during the middle of the 20th century. Most houses within the district are of platform frame construction, and feature at least a partial stone or brick-veneer with different bonds, sizes, and colors as part of the exterior. Many houses, especially those with Colonial Revival designs, feature 2/2 and 6/6 double-hung wood windows. Metal sash and casement windows are common for the many Ranch houses and Split-Level houses in the district, especially but not exclusively in houses with Contemporary style or with no particular architectural style. Because of topography, integral garages or carports are incorporated underneath the principal roof of many of the houses in the earlier developed areas. Attached or extended garage wings or carports are also common.
Longview-Huntley Hills is also significant in the area of architecture because of the houses derived from plans by local architects and pattern books. Long Corporation Company, which built the houses in the Longview section of the district, was known locally for constructing the Darlington Apartments at 2025 Peachtree Road. They were also known for building houses throughout the southeast, predominantly in South Carolina, Florida, and Puerto Rico. Many of the house plans were designed by WD Farmer who was considered an authority in residential design. He designed many homes in Atlanta and across the country. Farmer was a winner of the three time winner of the Silver Hexagon International Award of Excellence for home design. He also received the 1994 Designer of the Year award and the Lifetime Achievement Award. John Armour was a local builder known for his quality workmanship on $100,000 homes in Sandy Springs. He applied his quality workmanship to homes in Longview-Huntley Hills, yet maintained the affordable price of the houses in the neighborhood. Finch, Alexander, Barnes, Rothschild and Paschal (FABRAP) designed Huntley Hills Elementary School at 2112 Seaman Circle in the International Style. A local Atlanta design firm, FABRAP was considered one of the city’s most progressive design firms. They specialized in stadiums and the headquarters of Atlanta corporations like Coca-Cola. Huntley Hills School is representative of their preferred international style. Barker, Cunningham, Barrington architects designed the Chamblee First United Methodist Church. The firm, which specializes in religious architecture in Georgia and the Southeast, designed more than 200 churches in the region. Also extant is the International-style sales office.

SIGNIFICANCE (CONTINUED)

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”.

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.

Add checks as applicable
X 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
  X Population

X City and/or Telephone Directories

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

County Historian (unpublished works, interviews)

X 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

X Interviews (who, when, where, by whom) SEE BIBLIOGRAPHY

X 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

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

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

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

X 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)

N/A 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 online sources of information. If Internet sources are used, please cite the web page or URL.
Bibliography


DeKalb County Real Estate Office Records.


Pappas, Van. Interviewed by Anna Williams on February 24, 2015.


Price, Vivian. *Historic Dekalb County: An Illustrated History*.


Rabel, Dick. Interviewed by Anna Williams on April 24, 2015.


Shearer, Diane and Brenda Deily Constan. *Chamblee, GA: A Centennial Portrait*.


Stowe, Reverend Dr. Royeese. Interviewed by William Inman on April 7, 2015


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.
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. **Add Xs as applicable**

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

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

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

**Text**
- **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___________________
To Whom It May Concern:

On behalf of the Huntley Hills Neighborhood Association (HHNA), I would like to fully endorse the nomination of Huntley Hills Neighborhood, located in Chamblee, GA 30341, to be entered into the National Registry of Historic Places.

We believe that the nomination will benefit our neighborhood and increase community morale, pride, and cohesiveness.

We would like to thank the students of Georgia State University, their professor, Richard Laub, the DeKalb Historic Society and City of Chamblee for their support during this process.

Kind regards,

Carolyn Weber
President, Huntley Hills Neighborhood Association
April 15, 2015

Ms. Stephanie Cherry-Farmer  
Georgia State Historic Preservation Office  
2610 Georgia Highway 155 SW  
Stockbridge, GA 30281

Dear Ms. Cherry-Farmer,

The Atlanta Regional Commission is pleased to learn of the nomination for the Huntley Hills National Register Historic District. ARC has identified National Register Historic Districts as Regionally Important Resources under our Regional Resource Plan, a part of The Region’s Plan.

According to the Resource Plan, “districts reflect the core community building blocks of neighborhoods and activity centers that are the character and culture of our region.” Communities are becoming increasingly aware of the scale and importance of mid-century architecture in the development of the region, and the proposed Huntley Hills Historic District reflects this time period.

Please accept this letter of support for the nomination of the Huntley Hills Historic District. Upon formal designation by the State of Georgia and National Park Service, it will also be considered a Regionally Important Resource for the Metro Atlanta Region.

Respectfully submitted,

Allison Duncan  
Principal Planner  
Community Development Division
Longview-Huntley Hills Location Map
APPENDIX

Historic Maps

Plats

Plans

Photographs
Highway maps (unless noted) of Longview-Huntley Hills
Source: DeKalb History Center
UNIT TWO  SECTION THREE
HUNTLEY HILLS
LAND LOT 324  18TH DISTRICT
DEKALB COUNTY, GEORGIA

DRAWN AND PREPARED FOR:

WATTS & BROWNING ENGRS.
JUNE 27, 1903  SCALE 1"=100'

PROTECTIVE COVENANTS

[Text continues on the page with various signatures and detailed descriptions related to the land lot and its covenants.]
UNIT SEVEN - SECT. THREE
HUNTLERY HILLS
LAND LOT: 333 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA
SURVEYED BY
WATTS & BROWNING-ENGRS.
OCT. 25, 1963
SCALE: 1:100'

PROTECTIVE COVENANTS
LOT'S SHOWN ON THIS PLAT ARE BOUND SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE
COVENANTS RUNNINGS WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT
SHOWN ON THIS PLAT AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL 1988

SATIC STATE OF GEORGIA ~ DEKALB COUNTY
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND
COMPLETE AND HAS BEEN PREPARED FROM AN ACTUAL SURVEY
OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

NOTE: THIS PLAT SUPERSEDS PLAT
RECORDED IN PLAT BOOK 35 PAGE 15
DEKALB COUNTY RECORDS. ONLY
CHANGE IS TO EASEMENT IN LOT
17 BLOCK 36 TO INCLUDE THE DIRECTOR OF PLANNING
THIS REVISED APPROVED THIS
DELRA

PUBLIC NOTICE
Approval of adoption of the plat shown
herewith is conditioned upon the
compliance with such resolutions of the
Commissioner of Engineering
and the Commissioner of Health and
Sanitation. The resolution of the
County of the day of date above
is hereby adopted.

COMMISSIONER OF ENGINEERING

DEKALB COUNTY, GA.

DATE: OCT. 24, 1963

PUBLIC NOTICE
Approval of adoption of the plat shown
herewith is conditioned upon the
compliance with such resolutions of the
Commissioner of Engineering
and the Commissioner of Health and
Sanitation. The resolution of the
County of the day of date above
is hereby adopted.

COMMISSIONER OF ENGINEERING

DEKALB COUNTY, GA.

DATE: OCT. 24, 1963

PUBLIC NOTICE
Approval of adoption of the plat shown
herewith is conditioned upon the
compliance with such resolutions of the
Commissioner of Engineering
and the Commissioner of Health and
Sanitation. The resolution of the
County of the day of date above
is hereby adopted.

COMMISSIONER OF ENGINEERING

DEKALB COUNTY, GA.

DATE: OCT. 24, 1963

PUBLIC NOTICE
Approval of adoption of the plat shown
herewith is conditioned upon the
compliance with such resolutions of the
Commissioner of Engineering
and the Commissioner of Health and
Sanitation. The resolution of the
County of the day of date above
is hereby adopted.

COMMISSIONER OF ENGINEERING

DEKALB COUNTY, GA.

DATE: OCT. 24, 1963
SUBDIVISION OF A PORTION OF SECTION ONE
LONGVIEW
LAND LOT 324  1872 DISTRICT
DEKALB COUNTY, GEORGIA
SURVEYED BY
WATTS & BROWNING - ENGRS.
MARCH 4, 1971
SCALE: 1"=100'

PROTECTIVE COVENANTS

LOTS SHOWN IN THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE
COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT SHOWN IN THIS
PLAT AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL NO.

1. NO PROPERTY SHALL BE USED FOR OTHER THAN RESIDENTIAL PURPOSES ONLY.

2. NO TEMPORARY HOUSE, SHEDS OR OTHER BUILDINGS SHALL BE CONSTRUCTED ON ANY LOT
THAT IS REZONED OR USED OTHER THAN RESIDENTIAL USE.

3. NO LOT SHALL BE SUBDIVIDED INTO SMALLER LOTS.

4. NO BUILDING OR SHELTER SHALL BE CONSTRUCTED ANY LOT TO COST LESS THAN $10,000.

5. NO BUILDING OR SHELTER SHALL BE CONSTRUCTED ANY LOT TO COST LESS THAN 1,000 SQUARE
FOOT OF FLOOR SPACE.

6. NO Lot shall be used for any purpose other than single-family residences.

7. ALL STREETS, ALLEYS, PUBLIC PLACES, AND WATERSHEDS DESIGNATED ON THIS PLAT SHALL
BE MAINTAINED AND KEPT IN GOOD ORDER AND CONDITION.

STATE OF GEORGIA - DEKALB COUNTY
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, AND IN
PERSON, OR THROUGH A LEGALLY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLA ACENT MAPS SHOWS
AN ACTUAL SURVEY AND THAT ALL STREETS, ALLEYS, PUBLIC PLACES, AND WATERSHEDS DESIGNATED ON
THIS PLAT ARE IN GOOD ORDER AND CONDITION.
THE BEST HOME VALUE

HOMES WITH A VIEW TO THE FUTURE
NOW OPEN

Longview

• Created by Long Organization—45 Years of Home Building Experience
• Builders of Beautiful Howell House and Darlington Apartments

SELECTION OF HOME
SALES CONTRACT PREPARED
MORTGAGE LOAN ARRANGED
DELIVERY OF DEED

ONE STOP FOR HOME OWNERSHIP

35 FLOOR PLANS - 70 ELEVATIONS
FREE! FREE! Prizes for The Whole Family!

2014 HOME COMMUNITY

See the Home on the Ceiling...Full Size...
Furnished...Interesting...Educational
You are invited to our Sales Office
and Distinctive Display Room

FEATURES
of your Longview Home
• Whirlpool Bath Tub Included and Placed
• Concrete Driveway
• All Brick Exterior
• Raised Panel with Planed Staining and Colored Stains
• Garage or Carport
• Garden Tool Storage Area
• Detachable Gazebo for Exterior and Interior Protection
• Metal Faced Stairs
• Hardwood Floors over Plywood Subfloor

$17,500 to $19,950
LESS THAN 10% DOWN

DRIVE OUT PEACHTREE ROAD TO
3884 Longview Drive, Chamblee, Georgia, Phone 8LANdale 7-0252

AT CHAMBLEE
CHOOSE YOUR LOT
YOUR PLAN
YOUR COLORS
IN Huntley Hills!

$14,990-$22,500

The Best Home Buy in Atlanta!

Huntley Hills is designed for folks who like the big city pace AND small town living --- for those who enjoy three and two-bedroom homes are built on lots, beautifully-wedded lots that give you room and privacy --- set in an area within walking distance of schools, churches, and a fabulous shopping center, the pool, and many other community facilities.

OWNERSHIP IS EASY: PAYMENTS LIKE RENT
No Down Payment for Veterans
As Low as $450 Down on FHA

ALL PRICES INCLUDE CLOSING COSTS
SALES OFFICE: Telephone 451-5660

Huntley Hills
REGISTER TO WIN A FABULOUS FREE CARIBBEAN CRUISE
Subdivision's Third Section Is Opening

Work has begun on the third section of Huntley Hills, one of metropolitan Atlanta's more successful subdivisions. In the three years since it was opened, 279 homes have been completed in the first two sections of the DeKalb County subdivision. The third will include another 347, giving it nearly 650 total.

George McCauley Jr., vice president with Stratford Realty Co., Inc., in Chamblee, the firm handling sales for Huntley Hills, said homebuyer interest there has been so steady they "haven't been able to keep speculative houses available."

THE COMMUNITY of homes lies just south of the perimeter highway in north DeKalb, with an entrance on Peachtree Road. The entrance is near the intersection of the Chamblee-Dunwoody Road, at the Chamblee Plaza Shopping Center.

Though its houses sell in the $21,950 - $27,000 price range, Huntley Hills is surrounded by other subdivisions whose price ranges average $7,000-$10,000 higher. That, plus the fact that it is within five minutes of two shopping centers, has helped the subdivision to keep a better-than-average resale value to purchasers later transferred out of town, Mr. McCauley said.

The homes in Huntley Hills are being erected by Avon Construction Co., also of Chamblee, which is headed by John W. Cox, a well-known real estate person in the Atlanta area who also is president of Stratford.

His Most popular house in the new development has been a split-level, four-bedroom, two-and-a-half-bath home with an all-electric, built-in kitchen. It features a sunken family room, a 13-foot separate dining room, a 21-foot living room, and an entrance hall. The house has 2,100 square feet of heated living space, and another 700 square feet of garage and storage area.

Though the split-level has proved to be the most popular, a large range of outside styles and of floor plans has been incorporated into Huntley Hills, in both brick veneer and combination brick and wood siding.

The houses are being built on rolling lots, wooded with many trees. Each lot is a minimum of about one-third acre in size. A model is open for inspection, and several others are nearing completion.

STREETS in the subdivision have been paved and feature concrete sloped curbs and cul-de-sacs. Another feature at Huntley Hills—and its developers are proud of it—is a recreation area that centers around an Olympic-size swimming pool. The pool is restricted to the use of the residents and their guests.

In addition, there is a new grammar school in Huntley Hills.

The subdivision's homes are being financed by conventional means, with loans of up to 90 per cent available, Mr. McCauley said.
Longview

With a View to the Future
Longview . . . a city within itself, didn't just happen . . . It was planned with a VIEW to the FUTURE. Nothing was overlooked from land planning to complete community services. Over 928 rolling acres—subdivided into 2,014 lots . . . trees . . . 3 school sites . . . 4 church sites . . . shopping center . . . parks . . . all utilities—sewer, water, natural gas, electricity, telephone service, police and fire protection. All streets are paved and have attractive roll-over concrete curbs. Years and years of experience, research, inherent knowledge, and the finest in materials and skill go into each home in LONGVIEW. Engineered by the staff of Long Organization, and each home individually designed by James E. Gilder, A.I.A., quality and charm is the goal. All homes are built by Long Construction Company, home builders since 1914, having constructed over 15,735 homes since 1942 alone. Yes—quality, beauty, convenience, and charm can all be yours, and . . . what is more . . . a SECURE VIEW to the FUTURE in Longview.

COMPLETE ONE-STOP HOME SALES AND MORTGAGE FINANCE OFFICE

The developers of LONGVIEW have planned for your convenience, a complete one-stop Home Sales and Mortgage Finance Service at their modern air-conditioned Sales Office. Touring wagons are provided for viewing the entire subdivision. In other words, the entire purchase transaction can all be handled at one place—everything from the selection of the home of your choice, preparation and signing of the sales contract and loan documents, to the closing of the loan and delivery of the deed to you . . . all at one convenient location—

DISPLAY ROOM AND SUBDIVISION MODEL

You are invited to visit the distinctive Display Room in the LONGVIEW Sales Office. Here you can view the comprehensive, 928-acre topographic subdivision model and fully appreciate the magnitude of LONGVIEW. See for yourself the actual size of a typical LONGVIEW home floor plan and the tremendous volume of materials and component parts required to build this home. You will find this display and model educational as well as most interesting . . .

with a View to the Future

Longview
FEATURES OF YOUR

Longview HOME

- Wooded Lot Landscaped and Planted
- Concrete Driveway
- All Brick Exterior
- Trussed Roof with Plywood Sheathing and Colorful Shingles
- Garage or Carport
- Garden Tool Storage Room
- Decorator Colors for Exterior and Interior Painting
- Metal Termite Shields
- Hardwood Floors over Plywood Subfloors
- Dry Wall Construction over Fir Studs
- Fiberglass bat Insulation with Reflective Foil in Ceiling and Walls
- Doors and Windows Fully Weather Stripped and Screened
- Deluxe Hardware
- 2 Bathrooms — Colored Tile and Fixtures
- Large Medicine Cabinets
- Deluxe Kitchen with Custom-made Cabinets
- Plastic Counter Tops
- Built-in Electric Oven
- Counter top electric range
- Range Hood with Exhaust Fan
- Electric Dishwasher
- Electric Food Waste Disposer
- Plentiful Closet Space
- Pre-Wired for Telephones
- Complete Wiring for Inter-Communication System
- 150 Ampere Electrical Service
- Individually Selected Lighting Fixtures
- Outside Flood Lights — 2 Master Switches
- Door Chimes
- Electrical Outlet and Plumbing Provided for Washing Machine
- 40-Gallon Gas Hot Water Heater with Glass-lined Tank
- Radial Perimeter Automatically Controlled Gas Heating System Adaptable to Air-Conditioning
- Heating Ducts Adequately Insulated for Future Air-Conditioning

MAKE YOUR OWN SELECTIONS

You have the choice of selecting from completed homes, ready to move into ... or ... you are invited to apply your own individuality by making your own selections in the LONGVIEW Display Room. You may choose the desired location from an on-site inspection of the property, or from the 928-acre topographic subdivision model ... pick out the floor plan that best suits your need ... determine the exterior design most attractive to you ... then comes the thrill of putting your personal touch to a home of your own. Sure, you can also personally select the following:

- Varieties of brick
- Roof and exterior trim colors
- Wall colors and wall papers
- Electrical lighting fixtures
- Door chimes
- Kitchen floor cover
- Built-in electric oven
- Counter top electric range
- Electric Dishwasher
- Electric Food waste disposer
- Range hood with exhaust fan
- Kitchen cabinets
- Cabinet Hardware
- Counter tops
- Colored bathroom fixtures
- Colored bathroom tile
- Air Conditioning (extra)

Note: Stage of home construction will determine permissible selections.

ONE STOP FOR HOME OWNERSHIP • TELEPHONE GLENDALE 7-0252
LOT______________________________ BLOCK _________________

ADDRESS___________________________________________________

• SALES PRICE............................................................

• LOAN ....................................................................

• DOWN PAYMENT ..................................................

• ESTIMATED CLOSING COST .

• ESTIMATED TOTAL CASH NEEDED _____________

• ESTIMATED MONTHLY PAYMENT (INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE)

• EARNEST MONEY REQUIRED (TO APPLY ON DOWN PAYMENT)

Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN A-2
Down Payment . . . .
Estimated Closing Cost
Estimated Total Cash Needed

Off Peachtress Ind. Boulevard
Glendale 7-0152

PLAN
B-1

Lot
Address
Sales Price
Loan
Down Payment
Estimated Closing Cost
Estimated Total Cash Needed

Estimated Monthly Payment
(Including Principal, Interest, Taxes and Insurance)

Earnest Money Required
(To Apply on Down Payment)
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**Longview**

OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN B-2
LOT ___________________________ BLOCK ___________________________

ADDRESS ____________________________________

SALES PRICE ...........................................

LOAN ...................................................

DOWN PAYMENT ......................................

ESTIMATED CLOSING COST .................................. 

ESTIMATED TOTAL CASH NEEDED ..................................

ESTIMATED MONTHLY PAYMENT 
(INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE) 

EARNEST MONEY REQUIRED 
(TO APPLY ON DOWN PAYMENT) 

Longview

OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN BS-1
LOT______________________________ BLOCK. •
ADDRESS___________________________________ •
SALES PRICE .....................................
LOAN ................................................
DOWN PAYMENT ..........................
ESTIMATED CLOSING COST . .
ESTIMATED TOTAL CASH NEEDED .
ESTIMATED MONTHLY PAYMENT _____________
(INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE)

OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN C-1

LOT__________________________ BLOCK__________________________
ADDRESS__________________________
SALES PRICE__________________________
LOAN__________________________
DOWN PAYMENT__________________________
ESTIMATED CLOSING COST__________________________
ESTIMATED TOTAL CASH NEEDED__________________________
ESTIMATED MONTHLY PAYMENT__________________________
(INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE)

EARNEST MONEY REQUIRED ____________________________
(TO APPLY ON DOWN PAYMENT)
Longview
OFF PEACHTREE IND. BOULEVARD
GLendale 7-0252

LOT BLOCK

ADDRESS

SALES PRICE

LOAN

DOWN PAYMENT

ESTIMATED CLOSING COST

ESTIMATED TOTAL CASH NEEDED

ESTIMATED MONTHLY PAYMENT
(INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE)

EARNEST MONEY REQUIRED
(TO APPLY ON DOWN PAYMENT)
Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN CS-1

LOT ___________________ BLOCK ___________________

ADDRESS

SALES PRICE

LOAN

DOWN PAYMENT

ESTIMATED CLOSING COST

ESTIMATED TOTAL CASH NEEDED

ESTIMATED MONTHLY PAYMENT
(INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE)

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**Longview**

OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN: CSR-2
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EARNEST MONEY REQUIRED
(TO APPLY ON DOWN PAYMENT)

Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

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(including principal, interest, taxes and insurance)

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Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN ESR-2
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Longview
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GLendale 7-0252
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OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

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Longview
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GLENDALE 7-0252

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ESTIMATED MONTHLY PAYMENT  
(INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE)  

EARNEST MONEY REQUIRED  
(TO APPLY ON DOWN PAYMENT)

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Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

PLAN
GS-2
Longview
OFF PEACHTREE IND. BOULEVARD
GLENDALE 7-0252

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(TO APPLY ON DOWN PAYMENT)
Longview Hills
Garden Club

ORGANIZED OCTOBER, 1960

MEMBER OF
ATLANTA GARDEN CENTER

CHAMBLEE, GEORGIA
PRAYER

May the Lord bless this assembly, and make his face to shine upon us. Amen.

Hearts be pleasing in thy sight. Amen. Let the work of our hands and our minds be accepted by thee. Amen.

THE WORLDS. Help us to grow friendships as well as the world. Help us to make friends as well. Amen.

Father, we thank thee for all the wonders of the world. Amen.

OFFICERS

President
Mrs. Donald W. German

Vice President
MRS. OEGER, L. HEMAN

Secretay
Mrs. James E. Camp

Treasurer
MRS. GEORGE, C. GREENE

Harmonist
MRS. THOMAS D. HOLLON

Telephone
MRS. EMLY, W. COLE

Publicity
MRS. R. W. HENRY

Ways & Means
MRS. R. E. LONG

Garden Center
MRS. RAY, E. LONG

Membership
MRS. LeRoy L. Monroe

Program
MRS. O  CAR, L. HEMAN

STANDING COMMITTEES
CALENDAR
APRIL 1961 - MARCH 1962

April 18th 3858 Commander Drive
Hostesses Mrs. James E. Cady
Mrs. Anne Spencer
Program Installation of Officers

May 16th 3857 Longview Drive
Hostesses Mrs. Donald W. Gearing
Mrs. Oscar J. Herman
Program Landscaping the Park Area
Our Project - Mrs. Earle E. Long

June 20th 3845 Longview Drive
Hostess Mrs. Richard M. Taylor
Program Workshop - Mrs. W. D. Compton

July 18th 3747 Longview Drive
Hostesses Mrs. Robert E. Forney
Mrs. John R. King
Program Films on various flowers will be shown by Mrs. W. H. Cover

August 15th 3898 Carlton Drive
Hostesses Mrs. L. L. Monroe
Mrs. George R. Barnes
Program General discussion for Halloween Fund raising party

September 19th 3904 Buford Highway, N. E.
Program Workshop - Mr. Jack M. Smoot
Dogwood Ceramics

October 17th 3827 Commander Drive
Hostesses Mrs. A. L. Nixon
Mrs. C. F. Brooks
Program Planting bulbs
Mr. Charles Bell
Atlanta Garden Center

November 21st 3913 Longview Drive
Hostesses Mrs. R. E. Long
Mrs. John R. King
Program Table Settings for Christmas
Mrs. James E. Cady
Mrs. F. R. Henry

December 12th 3659 Greenhill Drive
Hostess Mrs. Earle E. Long
Program Christmas Party
"I made it myself" gift exchange
CONSTITUTION AND BY-LAWS

CONSTITUTION

Article I - Name
Section 1 - The name of the club shall be Longview Hills Garden Club.

Article II - Purpose
Section 1 - The object of the club is to develop interest in and broaden the knowledge of gardening, to beautify our community and to aid in the protection of trees, plants and birds. To encourage the study of creative arts, especially flower arrangements.

Article III - Membership
Section 1 - Membership shall be limited to residents of Longview, not to exceed 35 members.

Section 2 - New members shall be accepted as vacancies occur from a chronological list kept by the 2nd Vice President, who, when a vacancy exists, shall invite a prospective new member to the next club meeting as a guest. Prospective member shall be voted in unanimously by the membership present at the next ensuing club meeting.

Article IV - Officers, Election, Duties
Section 1 - The officers of this club shall be:
President
1st Vice President
2nd Vice President
Secretary
Treasurer
Historian
Parliamentarian

Section 2 - The 1st Vice President shall exercise all duties of the President in her absence and will be Program Chairman.

Section 3 - The 2nd Vice President duties shall be Yearbook and membership.

Section 4 - The Nominating Committee shall consist of one person appointed by the President and two people elected from the floor at the February meeting.

Section 5 - Election of Officers shall be held at the March meeting and new officers will assume duties at the April meeting.

Section 6 - The President has the right to call extra meetings when necessary.

Article V - Meetings
Section 1 - Regular monthly meetings of Club members will be held on the third Tuesday of each month unless otherwise planned. In this case, all members will be notified before meeting time.
Section 2 - Active members are expected to serve on at least one committee, to serve as Hostess or co-Hostess, and to attend at least seven meetings during the year.

Article VI - Amendments to the Constitution

Section 1 - This Constitution may be amended at any meeting of the club by a quorum.

BY-LAWS

Article I - Dues

Section 1 - The yearly dues shall be $4.00 for active members. Membership after half of the year shall be $2.00.

Section 2 - If dues are not paid by June 1, the members in arrears shall be automatically dropped from the roster after being notified by the Treasurer.

Article II - Term of Office

Section 1 - No officer shall be elected to the same office for more than a term of 2 years.

Article III - Committees

Section 1 - There shall be such committees appointed by the President as the interest of the club shall indicate.

Article IV - Authority of the President

Section 1 - The signature of President shall be authorized at the bank in addition to that of the Treasurer.

Article V - Executive Committee

Section 1 - There shall be an Executive Committee composed of elected officers and any Committee Chairman whom the President may deem necessary.

Article VI - Standing Committees

Section 1 - Standing committees shall be: Garden Center, Hospitality, Ways and Means, Telephone, Publicity, Scrapbook and Project.

Article VII - Revision of By-Laws

Section 1 - The Club shall have the power to adopt, repeal, alter or amend at any regular meeting any By-Law by a quorum.

Section 2 - A quorum consists of two over half of attending members.

Article VIII - Order of Business

Section 1 - The order of business at regular meetings, except when suspended by unanimous vote, shall be as follows:

- Call to Order
- Inspirational
- Roll Call
- Reading of Minutes
- Treasurer's Report
- Report of Committees
- Admission of New Members
- Reading of Communications
- Old Business
- New Business
- Program
- Adjournment
MEMBERS

Mrs. Francis R. Henry
3853 Commander Drive
(Mary)
GL 7-1206

Mrs. Gene H. Holt
3912 Longview Drive
(Gail)
GL 7-5365

Mrs. Edward R. Ketchie
3866 Longview Drive
(Pam)
GL 7-1448
August 31, 2015

Carolyn Webber
Huntley Hills Neighborhood Association
P.O. Box 80141
Chamblee, GA 30366

RE: Longview-Huntley Hills Historic District; Chamblee, DeKalb County

Dear Ms. Webber:

Congratulations! The above-mentioned district has passed the Georgia National Register Review Board and is now listed in the Georgia Register of Historic Places.

The next step is for our National Register staff to prepare the final nomination to be sent to the National Register of Historic Places in Washington, D.C. Unfortunately, each of the National Register staff members has a number of other job responsibilities along with multiple nominations to process, so it typically takes quite a while for nominations to be finalized and submitted to Washington. I am apologizing in advance for this delay. Our staff will be working on your nomination as soon as possible, and will keep you apprised of updates to your nomination's status. Please be advised that once the nomination is submitted, in the event that the NPS requests additional revisions, we will request your assistance in addressing those needs.

When your district is listed in the National Register, you will receive a formal notification and a certificate. In the interim, please do not hesitate to contact me at (770) 389-7843 or stephanie.cherry-farmer@dnr.state.ga.us if you have any questions or have further information relevant to your nomination.

We applaud your interest in historic preservation, and the team’s hard work on this nomination. Again, congratulations - you are almost there!

Sincerely,

Stephanie L. Cherry-Farmer
National Register and Survey Program Manager

cc: Nancy Jester, District 1 DeKalb County Commissioner
Lee May, DeKalb County Commission, Acting CEO
Richard Laub, Georgia State University, Director of Heritage Preservation Program
Melissa Forgey, Director, DeKalb History Center
R. Marc Johnson, Chamblee City Manager
Architectural Review Board City of Chamblee
SUMMARY OF PROPOSED NATIONAL REGISTER/GEORGIA REGISTER NOMINATION

1. Name: Longview-Huntley Hills Historic District

Location: Longview-Huntley Hills is located in Chamblee, DeKalb County, Georgia, approximately 11 miles northeast of downtown Atlanta. It lies south of Interstate 285, northwest of Peachtree Boulevard, and east of Chamblee-Dunwoody Road.

3a. Description: The Longview-Huntley Hills Historic District is a residential subdivision constructed in several phases between the 1950s and the early 1970s in the city of Chamblee on the northern outskirts of metropolitan Atlanta. The layout of the approximately 800 lots is irregular, with curvilinear streets on gently rolling hills with mature trees. Front yards tend to meld into one another, providing landscape continuity. Sidewalks are rare, except near neighborhood entrances. Residential architecture includes good examples of the American Small House, the split-level house, and various styles and sub-types of ranch houses as identified in Guidelines for Evaluation: The Ranch House in Georgia (2011). Approximately 90 houses are classified as split-foyer types from the early 1960s. These are characterized by two full levels (one partially underground) with a main entrance between the floors leading to a foyer with two half-flights of stairs. Overall integrity in the district is good, but noncontributing buildings include several houses with extensive alterations and a few infill houses built after the period of significance. Nonresidential resources include Huntley Hills Park, Huntley Hills Elementary School (1964), and the former sales office for the houses. A pool and clubhouse were constructed in 1959. While the district is mostly single-family residential, the surrounding area has higher density development along major arteries and highways that support shopping centers, restaurants, apartment complexes, and light industrial uses.

3b. Period of Significance: c.1950-1973

3c. Acreage: Approximately 320 acres

4d. Boundary Explanation: The boundary includes the platted areas of the adjacent Longview and Huntley Hills subdivisions, comprising a community that is physically and historically interconnected.

4a. National Register Criteria: A and C

4b. National Register Areas of Significance: Architecture; Community Planning and Development

4c. Statement of Significance: The Longview-Huntley Hills Historic District was developed in response to rapid population growth north of Atlanta in the decades following World War II. This middle-class automobile suburb was designed to provide well-built, affordable housing for the families of workers in nearby manufacturing plants such as General Motors. The district is significant in the area of community planning and development as a designed suburb based on the new mobility provided by the automobile and the surrounding network of arterial streets. Its 13 platted subdivisions reflect the era’s predominant planning trends that included easy access to amenities such as schools and shopping centers. Longview-Huntley Hills is a good example of the type of community facilitated by the availability of FHA and VA loans after World War II. The district is also significant in the area of architecture for its good intact collection of mid-20th-century houses that followed major national trends, with some distinctive Georgia influences on the various types and styles. Many of the houses were based on plans by W. D. Farmer, an Atlanta native considered a pioneer in the production of the type of stock designs found in pattern books. Huntley Hills Elementary School was designed by one of Atlanta’s most progressive mid-20th-century architecture firms: Finch, Alexander, Barnes, Rothschild and Pascal (FABRAP). Home builders included the Long Corporation and John Armour, among others.

4d. Suggested Level of Significance: The district is being nominated at the local level of significance because it is a good and intact example of a mid-20th-century subdivision developed at a time of rapid growth in metro Atlanta, including Chamblee and DeKalb County.

5. Sponsor: The nomination is sponsored by the Huntley Hills Neighborhood Association. The nomination materials were prepared by graduate students in Georgia State University’s Heritage Preservation Program.

Summary prepared June 2015/DPM
1. Name: Longview-Huntley Hills Historic District

2. Location: Longview-Huntley Hills is located in Chamblee, DeKalb County, Georgia, approximately 11 miles northeast of downtown Atlanta. It lies south of Interstate 285, northwest of Peachtree Boulevard, and east of Chamblee-Dunwoody Road.

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3b. Period of Significance: c.1950-1973

3c. Acreage: Approximately 320 acres

3d. Boundary Explanation: The boundary includes the platted areas of the adjacent Longview and Huntley Hills subdivisions, comprising a community that is physically and historically interconnected.

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Longview-Huntley Hills Historic District, DeKalb County, GA

On the go? Use m.bing.com to find maps, directions, businesses, and more.
LONGVIEW SUBDIVISION (1958-1962)

Longview

with a View to the Future

BY ELLEN RANKIN
Cover Page:
1958 Cover of Longview Subdivision Sales Brochure
(Source: City of Chamblee)

Acknowledgements Page:
1958 Plan of AS-1 in Longview Subdivision Sales Brochure
(Source: City of Chamblee)
Acknowledgments:
The Past and Present Residents of Huntley Hills
City of Chamblee Staff
TRC Environmental Corporation
Atlanta History Center
DeKalb History Center
Atlanta Regional Commission: George Rounds (Mapping)
INTRODUCTION TO LONGVIEW SECT. 1

The original Longview Subdivision, now known as a part of Huntley Hills, is located in the City of Chamblee in DeKalb County, Georgia. Post-World War II development was spurred in Chamblee by its proximity to the newly opened General Motors plant in neighboring Doraville and by other manufacturing plants built along newly-constructed Peachtree Industrial Boulevard (now Peachtree Boulevard) which abuts Huntley Hills neighborhood to the south.

The subdivision, planned in the late 1950s in response to rapid growth in the Chamblee area, is comprised of Ranch houses with large setbacks along curvilinear streets. From the beginning of the post-World War II house-building boom to the mid-1970s, the Ranch house was one of the most popular house types in the United States. In 1949, Architectural Forum declared, “Never before in the history of U.S. buildings has one house type made such an impact on the industry in so short a time.”

Within the subdivision, shared amenities were built to facilitate community interaction, including an elementary school, commercial and religious properties, a park, a swimming pool, and tennis courts. Unusual in planned subdivisions of the time, the developer left much of the topography in place. The resulting elevation changes allowed many houses to incorporate a basement-level garage, a feature rarely found in Georgia’s ranch houses.

As noted in Single Family Residential Development: DeKalb County Georgia 1945-1970 (2010), Longview Sections 1 and 2 are comprised of 352 houses, 327 of which were constructed between 1958 and 1970. This publication documents the history of the 240 houses in Section 1 of the Longview Subdivision and the Ranch houses it contains. This Section provides an unusual opportunity to study the first stage of a planned ranch subdivision in the late 1950s and early 1960s in that few alterations have occurred within the original neighborhood as evidenced by its current state. It is the author’s hope that this document serves not only as informational literature for the past, present, and future residents of Huntley Hills, but also may help homeowners, local officials, and other proponents of original Ranch preservation with listing Huntley Hills in the National Register of Historic Places.
Development of Longview and Huntley Hills in Chamblee, GA
Based on Plat Maps at DeKalb County Courthouse
(Source: Atlanta Regional Commission and Ellen Rankin, 2014)
A HISTORY OF THE LONGVIEW DEVELOPMENT

The original Longview Subdivision, now a part of the Huntley Hills Neighborhood, is located in the City of Chamblee. Chamblee began as Roswell Junction on a spur line of the Richmond and Danville Railroad and grew as a dairying community. In 1881, when the town was large enough for a post office, authorities rejected the name of Roswell Junction; the name Chamblee was that of an African-American railroad worker who had entered his name in a contest. Incorporated in 1908, the City experienced its first building boom in 1917 when Camp Gordon was built for the training of the Army's 82nd Airborne Division. World War II brought another wave of change to the city when the U.S. Navy took over the Camp Gordon site to use as a military airport and flight training school. A 2,000-bed hospital was built on the property, which at its peak had a population of 10,000 patients and staff, far more than the City of Chamblee itself. Even with the influence of the military, Chamblee continued as a dairy center for Atlanta until the late 1940s when large-scale housing development took over.

In 1948, Peachtree Industrial Boulevard was a nameless dirt road. General Motors (GM) bought a large tract of dairy land in Doraville on the north border of Chamblee for the construction of an automotive assembly plant. In 1949, Peachtree Industrial was paved to accommodate GM and became the "main drag" linking with Peachtree Road. Following GM's lead, two dozen national companies opened heavy industrial plants in Chamblee including U.S. Envelope, Boyle Midway, General Electric, John Deere, Singer, Eastman-Kodak, Write Right, Allis Chalmers, and Westinghouse. Along with the factories came new homes to house the workers. The population more than tripled from 1940 through 1960. The city limits were expanded during this period to encompass numerous residential developments. In 1959, the Naval Air Station became DeKalb-Peachtree Airport. At that time the city purchased Keswick Park, prompting newspapers to write that Chamblee was the metropolitan Atlanta area's most progressive city in parks development.
During the week of July 21, 1958 the City of Chamblee issued permits for four houses to be constructed in the Longview Subdivision. Noted at the time, the development was in planning stages for ten years and was built by the Long Corporation and its sub-companies, which had also built the Darlington Apartments (2025 Peachtree Road) where their offices were located. The Long Corporation and their various subsidiaries also built the Howell House at 710 Peachtree Street in Atlanta as well as military housing throughout the southeast, predominantly in South Carolina, Florida, and Puerto Rico. The connection to military housing could perhaps explain the close location of Longview to the former Camp Gordon and WWII Naval Air Station site.

Builders of mass-produced houses would allow initial home purchasers a choice of details such as finishes, windows, doors, and, to some extent, layout. In the Longview subdivision the houses were of the same basic massing and were assembled with mass-produced products including bricks manufactured on site. Thirty-five plans were available and over seventy exterior finishes offered. The Longview developer and architect customized plans with specific features, including outdoor living and sunlit areas, adaptations for hilly terrain, sloping lots, corner lots, and triangular lots. Depending on the slope of the land on which a particular Ranch house was built, a basement may have been integrated into the design.
The houses in Longview were reported as containing six rooms with 1150 square feet of floor space and on lots approximately 100 x 150 feet in size. The subdivision was expected to have over 2,000 homes, which would have made it one of the largest in the State. Seen on the original plat above, the Chamblee Plaza Shopping Center was also part of the overall design plan. Opened on November 10, 1960 the shopping center was developed and built on the original site by H.W. Ivey Construction Company.
The Long Corporation, in business since 1914, served as an umbrella company for the development of the Longview subdivision until the remaining lots were sold to a subsidiary company (Ramey Investment Company) in 1962 and to Edwards Engineering Company in 1963. Earle E. Long, Vice President and Manager of Long Contracting Company, built a house at 3695 Greenhill Drive and lived there until 1963 when he moved to 3769 Longview Drive for a year, and then left the subdivision after the company had abandoned their plans over a year before. Reportedly, Long also built the community swimming pool just outside of Section 1 of the subdivision. The pool opened to the community in 1959 and is still a feature of the community today.

Little is known about the architect, James E. Gilder, other than he was licensed to practice in Pennsylvania and Georgia. Primary records do not document why the Long Corporation abandoned the project, but according to long-time homeowner Charles Rudd, after the head of the company died, the corporation was dismantled bit-by-bit. The sales office for the subdivision, complete with a display room, was located in the brick building with large overhang on Longview across from Chamblee Plaza. The subdivision model, located at the house at 3747 Longview Drive, still stands at the entrance to the neighborhood. Many residents remember riding around in a golf cart with the sales person to see models and select a lot. The community was planned to extend through what is now I-285 (which began construction in 1959) into Dunwoody in the area on both sides of North Peachtree just across the expressway.

This description of the community from inside the cover of the sales brochure depicts the offered amenities:

"Longview...a city within itself, didn't just happen...It was planned with a VIEW to the FUTURE. Nothing was overlooked from land planning to complete community services. Over 928 rolling acres - subdivided into 2,014 lots...trees...three school sites...four church sites...shopping center...parks...all utilities - sewer, water, natural gas, electricity, telephone service, police and fire protection. All streets are paved and have attractive rollover concrete curbs. Years and years of experience, research, inherent knowledge, and the finest materials and skills go into each home in LONGVIEW. Engineered by the staff of Long Organization, and each home individually designed by James E. Gilder, A.I.A., quality and charm is the goal. All homes are built by Long Construction Company, home builders since 1914, having constructed over 15,735 homes since 1942 alone. Yes - quality, beauty, convenience, and charm can all be yours, and ...what is more...a SECURE VIEW to the FUTURE in Longview."
THE BEST HOME VALUE

HOMES WITH A VIEW TO THE FUTURE
NOW OPEN

Longview

- Created by Long Organization—45 Years of Home Building Experience
- Builders of Beautiful Howell House and Darlington Apartments

35 FLOOR PLANS - 70 ELEVATIONS
FREE! FREE! Prizes for The Whole Family!

2014 HOME
COMMUNITY

FEATURES
of your Longview Home
- Whirler & Ellynwood and Pattern
- Coated Driveway
- All Brick Eaves
- Square Balcony with Plowed Overhang
- Group of Columns
- Gardens with Privacy Fence
- Extra Large Rooms
- Master Bedroom Suite
- Open Living/Dining Rooms
- 1 and 2 Bathrooms
- Kitchen with Oven, Range, Refrigerator
- Living Room with Ceiling Fan
- 1, 2, 3, or 4 Bedroom
- Electric Heat
- Electric Cooler
- Electric Stove
- Laundry Room
- Dining Room
- Living Room

$17,500 to $19,950
LESS THAN 10% DOWN

DRIVE OUT PEACHTREE ROAD TO
3684 Longview Drive, Chamblee, Georgia, Phone 612-1000

March 19, 1959 Longview Subdivision Advertisement
(Source: North DeKalb Record, Page 6)
By the end of November in 1958, forty-four permits had been issued within the subdivision and the developers were pushing for annexation of the Longview development to include today’s boundaries of Huntley Hills into the City of Chamblee, a step that took over fifty years to be implemented. The houses originally cost from $17,500 to $19,950 with less than ten percent down. Longview was advertised as “one-stop for home ownership.” People could purchase a house and the mortgage through the same company, a practice very common in the post-World War II era. Longview was one of many subdivisions to be constructed in the area, which was the fastest growing area in Atlanta because of industrial development and construction of the Northeast leg of the Atlanta Circumferential Highway (the Perimeter).

In the quarter century between 1945 and 1970 DeKalb County experienced significant growth period across all economic sectors: residential, commercial, manufacturing, educational, transportation, and military. With the establishment of the General Motors Plant near Doraville in 1947, manufacturing was on the rise. Frito-Lay, Eastman Kodak, and General Electric all established offices and manufacturing plants in Chamblee, contributing to the increase in migration to DeKalb County from outside the State. As indicated on the location map of the Longview Advertisement, the Long Corporation tried to appeal to the residents of downtown who were looking to move out of the city. The “white flight” from cities such as Atlanta and Decatur to the suburbs resulted in no small part from the dismantling of Southern segregationist policies of the South and of government programs of urban renewal in these cities’ poorest neighborhoods. In addition, increased employment opportunities in manufacturing and service industries drew workers and their families from other states. Many workers were leaving the “Rust Belt” of aging factory towns in Northeastern and Midwestern states and migrating to the “Sun Belt” of newer manufacturing areas such as DeKalb County.
LONGVIEW SUBDIVISION: 1963-1969 ADDITIONS

One of the driving forces of North DeKalb and Chamblee ironically led to short-circuiting Long's 2,500-house subdivision. When construction began on the Atlanta Circumferential Highway (the Perimeter) in early 1959, the planned subdivision was cut in half and the section in Dunwoody was abandoned. Thus the development ended at Longview and North Shallowford, just south of the Perimeter. In 1962 Long Corporation sold Section 2 of Longview Subdivision, comprised of 112 lots, to a subsidiary, Ramey Investment Corporation. While Longview Realty (also known as Long View Realty) continued to operate out of the sales office on Longview Drive until 1966, they were no longer involved in the sales of lots or construction of houses within the neighborhood.

By 1963 Edwards Engineering Company acquired Longview Subdivision Section No. 1, renamed it Huntley Hills, and began development of the remaining empty lots. As seen on the map on the following page, Edwards Engineering added 26 houses along the southwest intersections of Montford Drive, Greenhill Drive, and Admiral Drive. In all of Huntley Hills, and as surveyed by the firm of Watts & Browning Engineers, Edwards Engineering Company developed 327 lots, which were most of the remaining available lots in the original Longview Plan to the Perimeter in the 1960s. John N. Cox and the Kent Corporation developed Section 10, which was comprised of 13 lots along Ellwyn Drive in 1969 (See Page 2 for the Development Map of Longview and Huntley Hills).
Development of Longview Section 1 in Chamblee, GA
Based on Property Records at DeKalb County Courthouse and Field Inspection
(Source: Atlanta Regional Commission and Ellen Rankin, 2014)
ORIGIN AND EVOLUTION OF THE RANCH HOUSE

Today's Ranch house has its origins in the early 1800s. The Spanish, living on wide-open and generally sunny landscapes in Southern California, still needed protection from the elements. The wide overhangs from the roof of the house helped to protect the thick adobe walls from both the rain and the hot sun and helped keep the inside comfortable. The massive earth walls implied safety and security. The early Ranch house had only one room, a flat roof, and dirt floors. As the size of households in the Ranch houses of Southern California grew, so did the houses. Wings were added, typically at the rear of the structure, giving it first an L-shaped design and then later a U-shaped design.26 Often the walls enclosed a central courtyard or patio. The central patio served as a focal point of the house and was a place for children to play, visitors to be greeted, and business meetings and other activities to take place.

The Ranch house of the 1950s and 1960s is essentially a twentieth-century re-invention. With its southwestern origins, the Ranch house was also influenced by the Craftsman and Prairie styles of architecture. The Craftsman style contributed its simple exterior ornamentation and low-pitched gable roof. The Prairie style of Frank Lloyd Wright is known for its wide roof overhang, horizontal orientation, and low-pitched roofs. The link between Wright's Prairie style and the Ranch house is also shown in the materials used, window arrangement, emphasis on functionality, and convenience in the floor plans. The Ranch house also borrowed from many of Wright's Usonian principles, which evolved from Wright's desire to construct houses that were simpler and smaller than the houses he had previously designed.27 Usonian houses were arranged in zones: dining/kitchen areas, living/common spaces, and bedrooms. Open floor plans also became a common Ranch house feature.
RANCH HOUSES BEFORE AND AFTER WORLD WAR II

Owning one's home has long been part of the American Dream. The “American Dream Home” was and is powerful in domestic architecture. Before World War I, houses in the United States could be distinguished from region to region as each region of the country was dominated by a particular style. As Columbia University Professor Kenneth T. Jackson noted, “Early in the twentieth century a house on the South Carolina coast looked quite different from a house in the Piedmont a few hundred miles away.”28 As indicated in popular books and magazines of the period, the “American Dream Home” in the years before World War II was often a quaint one-and-a-half story Cape Cod cottage. However, by the 1930s the Ranch house had already become an acceptable house type among most architects and home builders. Thanks to the popularity of society and home interior magazines like Better Homes and Gardens, Sunset, Life, and House Beautiful as well as architectural trade journals like American Builder and House and Home, people across the United States became fascinated with the perceived image of the laid back, informal lifestyle of the West coast. As architect Christine Hunter suggests, “The image of a modest house on its own in a bucolic setting has remained powerful in the United States; for many people it is still an essential part of the American Dream.”29

During World War II, the federal government placed restrictions on new home construction in order to conserve materials, money, and manpower. In 1945, the final year of the war, “new construction did not meet the demand for new housing” as was the case for the previous sixteen years.30 Post-war builders could draw on the lessons learned during World War II, when housing for military personnel and defense factory workers had to be built quickly and economically. Post-war, when the pent-up need for more housing was tremendous and when manpower to build houses became available as military personnel left active duty, the Ranch house was at the forefront of suburban development.

Following World War II, the split-level, the American Small House, and the Ranch House all became “American Dream Homes.” The Ranch house gained popularity quickly throughout the Country. Modest and unpretentious, the Ranch house became the dream home for many. The Ranch house was a symbol of modern consumer inclinations and rising post-war incomes. Because the Ranch house was one-story, devoid of details, and typically made of only two primary materials (wood and brick), it was a “developer’s dream.”31 For the first time, one housing type became a mass-market product that could be constructed from “a range of choices in appearance, amenities, and location.”32 By the 1960s cities as diverse as New York and Atlanta began to have Ranch house suburban dwellings that were similar in their design and layout.
Being detached from the house next door was another ideal embraced by significant numbers of people during the post-World War II suburban expansion nationally and in Georgia. The postwar suburb was not compact as urban neighborhoods had been. In the ten years that followed World War II, approximately ninety-seven percent of newly constructed single-family homes nationwide were detached homes with a private lot surrounding each home. The growth in population in suburban areas significantly outpaced that in urban communities.

October 19 1942 Life Magazine Advertisement
(Source: Life Magazine)

The era of Ranch house popularity and suburban expansion in the United States "was a time of modernization and industrialization in many sectors of the economy, including building construction." Communities with Ranch houses began to develop rapidly across the country. Generally located on the outside edge of urban cities, the Ranch house accounted for "at least sixty-two percent of construction" in six metropolitan areas in 1946-1947.

As with most new and "modern" styles of homes, the Ranch house became a showcase for the latest household products. The single level of the Ranch house particularly appealed to young mothers who did not have to contend with stairs while attending to the needs of their young children, while the open floor plan freed women from feeling isolated in the kitchen. The ideas of "livability, flexibility, and an unpretentious character" attracted many homebuyers to the Ranch house during the housing boom of the 1950s and 1960s.

1950 L.F. Garlinghouse Ranch and Suburban Homes Plans
(Source: The Garlinghouse Company)

The Ranch house was further popularized by low interest loans available from banks and veteran's loans encouraged by the Federal government. Once wartime restrictions were lifted and the housing boom began, the price of a new home fell to just below $10,000 in most suburban areas (This is approximately $132,167 in 2014 dollars, according to the U.S. Bureau of Labor Statistics' inflation calculator). In order to qualify for such loans, however, the new home had to be smaller and more compact than the homes of previous generations. House types like the Ranch were ideal in terms of size and cost. Thanks to easily attainable government loans with low interest rates, many of which advertised "No Down Payment" or "One Dollar Down," Ranch houses were within reach of most middle-income house buyers.
RANCH HOUSES IN GEORGIA

As noted previously, the Ranch was the leading house choice in the post-war period. In its 2010 book, *The Ranch House in Georgia Guidelines for Evaluation*, the Georgia Historic Preservation Division delineated several Ranch building types by their overall forms and their interior plans. The authors based their selection of house types on "scholarly writings, literature from the building industry, plan and pattern books, prefabricated house catalogues, technical writings for building tradesmen, and popular writings for prospective customers." Ranch houses statewide indicated the enthusiastic adoption of the essential Ranch House as a building type, supplemented by some variations.

Research indicates that in Atlanta, architects and builders often collaborated on house plans and development projects, with the developer hiring an architect to design several houses for a subdivision. Developers often bought tracts of land varying in size (depending on the current expectations and needs) and developed them with a set number of pre-designed houses. The placement of the house and its features did not necessarily consider views and the landscape. House placement and design were often based on current trends, economy, the size of the development, and the target audience. However, while Ranch houses were widely popular, in Georgia immense suburban tract developments by builders such as the Levitt brothers were rare. Development of Ranch house subdivisions throughout the State was instead by a variety of large and small companies and individual builders who either designed or constructed their own "in house residential models or worked from selected house plans offered by a vast amount of pattern book companies." Even well known Georgian architects, such as Leila Ross Wilburn, primarily known for the Craftsman and Colonial Revival style in her pattern books from the early part of the 20th Century, began producing pattern books promoting Ranch houses.

Cover of the Ranch and Colonial Homes Pattern Book by Leila Ross Wilburn, Date Unknown
(Source: Agnes Scott College Archives at McCain Library)
A single Ranch house form could have included a large number of stylistic elements such as multi-colored brick exteriors, metal filigree posts, picture windows, and false shutters. Such elements made each house unique, even though it may have been very similar in form to the houses next door and across the street. With few exceptions, one constant element among Ranch houses was the application of brick or brick veneer on part of or the entire exterior. Artificial shutters and/or wrought iron roof supports also added a traditional component to the house that appealed to regional taste. Climatic conditions further influenced the choice of stylistic elements. A Ranch house in a warm, Southern climate such as in Georgia might have larger roof overhangs, awning windows, or be sited differently than a Ranch house in Northern areas. Furthermore, the relationship with the outdoors likely had a larger impact on the Ranch house in Georgia because Georgia's generally mild climate encourages outdoor activities almost year-round. The relationship with the outdoors is enhanced through the use of sliding-glass doors, picture windows, and patios.

**COMMON EXTERIOR FEATURES OF RANCH HOUSES**
- One story or one story with lower level
- Low and long
- Simple or complex plans varying with the lot
- Hipped or gable roofs with overhanging eaves
- Variety of exterior finishes but unadorned or painted brick predominant
- Contrasting materials such as stone and concrete used for accents
- Chimney makes an architectural statement
- Unobscured front entry
- Variety of window types, including tripartite window with center picture window, and flanking operable windows or casement windows
- Rear of house opens onto private outdoor living space
- Garage or carport integrated into the design: garages often in basement level; carports are open and often have a brick screen wall.

**COMMON INTERIOR FEATURES OF RANCH HOUSES**
- Zoned living spaces
- Open living rooms with central hearth
- Three bedrooms, two baths most common arrangement

**LINKING HOUSE TO SITE**
- Low horizontality integrates house to site
- Siting and orientation is longwise on the lot, however on a narrow lot the house is angled or placed with the short wall facing the street and the house extends to the rear
- When topography permits, exposed lower level is used as a garage and living space

**LANDSCAPE**
- Existing topography and trees retained to allow for natural drainage
- Driveways have visual presence
- Open front lawns with foundation plantings
- The front yard is public space and the backyard is private space
- Planters integrated into the house design
LONGVIEW LINEAR-WITH-CLUSTERS SUBTYPE

Within the thirty-five Longview Subdivision plans are three basic Ranch subtypes: Linear-with-Clusters, Courtyard, and Half-Courtyard. The Linear-with-Clusters subtype has one or more perpendicular projections and "degrees of irregular massing."41 "Linear" refers to the horizontality of the house, but perpendicular projections can be added such as garages, carports, or additional rooms.42 The subtype can be arranged in an L-or T-shaped plan on a single level or with basement, yet still retain its overall linear form.43 In Section 1 of the Longview Subdivision, there are eighty-seven houses using one of the sixteen variations of Linear-With-Clusters subtype plans, and these houses comprise forty-seven percent of the section.
LONGVIEW COURTYARD SUBTYPE

The Courtyard Ranch subtype has at least two wings that embrace a courtyard, typically on the front. Some examples have slight or diminutive wings that merely suggest the presence of a courtyard. In Section 1 of the Longview Subdivision, there are seventy-one houses using one of the twelve various plans of the Courtyard subtype, and these houses comprise thirty-eight percent of the section.

1958 of Plan D-1 Shown at 1973 Plantation Lane
(Source: City of Chamblee; 2014 Photo by Ellen Rankin)

Distribution of Courtyard Subtype
(Source: Atlanta Regional Commission)
LONGVIEW HALF-COURTYARD SUBTYPE

This subtype features a half-courtyard formed by the intersection of two wings of the house. This type may give the appearance of a Linear-With-Clusters from the front, but generally presents a symmetrical L-shape with both wings containing living space. In Section 1 of the Longview Subdivision, there are twenty-seven houses based on one of five plans of the Half-Courtyard subtype and these houses comprise fifteen percent of the section.

1958 Plan of HSR-1 Shown at 3851 Longview Drive
(Source: City of Chamblee; 2014 Photo by Ellen Rankin)
LONGVIEW RANCH HOUSE STYLES: CONTEMPORARY

In addition to a floor plan subtype, each of the Section 1 Ranch houses can be categorized as being of either contemporary or plain style. In Georgia the style of the house is defined as the decoration or ornamentation that has been put on a house in a systematic pattern or arrangement to create a specific visual effect; and/or the **overall design** of a house including proportions, scale, massing, symmetry or asymmetry, and the relationship among parts such as solids and voids or height, depth, and width.\(^4\)\(^6\) In Longview Section 1 the only “high style” is the **Contemporary**, which can be seen in sixteen percent of the houses. The Contemporary style Ranch House has a distinctive appearance: abstracted and stripped down to the very basics of form and structure. A hallmark of the style is exposed structural elements. Other hallmarks include wide overhanging eaves, metal-sash awning-type windows, sliding glass doors (sometimes in multiples to create a window-wall), and fixed plate-glass windows of irregular shapes fitted into the gable ends of the house and roof lines at different angles.

**1958 Contemporary Style Shown at 3861 Greenhill Drive**
(Source: City of Chamblee; 2014 Photo by Ellen Rankin)

**Distribution of Contemporary Style**
(Source: Atlanta Regional Commission)
LONGVIEW SUBDIVISION (1958-1962)

LONGVIEW RANCH HOUSE STYLES: PLAIN STYLE

The Plain or Plainly Styled is the most prevalent architectural style of Ranch House in Georgia. "Plain" is not so much a style in the historical sense but rather a style in the modern mid-20th-century sense of absence of historically derived forms and ornament. Plain style presents functionally derived forms and features, straightforward construction and use of materials, and an exterior design that often reflects the interior arrangement of spaces and functions. Its distinctive appearance is often visually striking in its bold simple forms. The style can have a variety of exterior materials with red brick as the most common. The Plain Style is present in eighty-four percent of the Ranch houses in Longview Section 1.

1958 Plain Style Shown at 3868 Ensign Drive
(Source: City of Chamblee; 2014 Photo by Ellen Rankin)

Distribution of Plain Style
(Source: Atlanta Regional Commission)
LONGVIEW PLAN AND FORM

The traditional symmetrical, central hall floor plan that was once very popular in the United States gave way to the asymmetrical Ranch house. The layout of these “modern” homes was intended to increase the efficiency of household activities as well as to increase the time spent on more enjoyable activities in and around the home. As publications of the period noted, “These rooms now profit by modern devices and facilities...Efficient equipment and arrangement can save your energy and health, make the tasks pleasant and easy and give you increased leisure for relaxation and recreation.”

There were few interior walls to separate the kitchen from the dining room or the dining room from the living room. This openness, which no longer isolated food preparation from other activities, allowed the occupants to move freely from one room to the next and promoted both family togetherness and larger gatherings of friends.

By using post-and-beam construction methods, Ranch houses could have an open floor plan that permitted bountiful amounts of light to fill the house through newly introduced picture windows and sliding glass doors. As displayed in the Longview Subdivision Section 1, the bedrooms were generally clustered on one side of the house with the kitchen, dining room, and living room/den in the middle or back and the carport or garage occupying the other end of the house or within a basement, thus creating zones of activity inside the home. In some of the floor plans, there was an accordion screen wall placed between Bedroom 3/Den or the Kitchen and the Dining/Living space so that one could further open up the living area or create a private space. This same technology is an adaption from Frank Lloyd Wright’s design seen in his Usonian Houses.
LONGVIEW CHARACTER DEFINING FEATURES

A primary feature of Ranch houses was a single-level design. Following in the tradition of its southwestern predecessors and in an effort to present the image of a rambling estate in the countryside, all rooms were placed on the ground floor. The “rejection of traditional New England vertical lines for the western outdoorsy horizontal aesthetic” was intentional.  

As with the majority of newly developed suburbs of that era, the overall design in Longview Subdivision was open and (at the time) seemingly endless. Houses no longer had to be placed close together and it became feasible for houses to be built on wide lots that allowed horizontally oriented houses. The house types in Longview Subdivision Section 1 feature a long horizontal façade that was further elongated by the addition of an attached garage, carport, or sunroom. The rectilinear shape of the Ranch house was typically oriented with its long side facing the street, although some lot configurations led to some houses with the shorter side facing the street.

Typical of all ranch houses, those in the Longview Subdivision had hipped or low-pitched gable roofs with deep-set overhanging eaves and wide overhangs like those featured in the original southwestern Ranch house. If a front porch was included, it typically was small and often served more as an entrance stoop, as most outdoor activities were intended to take place behind the house in the backyard.

In keeping with the honest and unassuming nature of the typical Ranch house, exterior ornamental decorations on the houses in the Longview Subdivision were sparse. If a house did have exterior ornamentation, it was typically limited to wrought iron porch supports and/or balustrades; stone or Roman brick accents often on the chimney, integrated planter or second level; and/or decorative shutters. These features were decorative and not an integral part of the house.

3848 Carlton Drive: Note the metal filigree balustrade; stone accents on the chimney and lower level; and different colored brick (Source: Ellen Rankin)
LONGVIEW INTERIORS

Designers and builders of Ranch houses wanted to present the image of a thoroughly “modern” home. The houses were designed so that, "Comfort and utility are stressed, lines and decoration simplified, size is reduced to meet present day requirements, ornamentation is pared away."

While designed with relative simplicity and few outside architectural details or interior decorations, the Ranch house instead displayed its dream home status with the latest advances in heating, automatic dishwashers and clothes washing machines, and electric clothes dryers. While air conditioning was available as an extra in Longview, most of the original homeowners opted for a central attic fan instead. Central air was often added in the 1970s and 1980s when it became cheaper. Scaled down ornamentation also allowed money, material, and space to be used on other interior features such as larger kitchen cabinets. In Longview each house was equipped with a 40-gallon water heater, Hotpoint wall-type built-in electric oven, countertop electric range, garbage disposal, and electric dishwasher.

1958 Hotpoint Appliance Advertisement in Better Homes and Gardens
(Source: Better Homes and Gardens)

FEATURES OF YOUR Longview HOME

- Wooded Lot Landscaped and Planted
- Concrete Driveway
- All Brick Exterior
- Treated Roof with Plywood Sheathing and Colorful Shingles
- Garage or Carport
- Garden Tool Storage Room
- Decorator Colors for Exterior and Interior Painting
- Metal Termite Shields
- Hardwood Floors over Plywood Subfloors
- Dry Wall Construction over Fir Studs
- Fiberglass Insulation with Reflective Foil in Ceiling and Walls
- Doors and Windows Fully Weather Stripped and Screened
- Deluxe Hardware
- 2 Bathrooms — Colored Tile and Fixtures
- Large Medicine Cabinets
- Deluxe Kitchen with Custom-mode Cabinets
- Plastic Counter Tops
- Built-in Electric Oven
- Range Hood with Exhaust Fan
- Electric Dishwasher
- Electric Food Waste Disposer
- Flushed Closet Space
- Pre-Wired for Telephones
- Complete Wiring for Inter-Communication System
- 150 Ampere Electrical Service
- Individually Selected Lighting Fixtures
- Outside Flood Lights — 2 Master Switches
- Door Chimes
- Electrical Outlet and Plumbing Provided for Washing Machine
- 40-Gallon Gas Hot Water Heater with Glass-lined Tank
- Radial Perimeter Automatically Controlled Gas Heating System Adaptable to Air-Conditioning
- Heating Ducts Adequately Insulated for Future Air-Conditioning

MAKE YOUR OWN SELECTIONS

You have the choice of selecting from completed homes, ready to move into . . . or . . . you are invited to apply your own individuality by making your own selections in the LONGVIEW Display Room. You may choose the desired location from an on-site inspection of the property, or from the 928-acre topographic subdivision model . . . pick out the floor plan that best suits your needs . . . determine the exterior design most attractive to you . . . then comes the thrill of putting your personal touch to a home of your own. Sure, you can also personally select the following:

- Varieties of brick
- Roof and exterior trim colors
- Wall colors and wall papers
- Electrical lighting fixtures
- Door chimes
- Kitchen floor cover
- Built-in electric oven
- Counter top electric range
- Electric Dishwasher
- Electric Food waste disposer
- Range hood with exhaust fan
- Kitchen cabinets
- Cabinet hardware
- Counter tops
- Colored bathroom fixtures
- Colored bathroom tile
- Air Conditioning (extra)

*Note: Down of home construction will determine permissible selections.
LONGVIEW RELATIONSHIP TO THE OUTDOORS

In selling the suburban Ranch house, marketers of the Ranch house copied the idea of an actual "Ranch" house surrounded by wide-open land. As seen in Longview Subdivision, the concept of the open southwestern prairie was translated into "a broad front lawn, with the long side of the house facing the street, suggesting a large lot" in the suburbs. The long, horizontally oriented house also created a screen to divide the front yard from the back. Originally, the houses did not have fences separating neighboring yards or front from rear yards. In the 1970s people began enclosing the rear yard for security and privacy with chain-link fences and some of these are still present today. Over time, many of these fences were replaced with wood privacy fences, however the front yards have remained open, creating a streetscape of broad front lawns identified as the "Ranch House Landscaping." This landscape is generally defined by integral planter boxes; foundation plantings to connect the house with the yard; a broad front lawn; retention of preexisting trees; landscape treatment around the mailbox; and courtyards, terraces, and patios. The patios varied in size and shape but were typically surrounded by a landscape with flowers and shrubs.

The Ranch house reflected a significant change in the activities that took place in the yard around the home. Easy access to the outdoors was an important aspect, and in the Longview Subdivision, houses featured large areas of glazing and large door openings made of insulated plate-glass. These doors led outside and "connect you to the day, to the time of day, and the weather of the day." While previous house forms oriented access points into and out of the house from the front areas through porches, Ranch houses instead oriented activity to the back. In 1998, Old House Journal described the backyard of a typical Ranch house as something that "welcomes and shelters the private family." A signature feature of Ranch houses was that upon passing through a "wall of windows," residents and guests were led onto a concrete patio. Harkening back to the patios and courtyards of the original southwestern Ranch, the patio became a focal point of outdoor activity. Outdoor entertainment was always an aspect of the Ranch house lifestyle, and some form of outdoor activity or entertainment was usually not far away from the patio. The unification of indoor and outdoor life became essential to the "modern" lifestyle the Ranch house portrayed.
LONGVIEW IMPACT OF THE AUTOMOBILE

Following World War II and ever-increasing use of the automobile, few homeowners concerned themselves about long walks to a public transit station. They could now drive to and from their homes regardless of distance or weather. However, as automobile usage increased, the need for storage space for automobiles became essential. Automobile and their storage spaces eventually affected "virtually every type of building and human use of land." One common way to store automobiles was the carport. Typically large enough to accommodate one vehicle, carports became a standard feature on new homes, especially in Ranch houses. The carports in Longview are most frequently attached to the side elevation and feature brick screen walls, although some models have them projecting off the façade with metal lattice details. Facilitated by Long Construction Company's leaving much of the topography in place, garages were frequently placed on the basement level. The integration of carports and garages into homes provides evidence of a strong connection between the rise of the automobile and the popularization of the Ranch house.

2014 View Vehicular Approach to 3893 Longview Drive and Detail of Brick Screen (Source: Ellen Rankin)

2014 View of Projecting Flat Carport with Metal Lattice at 3868 Montford Drive (Source: Ellen Rankin)

2014 View of Vehicular Approach and Garage at 1960 Plantation Drive (Source: Ellen Rankin)
LONGVIEW PAST, PRESENT, AND FUTURE

Between 1945 and 1970, DeKalb County witnessed phenomenal growth. A government friendly to industry and willing to provide the infrastructure to entice construction of new manufacturing plants facilitated an enormous increase in population as people moved into the area to take advantage of employment opportunities. New ideas about housing, transportation, education, and commerce were incorporated into over a thousand new subdivisions, including Longview. To build these houses Long Corporation, in business throughout the Southeast, used nationally recognized modern planning strategies, construction methods, and materials. The Long Corporation employed local architect James Gilder, who deployed a variety of Ranch house floor plans designs that took advantage of local climate and topography.

People continue to be drawn by the Longview Subdivision’s location and affordability. Many current residents view their houses as good starter homes for young married couples, for young families, or for those looking to downsize. The amenities that the Long Corporation integrated into its original neighborhood plan are still appealing to new and long-time residents, especially the proximity to the Perimeter, businesses, schools, and parks. “We wanted something affordable that was all brick and inside the Perimeter,” said resident Paige Perkins, who moved into the neighborhood in 1992. “We found this subdivision interesting and liked the mixture of people. It looked like a George Jetson neighborhood. There are young families and older ones – even some of the original owners living here. The location is great.” Outwardly, little has changed in Huntley Hills since it was first developed in the late 1950s. Very few residents have altered their homes significantly, and only ten of the exteriors of the houses in the Longview Section 1 have been altered beyond recognition of their original form. Only nineteen of the houses in Longview Section 1 are infill properties, and even the majority of these were built in the late 1960s or early 1970s.

Unfortunately, Ranch houses in DeKalb County are now threatened by changing land uses, residential re-development, and modifications to the buildings themselves to meet twenty-first century life styles. Victims of their own past popularity, Ranch houses are presently viewed as ordinary and plentiful, and are even vilified by some planners for their role in suburban sprawl. Few people are concerned when individual Ranch homes are demolished and replaced by large new houses, or even when entire subdivisions of Ranch houses built in the 1950s or 1960s are razed to make way for new shopping centers or for more intense residential development.

The National Register of Historic Places is the official list of the Nation's historic places. Included in the preservation movement is safeguarding mid-twentieth century and post-World War II structures. Longview Section 1 is historically significant both because it reflects the post-World War II explosion of subdivision development and because it contains an exemplary collection of mid-century, post-World War II residential architecture. It is the author’s hope that this document not only will provide information to past, present, and future residents of Huntley Hills, but also will help provide homeowners, local officials, and other proponents of original Ranch preservation with data that will aid the evaluation and potential listing of Huntley Hills in the National Register of Historic Places.
REFERENCES

13. 1959 Atlanta City Directory, James Gilder.
24. Ibid.
32. Ibid, 159.
34. Jackson, 239.
36. Jackson, 239.
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61 Bastian et al, 189.
62 Cloues, 45.
63 Ibid, 46.
64 Ibid, 47.
65 Historic Preservation Division. Georgia’s Living Places. (Atlanta: Georgia Historic Preservation Division, 1991), 1-1
70 Rockow and Rockow, 127.
72 DeKalb County Deed Book 1792. Page 7.
73 Hess, 12.
75 Personal Communication with Richard Cloues, Ph.D., October 2013.
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ADDITIONAL READING


“Carefree California: Cliff May and the Romance of the Ranch House” Art, Design & Architecture Museum at the University of California, Santa Barbara, curated by Jocelyn Gibbs and Nicholas Olsberg.


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