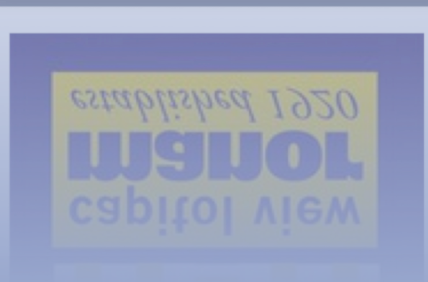
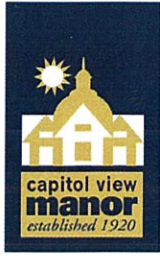


Capitol View Manor

National Register Historic District Nomination

Erica Duvic ❖ Meg Hammock ❖ Justin Hutchcraft ❖ Thomas Lee
Merribe! McKeever ❖ Holly Schwarzmann





Capitol View Manor
Atlanta, GA 30310

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

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

Attention: Erica Duvic

Dear Richard:

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

Sincerely,

A handwritten signature in blue ink that reads 'Amanda Schraner'.

Amanda Schraner
Vice President
Capitol View Manor Neighborhood Group

Cc: Anne Chance, Secretary CVMNG
Erik Poole, Treasurer CVMNG
President CVMNG (vacant)

HISTORIC DISTRICT INFORMATION FORM (HDIF)

Revised May 2010

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

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

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

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

The HDIF consists of six sections of information required for a National Register nomination:

- Section 1. General Information**
- Section 2. Description**
- Section 3. History**
- Section 4. Significance**
- Section 5. Support Documentation and Checklist**
- Section 6. Additional Guidelines**

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

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

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

DO NOT send nomination materials in binders, plastic page covers, or spiral bound.
DO NOT mount photographs. Use an envelope or rubber band to keep photographs together.

If you have any questions about this form or the information required for a National Register nomination, please feel free to contact HPD's National Register Coordinator at 404-651-6782 or Survey and National Register Specialist at 404-651-5911.

RETURN HDIF AND SUPPORTING DOCUMENTS TO:

National Register Coordinator
Historic Preservation Division
254 Washington Street
Ground Level
Atlanta, GA 30334
Phone: (404) 651-6782

SECTION 1

GENERAL INFORMATION

1. **Historic Name of District (see Section 3.B.1):** Capitol View Manor
2. **Location of District:** Capitol View Manor is located in southern Atlanta west of Interstate 75, east of Metropolitan Parkway, south of the former Atlanta and West Point Railroad (the proposed Atlanta Beltline), and north of the Atlanta Metropolitan College campus. Its primary streets are Erin Avenue, Manford Road, Mellview Avenue, Shannon Drive, Lynnhaven Drive, Deckner Avenue, and Hillside Drive.

City or vicinity of: Atlanta

County: Fulton

Zip Code of the district: 30310

Approximate distance and direction from county seat: 4 miles south of the center of Atlanta

3. **Acreage of district to be nominated (approximately):** 100.6 acres
4.
 - a. **Total Number of Historic/Contributing Resources in district:** 300
 - b. **Total Number of Noncontributing Resources in district (from Section 2.A. p. 6):** 18
5. **Are a majority of buildings in the district less than 50 years old?** No
6. **Property Ownership**

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

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

Do the property owners within the district support nomination of the district to the National Register? Yes

Explain: The Capitol View Neighborhood Group voted unanimously to support this nomination on August 28th, 2010; please see attached letter of support.

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

*Neighborhood, homeowners', or civic association: Capitol View Manor Neighborhood Group

GENERAL INFORMATION (CONTINUED)

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

See below

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

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

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

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

Mailing Address: 480 Mellview Avenue SW

City: Atlanta State: GA Zip Code: 30310

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

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

8. Form prepared by

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

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

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

City: Atlanta State: GA Zip Code: 30302

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

E-mail: rlaub@gsu.edu

Date: April 25th, 2011

What is your relationship to or interest in the district? This nomination is being conducted as part of a class project.

GENERAL INFORMATION (CONTINIUED)

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

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

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

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

Protection (explain need): N/A

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

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

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

SECTION 2

DESCRIPTION

A. Number of Contributing and Noncontributing Resources:

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

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

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

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

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

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

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

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

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

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

B. Description

Architectural Classification:

English Vernacular Revival

English Cottage

Bungalow

Craftsman

American Small House

Ranch (and Ranch sub-types)

Split Level

Materials:

Brick

Wood Clapboard siding

Granite

Foundation:

Granite
Brick
Concrete Masonry Units

Walls:

Brick
Granite
Asbestos shingles
Synthetic siding: vinyl
Wood Clapboard

Roof:

Asphalt Shingles

Description of present and historic physical appearance:

1. Summary description

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

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

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

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

The neighborhood is almost exclusively residential with the exception of the historic 10th Ward Fire Station Number 20 (1926) located on the western boundary of the district, adjacent to the commercial area of the adjacent Capitol View neighborhood. Additionally, the partially forested section known as Millican Park serves as a buffer between the residential area of Capitol View Manor and the institutional campus that lies south of the district boundaries.

4. **Pattern of land subdivision**, including street layout, lot layout, alignment of major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain and to the physical development of the district:

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

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

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

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

RESIDENTIAL BUILDINGS

The majority of the contributing properties in Capitol View Manor are one to one and one-half story single-family brick or wood clapboard covered houses dating from 1926 to 1961. Exterior materials include brick, wood clapboard siding, concrete masonry units, asbestos shingles, and vinyl siding. Roofing materials are typically asphalt shingles and foundations are predominantly brick or granite. Houses in this area were built from 1926 through the end of the historic period, 1961, and represent

common house types and styles found in middle class neighborhoods in Georgia. Common house types in the district include English Cottage, American Small House, Bungalow, and early Ranch Houses. Architectural styles found in the district include English Vernacular Revival, Colonial Revival, Ranch, and Craftsman. The predominant style found in the district is English Vernacular Revival while American Small Houses are the most frequently seen house type.

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

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

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

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

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

type can be found at 425 Lynnhaven Drive, built in 1956 (Fig. P-34). This house features a half-courtyard formed by the intersection of two wings of the house at a 90-degree angle and has an attached garage.

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

COMMERCIAL BUILDINGS

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

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

COMMUNITY LANDMARK BUILDING(S)

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

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

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

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

(Fig. P-49 to P-52). Millican Park is comprised of approximately six acres owned by the City of Atlanta and features modern pathways and playground equipment.

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

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

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

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

12. **A description of representative noncontributing properties within the district.**

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

The land for Emma Millican Park (Fig. P-49 to P-52) was purchased by the City of Atlanta in 1937 for \$1,500 from the Deckner family and Fulton County provided another \$1,500 for grading and improvements. Emma Millican, who lived in Capitol View until her death in 1937, was the mother of Georgia State Senator and Tenth Ward alderman G. Everett Millican. The park was created as a result of community efforts within the district and is thus an important part of its history. However, a grant was recently awarded for improvements to the park including new playground equipment and pathways. This has affected the site’s integrity as a historic landscape but it nonetheless remains an important element of the proposed district.

13. **Boundary Description**

13a. Briefly describe and justify the proposed boundaries of the district being nominated:
The proposed Capitol View Manor Historic District is bounded by the former Atlanta and West Point Railroad to the north, Interstate 75/85 and the City of Atlanta's McDaniel Street Combined Sewer Overflow Facility to the east, the Atlanta Technical College to south, and the eastern lot lines of the properties bordering Metropolitan Parkway to the west.

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

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

SECTION 3

HISTORY

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

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

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

A. Summary of Historical Facts

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

The property was purchased on July 5, 1925 by a group of investors who were led by their corporate lawyer and banker, Joseph E. Boston for \$121,000. The other investors were John E. Oliver, T.C. Mell and George M. Brown, Jr. John Oliver was the Assistant Secretary of the Georgia Savings Bank and Trust Company; Brown was the President, and Boston the bank's

Secretary/Treasurer. The plan for the subdivision was designed by O.I. Freeman in 1926 and it was at this time the property became known as Capitol View Manor.

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

Turman-Brown, developers

Grisham Investment Company, developers and builders

Maddox and Tissinger, developers and builders

Warren, Roy D., developer

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

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

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

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

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

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

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

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

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

Turman-Brown, developers

Shaw Construction Company, builders

Grisham Investment Company, developers and builders

Maddox and Tissinger, developers and builders

Bush, W. G., builder

Warren, Roy D., developer and builder

Hillside Homes, Inc, builders

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

September 26, 1926 – First lots for sale in Capitol View Manor

source: *The Atlanta Constitution*, Sept. 26, 1926, Pg. B5.

December 4, 1926 - Construction of Tenth Ward Fire Station 20 completed

source: *The Atlanta Constitution*, Dec, 5, 1926, Pg. 16

June 11, 1944 - Hillside Homes, Inc. begin development on 35 lots on Erin Avenue

source: *The Atlanta Constitution*, June 11, 1944, Pg. B4.

B. Name of the District

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

Capitol View Manor (1926 to Present)

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

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

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

C. History of the District

Henry County’s Land Lot 88, which later became the Capitol View Manor community, was comprised of 202 ½ acres of gently rolling land and was drawn on March 13, 1828 in the State of

Georgia's Land Lottery by Jeremiah Benton of Jasper County, Georgia ¹ (Fig. H-1 and H-2). When Fulton County was created in 1854 the property was owned by two Atlanta residents, Loyd [sic] O. James and James V. White. During the Civil War, Land Lot 88 was located outside the Confederate defensive works of Atlanta (Fig. H-3). An 1864 map indicates that primitive roads existed at that time that presaged the present-day east-west corridors of University Avenue at the north boundary of Land Lot 88 and Deckner Street on the south boundary of the Land Lot (Fig. H-4). During Reconstruction, the corresponding secretary of the Western Freedmen's Aid Society of the Methodist Episcopal Church, Dr. Richard S. Rust of Cincinnati, Ohio, was sent to Georgia by his church to establish a college for former slaves in the Atlanta area. ² The Freedmen's Aid Society purchased approximately 450 acres of land south of the city that included Land Lot 88. The college's buildings were constructed on Land Lot 73, just to the east of Land Lot 88. A vital part of the program of what became known as Clark College involved agricultural education to improve the skill set of former slaves. The students grew crops and raised animals on Land Lot 88 and the food produced was used to feed the students in the college's cafeteria.

In 1899, Clark College's parent organization, formerly the Freedmen's Aid Society, now known as the Board of Education for Negroes of the Methodist Episcopal Church sold property in the northern portion of Land Lots 73 and 88 for seven thousand dollars to enable the Atlanta and West Point Railroad to construct a spur line with an elevated bed. The plat for the rail line indicates that there may have been plans for a right of way for the street railway to cross over or under the center of the railroad bed in the middle of Land Lot 88. This would have enabled the Pittsburg branch of the street railway to extend to Fort McPherson, Georgia, an Army garrison three miles to the southeast (Fig. H-5).³ Clark University also sold a strip of land on the east side of Stewart Avenue that ran northward from the Stewart Avenue School (not extant), to the base of the embankment of the Atlanta and West Point railroad bed (Fig. H-6). A strip of lots was platted on this land, which were 200 feet deep and 51-55 feet wide, and were sold in 1906 or shortly thereafter.⁴ Developers in the Capitol View neighborhood built homes on these lots that faced Stewart (now Metropolitan) Avenue.

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

¹ Deed to Jeremiah Benton, March 13, 1828. Henry County District 14 Grantbook, Drawer 285, Box 70

² James P. Brawley, *The Clark College Legacy: An Interpretive History of Relevant Education, 1869-1975* (Atlanta, Georgia: Clark College, 1977)

³ Plat for the right of way. 15 Oct 1899

⁴ Plat Capitol View, 9 December 1906

banker, Joseph E. Boston. Boston was the Secretary and Treasurer of the Georgia savings Bank and Trust Company and the other investors included George M. Brown Jr., the president of the same bank, and John E. Oliver, the Bank's Assistant Secretary Treasurer.⁵ The investors were acting as private individuals for the sale since the deed transactions do not indicate any corporate Bank involvement. The investors took over the mortgage for the Freedman's Aid Society and agreed to pay 24 promissory notes of \$5000 each, except for the last being \$6000 at six percent interest within five years.

In June 1926, the investors hired Olin I.(O.I.) Freeman to design a subdivision named Capitol View Manor, which differentiated it from the Capitol View neighborhood to the west. O I. Freeman was a 34 year old Georgia civil engineer who learned his trade by serving as an apprentice. Upon graduating from Atlanta's Boy's High School in approximately 1911, Freeman went to work for Orrin Frederick (O.F.) Kauffman, a well know Atlanta civil engineer and landscape designer. O.F. Kaufmann's work was greatly influenced by Olmsted's principles of landscape design, having worked with Olmsted in the design and development of Druid Hills, an early Atlanta subdivision.⁶ Kaufmann created the General Plan for the Druid Hills subdivision and platted a large portion the lots. In later projects his designs clearly indicate the influence of Frederick Law Olmsted's principles on his work, such as those in the Atlanta subdivision of Brookwood Hills, which included a curvilinear road system, the use of terrain to site the placement of lots, and the use of space between houses to create a park like effect.⁷ After nine years working under the mentorship of Kaufmann, O.I. Freeman had the confidence to go out on his own and established his design practice in an office at 101 Marietta Street in Atlanta. He was reported to have had "a thorough understanding of the technical and practical phases of his profession," by laying out some of the large real estate operations in Atlanta and places in the southern Georgia⁸ (Fig. H-7). Freeman designed the Glenwood subdivision in Thomasville, Georgia for the Jemison Realty Company in 1925, which is on the National Register of Historic Places and has many similar features based on Olmsted's design aesthetic. Freeman's Glenwood subdivision featured curving drives, irregular lots of various sizes on a gently rolling landscape, and blocks for plantings (Fig. H-8).

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

⁵ "Georgia Savings Bank & Trust Company advertisement," *The Atlanta Constitution*, 15 Jan. 1925, 3.

⁶ Brookwood Hills: <http://www.nps.gov/history/NR/travel/atlanta/bro.htm>, accessed 14 April 2011.

⁷ Clark Howell, *History of Georgia*, Vol. 2, (Chicago-Atlanta: The SW.J. Clarke Publishing Co. 1926), 626.

⁸ Howell, 626.

fences on the front lawns in Freeman's design provides a park-like effect (Fig. H-10). Even before Capitol View Manor was developed, the city of Atlanta planned to build a new fire station in Land Lot 88 to service the expanding residential and commercial structures in the Sylvan Hills and Capitol View areas. The City of Atlanta's Fire House 20 was built in Capitol View Manor's Lot 1, which is the first lot on the south side of the present day Manford Road, before any other houses were built in the subdivision. The \$16,500 building had an engine room and new pump outside the building and a number of dignitaries, including the mayor elect, Mr. L.N. Ragsdale and local alderman Charles M. Ford, attended its opening on December 4th, 1926⁹ (Figure H-11).

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

⁹ "City and County Officials Attend BBQ Celebrating Opening of a New Fire Station," The Atlanta Constitution, Dec 5, 1926.p.16

¹⁰ "Own Your Own Home Exposition," The Atlanta Constitution, 17 Jan 1924, p. 17

¹¹ The Atlanta Constitution, Sept 26, 1926, p. B-5

Realty Company created the Berkley Park development on Howell Mill road while south of town, the widow of realtor S.B. Turman began subdividing the family estate on Lakewood Avenue and McDonough Boulevard, creating modest homes that were more within the reach of the growing middle class.¹² Commercial building activity in 1925 was also strong, creating commercial real estate ventures that included the Michelin Tire Company on Stewart Avenue and a Path and Fox Movie Exchange on Walton Street.¹³ In this way, the expanding economic activities in Atlanta drove the rapid growth of the housing market that included Capitol View Manor.¹⁴

In 1925, the city of Atlanta expanded and annexed many of the tracts of land that had been developed in all directions outside the city center. . In Land Lot 88, the area east of the Capitol View subdivision between Deckner Avenue in the south and the Atlanta and West Point Railroad spur just south of University Avenue was annexed. With annexation came city services which greatly improved the marketability of Capitol View Manor. It was in this heady commercial building boom in the mid-1920s that the Capitol View Manor developers, all senior officers in the Savings Bank of Georgia, were motivated to try their hand in the boom. The marketing vision of the investors to set themselves apart from the other developments in the local area and attract buyers of the middle class emerging “white collar” managerial group is evident in a number of ways, the most obvious being the decision to name the subdivision ‘Capitol View Manor’. Using the ‘Capitol View’ name gained the new subdivision some name recognition since the neighboring subdivision had already been active for more than ten years. The addition of the term ‘Manor’ lent an impression of exclusivity that the advertising of the day exploited. Additionally, by choosing designer O.I. Freeman to create a park-like housing area in the Olmsted tradition clearly contrasted the “Manor” from the relentless grid pattern of the houses in Capitol View, just on the other side of Metropolitan (then Stewart) Avenue. After 1926, the opportunities for investors to take advantage of the expanding business sector in south Atlanta made the attractiveness to Capitol View Manor even clearer. The announcements of the construction of a 17-story office complex by the investment firm of Rhodes-Haverty, as well as the Southern Railroad’s plans to transfer 1,200 employees to Atlanta, were published in the Atlanta newspapers in March 1928. The newspaper article included projections that the employees of both firms would be buying house in Capitol View Manor and other “south side” housing areas.¹⁵ (Fig H-13)

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

¹² Garrett, 803.

¹³ Garrett, 811.

¹⁴ Franklin M. Garrett, *Atlanta and Environs: A Chronicle of Its People and Events*: (Athens: University of Georgia Press, 1969) 797.

¹⁵ “Realty Review for Week Shows Big Gains for City,” *The Atlanta Constitution*, 11 March , 1928, B5.

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

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

¹⁶ “Maddox and Tisinger,” *The Atlanta Constitution*, 7 Jan. 1926.

¹⁷ “Added to Volume of Completed Residential Construction,” *The Atlanta Constitution*, 12 Jan 1930.

¹⁸ “The Planning Commission Declines to Change Names of Two Streets,” *The Atlanta Constitution*, 30 Oct. 1928, 20.

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

By 1930 Joseph E. Boston, the primary investor in Capitol View Manor, had died and the total amount owed by the investors on the mortgage to Clark University's renamed parent organization, the Negro Board of Education, had not been repaid. Boston's former employer, the Georgia Bank and Trust Company, acted as the executor of his estate and the loan was extended beyond the initial five year limit. However, by 1933 the investors had defaulted and owed the Negro Board of Education and Clark University \$71,000. The conditions of the original contract stated that if there was a default, the buyers of the property (Boston and his investors) could take possession of the property and sell it on the courthouse steps in an attempt to recoup any money owed to the Board of Education. The sale took place on the first Tuesday in November, 1933 and the property was purchased for \$10,000 by the Georgia Savings Bank and Trust Company. Two of Joseph Boston's fellow investors, John Oliver and George Brown, were still officers of the Bank at this time.¹⁹ Clark University recouped \$10,000 from the sale but lost approximately \$60,000 which reduced Clark University's planned endowment from the sale of Land Lot 88 by half. It is unclear if Clark University's losses were purely a result of the unfortunate timing of the Depression or some very sharp business dealings on the part of the investors and the bank. Certainly, in 1925 when the economy was doing well, it may have seemed quite reasonable for the University to take back the mortgage from the investors rather than demanding full cash payment for Land Lot 88 of \$121,000. The investors were respected bank officers, well-to-do members of the community, and the interest rate on the mortgage was an investment advantage to Clark University. The clause stipulating the settlement of a default would be sale on the courthouse steps was standard procedure and yet it is likely no coincidence that the bank in which the private investors were officers bought the property for \$10,000.

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

¹⁹ "Georgia Savings Bank and Trust Company Advertisement," *The Atlanta Constitution*, 15 Jan, 1925, p3.

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

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

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

²⁰ "Elizabeth Gresham Brown Fund," *The Atlanta Constitution*, 13 Jan. 1924.

²¹ "Epochal Growth of Atlanta in the Past Four Years," *The Atlanta Constitution* 29 Dec 1929 p A8

²² 1927 Atlanta City Directory (Atlanta: Atlanta City Directory Co. 1927)

²³ 1930 Atlanta City Directory (Atlanta: Atlanta City Directory Co. 1930)

²⁴ *The Atlanta Constitution*, (Atlanta: Atlanta City Directory Co. 1927) p. 7c

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

Single-family Homes in the “Semi-Duplex” Configuration

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

* Likely due to tenants

** verified by advertisement

Fig. H-18

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

1935 Residents of Shannon Avenue. Capitol View Manor

No.	Last Name, First name	Job/Position	Employer (if known)	Race
594	Randolph, Walter Randolph, Willie	Manager Prntr [printer]	Bert's Shoes Store --	
593	Cochran, W. M.	draftsman	--	
585	Holbrook, W.M. Holbrook, Kathy	Salesman --	Sharpe, Zachery & Horsey	
No.	Last Name, First name	Job/Position	Employer (if known)	Race
580	Williams, Harvey Williams, Mary	Salesman --	-- --	
579	Woodbury, Troy	Dept Manager	Davison-Paxon Co. [a department store]	
574	Guenther, Martin Guenther, Beulah Hoffman, Marvin Hoffman, Bess	Office manager -- Accountant --	Armstrong & Cork Insulation Co. -- -- --	
573	Warren Charles Warren Roy Morrison , John Morrison, Ursula	-- Salesman Salesman --	-- -- -- --	
568	McKibbon, Earnest McKibbon, Lillian McKibbon, Emma	Cashier	-- -- Widow of William F.	

Fig. H-19

1935 Residents of Manford Road. S.E. "Capitol View Manor"

No.	Last Name, First name	Job/Position	Employer (if known)	Race
515	Cutts, W. Lee Cutts, Dorothy Cutts, W. Lee	Rev/pastor Student --	Capitol View Baptist -- --	

	Cutts, Inez	--	--	
516	Cavelari, Ed F. Curtis, William	trav. freight agent cook	Merchants & Miners Trans. Co. (lives behind)	colored
519	Giles, Clara	housekeeper	--	
520	Calloway, Edward	--	--	
525	Jones, Julian V. Stephenson, Jack R,	salesman --	-- --	
529	Woodruff, James E	clerk	Commercial Union Assurance Co.	
530	Bryant Charles Bryant Ruth Bryant, Durdan	-- -- --	-- -- --	
537	Jones, Ross W. Jones, Frankie	machinist --	-- --	
540	Spivey, John C. Mabel	Plumber	[Sou Ry] Southern Railway	
543	Bowden, William L Bowden, Lula W.	-- --	-- --	
550	Whitefield, W.H. Whitefield, Edna	Gro [grocer]		
551	Hafley, John W Wade Henry. SW. Wade Mary	postal carrier plumber --	Post Office -- --	

Fig. H-20

On the eve of the Second World War, Capitol View Manor’s lack of a nearby public park for the residents of a supposedly ‘exclusive’ housing area became a local political issue. The need for park first in the vicinity of Capitol View Manor first emerged in 1925 when C.M. Ford, a 10th Ward politician, announced that a 25 acre park was to be built between Pryor Streets and Stewart Avenue, but it never materialized. A group of concerned residents led by Alderman Roy E. Calloway appeared before the Fulton County Commissioners in June of 1937 to argue for a park in the Capitol View area. The city of Atlanta and Fulton County agreed to enter into a cooperative agreement to buy property for a park behind the Capitol View School and equip it as needed. This property, however, was part of the ten acres that the Deckner family had purchased from P.E. Devant sometime before 1872 and a small portion of the park was to be located in Land Lot 89 to the south of Land Lot 88. The Deckner family sold the property for the park for \$1500 and the City of Atlanta and Fulton County agreed to finance the park, while the remaining \$1500 was used for landscaping, and equipment for the tennis courts, baseball diamond, and play ground. The park was named ‘Millican Park’ in honor of the late Ms. Emma Millican, the mother of State Senator G. Everett Millican, who had been for many years the former alderman from the southwest area of Atlanta.²⁵

²⁵ Ibid, Jun 4, 1937, p.5

In 1941 ‘Roy D. Warren, Proprietor’ filed a revised plat for lots 1 to 8 on the North side of Erin Avenue and also 3 lots at the corner of Manor place and Erin Avenue.²⁶ As economic conditions improved later in the late 1930s, home construction increased significantly:

Construction Periods of Capitol View Manor Houses²⁷

Period Constructed	Percentage
Pre-1930	2.3%
1931-1940	63.3%
1941-1950	25.9%
1951-1960	4.8%
1961-1970	2.8%
1971-2011	1.0%

Fig. H-21

Hillside Homes, Inc, a builder in the subdivision during WWII, constructed homes in Blocks 1 and 3 of Erin Avenue between Manford Place and Manford Road (Fig. H-22) .²⁸ However, the 35 homes that were to be constructed on Erin Avenue in 1944 were seen by the residents of Capitol View Manor as being distinctly of lesser quality than those that already existed in the subdivision. Residents of Capitol View Manor saw the inexpensive houses as a challenge to the exclusivity of the subdivision and there was a perception that the very small, wood sided houses would diminish the neighborhood’s character. The existing home owners believed that the nearly identical designs, single roof shingle color for each house, and the lack of sidewalks and driveways made them sub-standard construction. They also believed if the homes were built it would diminish the value of the existing homes and the attractiveness of the neighborhood. Hillside Homes had already lost a court battle to compel the city to provide water and sewage to the project. The houses had been designed for war workers who had crowded into the Atlanta area employed in war time industries. Adequate housing for the war workers was in short supply so a compromise was worked out. Douglas Wood, of the 4th Ward Civic League, who had originally opposed the Hillside development acted as a mediator to make Hillside make changes to their proposed construction in exchange for lifting the opposition to the constructions of the Erin Avenue homes. Hillside tentatively agreed to put in sideways and paved driveways, vary the color of the roofs, and use several different front elevations other unspecified changes.

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

²⁶ Roy D. Warren Plat, Capitol View Manor 30 April 1941

²⁷ Fulton Co. Georgia GIS data compiled Apr 2011 by Meg Hammock and Thomas Lee

²⁸ Plat 1944 Hillside Homes Inc.

Avenue. properties. The restriction letter filed with the plat included restrictions on using the property for a an infirmary, prohibitions against signs on the lawn except for sale signs, requiring all barns and servant quarters to be built in the back of the property, and no renting, leasing or selling to persons of African descent until January 1, 1975.²⁹ (Fig. H-23) No other title imposed restrictions on the other properties have been discovered in Capitol View Manor. It is likely, that imposing these restrictions on their war housing project houses were meant to allay the fears of current residents that these less costly homes needed these official restrictions, that the more substantial homes already constructions would never need.³⁰

Racial issues were never predominant during the period of significance. In the early history of the neighborhood, the racial make-up of Capitol View Manor was virtually 100% white. This was a result of historical patterns of settlement, and economic inequities between whites and blacks that priced the homes out of the market for blacks. In 1935, there was only one black person living in Capitol View Manor subdivision. Willie Curtis, the cook for Edward F. Cavelari lived in the small outbuilding in the back of 516 Manford Avenue. By 1960, in both Capitol View and the Capitol View Manor there were only 3 black people that lived in these housing areas.³¹

Nevertheless, whites who lived in Capitol View Manor perceived from time to that the neighborhood could be potentially threatened by the infiltration of black homeowners. The Hillside Homes controversy resulted in a restrictive covenant approved by the county to prevent the houses from being sold, leased or rented to “those of African descent” until 1975.³²

In 1945 the 4th Ward Civic League established a special committee to assist in the development of the land lying between Manor Road and Pryor Road, “so as to preserve property values by preventing undesirable encroachments”.³³ It is very likely that the undesirable encroachment may have been seen as the expansion of the Pittsburg district or the black populated around the former Clark University site and the McDonough road area.

In January 1947, a revised plat was filed that included made changes that included block 10 between Lynnhaven drive and Hillside and the eastern side of Hillside Drive. The Hillside Drive lots were in Land Lot 73, the former Clark University Land Lot. This indicates that the Grisham Investment Company had purchased the additional land at to allow the Hillside to be built out.³⁴ The

²⁹ Restrictions on Hillside Homes Letter, 10 Feb 1944

³⁰ *The Atlanta Constitution*, June 11, 1944. 4B

³¹ Population and Housing , Atlanta Metropolitan Planning Commission, 1940-2000

³² Population and Housing , Atlanta Metropolitan Planning Commission, 1940-2000

³³ “4th Ward League Pushes Program for Youth Center”, *The Atlanta Constitution*, Jan 29, 1945 p. 13

³⁴ Revised Plat

plat was approved by the General Council of the city and signed by Mayor Hartsfield on the February 5th 1947.

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

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

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

**Figure H-24
Capitol View Manor Homes Build Dates***

Construction Dates	Percentage of Total House Lots (311)
Pre-1930	2.3%
1931-1940	63.3%
1941-1950	25.9%
1941-1950	4.8%
1961-1970	2.8%
1971-2011	1.0%

*Fulton Co. GA GIS data compiled April 2011
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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.

architecture
landscape architecture
community planning

B. Statements of Significance

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

Historic District is significant under National Register Criteria A and C in the areas of **architecture**, **landscape architecture** and **community planning and development**.

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

The most common house types in Capitol View Manor include English Cottage and American Small House with a smaller number of Bungalows, Ranch houses and one Split Level. Most of the American Small Houses found in the district were built between 1938 and 1946, and incorporate either a brick veneer or painted wood siding, but aluminum or vinyl siding is also used. (Fig. P-28) Many of the American Small Houses also incorporate Colonial Revival features such as decorative woodwork, including entry-door pediments, window shutters, and dormers. Ranch houses, dating from 1950 to 1961, are commingled throughout the neighborhood and are ideal, intact examples of early ranch house development in Georgia. The ranch house represents a sleek and modern design and was a very popular house type in the 1940s and 1950s, continuing through the 1970s. All of the ranch houses in Capitol View Manor are one-story and feature a brick veneer and low-pitched roof, with the exception

of one split-level ranch house on Lynnhaven Drive that was constructed in 1958. (Fig. P-18) Each of the styles and types of houses found in the Capitol View Manor neighborhood is identified as important to Georgia in the statewide historic context of *Georgia's Living Places: Historic Houses and their Landscaped Settings (1991)*. The house styles and types represented in Capitol View Manor are primarily associated with early to mid-20th century subdivision-type residential development.

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

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

In 1920, Freeman started his own civil engineering business in Atlanta and eventually designed the layout for the Glenwood National Register Historic District neighborhood in Thomasville, Georgia, and a short time later for Capitol View Manor in June 1926. (Fig. M-6) The streets in Capitol View Manor are curvilinear, taking into account the topography of the area. The influences of Kauffman and Olmsted are obvious in Freeman's design for Capitol View Manor, although on a much smaller scale. Most streets are edged by granite curbing with grass-filled strips separating the curb from the sidewalk. The majority of the streets in Capitol View Manor are tree-lined, and sidewalks are found throughout the neighborhood with the exception of Deckner Street and certain parts of Hillside Drive and Lynnhaven Drive. House setbacks are approximately 35 feet and uniform on every street, allowing every house the luxury of an open front lawn for grass or a garden. Dill Avenue Park is a small,

landscaped traffic island located at the fork of Manford Road Southwest and Mellview Avenue Southwest. This small green space was part of Freeman's original plan and can be seen in the 1949 aerial view of the neighborhood. (Fig. M-11) Capitol View Manor has retained the original design features created by Freeman in his 1926 plan, adding to the integrity of the neighborhood's historic character and significance.

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

C. Exceptions

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

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

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