NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Capitol View Manor Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Norfolk Southern Railway, Hillside Dr. SW, I-75, Deckner Ave. SW, and Metropolitan Pkwy. SW ☐ not for publication

city or town Atlanta ☐ vicinity

state Georgia code GA county Fulton code 121 zip code 30310

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** x **local**

DC 26 SEPT. 2013

Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ ___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson H. Beall 12-3-13

Signature of the Keeper Date of Action

Capitol View Manor Historic District
Name of Property

Fulton County, Georgia
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [x] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only one box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
300	13	buildings
1	0	sites
0	0	structures
0	0	objects
301	13	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
GOVERNMENT: fire station
LANDSCAPE: park

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
GOVERNMENT: fire station
LANDSCAPE: park

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival, Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow/Craftsman
OTHER: American Small House
OTHER: Ranch House

Materials
(Enter categories from instructions.)

foundation: BRICK; STONE
walls: BRICK
WOOD: Weatherboard
roof: ASPHALT
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Capitol View Manor Historic District is an intact residential subdivision initially developed for middle-class white families in Atlanta beginning in 1926. The district consists of approximately 96 acres located within the city limits of Atlanta, approximately three miles south of downtown. It was planned and platted during a building boom in the 1920s, although actual development was slow to begin. Despite the effects of the Great Depression and World War II, the vast majority of the housing in Capitol View Manor dates to before 1945. The neighborhood features curving drives, mostly running east and west, with fairly uniform lots on a gently rolling landscape. It is surrounded by several neighborhoods that date from earlier periods with more traditional gridiron street patterns. Capitol View Manor's houses include good examples of several types and styles popular in Georgia towns from the early to mid-20th century. The earliest styles are Craftsman, English Vernacular Revival, and Colonial Revival. Later periods of development, including 1940s "war housing," occurred on the north side, and also as infill to previously undeveloped lots. These houses include common mid-20th-century types such as the American Small House and Ranch House. The district is composed entirely of single-family houses and duplexes, except for one community landmark building --- the Tenth Ward Fire Station Number 20, constructed in 1926. The south side of the district also includes the 10-acre Millican Park, first created by the city in 1937. The district retains good integrity with only a few noncontributing buildings.

Narrative Description

Note: *The following section was written by Erica Duvic, Meg Hammock, Justin Hutchcraft, Thomas Lee, Merrribel McKeever, and Holly Schwarzman (under the direction of Professor Richard Laub of Georgia State University) in April 2011 as part of the "Historic District Information Form" for the proposed Capitol View Manor Historic District. It was edited by Georgia Historic Preservation Division staff.*

The Capitol View Manor Historic District is a compact residential neighborhood located three miles south/southwest of downtown Atlanta. This middle-class automobile subdivision began as part of the building boom experienced by Atlanta in the 1920s. It is surrounded by dissimilar historic neighborhoods that developed in earlier periods along streetcar routes. 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 uniform distances and retaining walls are used to adapt lots for the elevation changes. House types represented in the district include English Cottage, American Small House, Bungalow, and early Ranch houses. Almost all 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 Ranch styles. 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 Tenth Ward Fire Station Number 20, constructed in 1926. It is located on the western boundary of the district, adjacent to the commercial area of the adjacent Capitol View neighborhood.

The nearby commercial corridor located along Metropolitan Parkway (formerly Stewart Avenue) predates the district. It functions as the main north-south corridor, which historically served business and civic interests of the larger community and thus these commercial buildings are not included within the Capitol View Manor Historic District. The residential streets of Capitol View Manor are the only transportation routes located in the district. They still maintain the historic pattern laid out by civil engineer O.I. Freeman in 1926. Asphalt paving was initially limited to Manford Road, Mellview Avenue, and Shannon Drive, but by 1949 all streets within the

district were paved. One alteration to Freeman's designed plat was the later 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.

Capitol View Manor is located south of the Pittsburgh neighborhood (a National Register historic district) and east of the Capitol View neighborhood. It is separated from Capitol View by a former alleyway running along the eastern lot lines of parcels located east of Metropolitan Parkway. The construction of Capitol View Manor dates later than the adjacent Capitol View neighborhood and was intended 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.

The main entrance of Capitol View Manor is Manford Road, originally the continuation of Dill Avenue, which diverges at a triangle of green space containing trees and a fountain, now known as Dill Avenue Park (photographs 35, 36, and 51). This triangular median was part of the original plat for Capitol View Manor as designed by O.I. Freeman in 1926. From there Manford Road continues to the northeast while Mellview Avenue 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 they contain the oldest homes.

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 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 built out both to the north and south of the first constructed streets.

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 (photograph 11). 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 (photograph 20). Additionally, the forested Millican Park (photographs 1, 2, 3, and 9) serves as a buffer between the residential area of Capitol View Manor and the institutional campus of the technical college that lies south of the district boundaries.

The landscaping throughout Capitol View Manor consists of small front grass lawns with the occasional tree, shrub, and flowerbed. Mellview Avenue has small trees lining the sidewalks and streets (photograph 23). Several different types of fencing can be found throughout the neighborhood ranging from wood privacy fences to simple chain link fences. Almost all fences are used for functional purposes of enclosing back yards.

Most lot sizes measure approximately 50 feet wide by 150 feet deep and contain approximately 0.2 acres. Houses are generally set close to the street with small front yards with a 30-to-40-foot setback and larger back yards. Most of the houses have adjacent driveways, and some lead to historic outbuildings that are used as garages or for unspecified storage (photograph 25 and 49). (These secondary buildings were not counted separately in the list of contributing and noncontributing buildings.) Some of the houses are built above street level with retaining walls composed of either granite (photographs 7, 17, and 30), brick, poured concrete, or concrete masonry units. Concrete sidewalks are sporadically found throughout the neighborhood with abrupt starts and stops resulting from the numerous builders and developers involved in the district. Granite curbing can be found in most of the neighborhood, especially along Deckner Avenue, Lynnhaven Drive, Manford Road, and Mellview Avenue (photographs 4 and 15). Concrete curbing is interspersed in certain areas.

Emma Millican Park lies in the southwest corner of the district. It is comprised of approximately six acres owned by the City of Atlanta and includes modern pathways and playground equipment set in a more naturalistic landscape (photographs 1, 2, 3, and 9). The land for Emma Millican Park was purchased by the city of Atlanta in 1937 for $1,500 from the Deckner family. 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. A grant was recently awarded for improvements to the park including new playground equipment and pathways. This has not dramatically affected the site's integrity as a historic landscape, and therefore it remains a contributing site to the district.

RESIDENTIAL BUILDINGS

The majority of the contributing properties in Capitol View Manor are one-story to one-and-one-half-story single-family brick or wood-weatherboard-sided houses dating from 1926 to the late 1950s. Other exterior materials include concrete masonry units, asbestos shingles, and vinyl siding. Roofing materials are typically asphalt shingles and foundations are predominantly brick or granite. These houses represent common house types and styles found in middle-class neighborhoods in Georgia during this time period.

As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (Georgia Department of Natural Resources, 1991), a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types. Many houses in Georgia have little or no architectural style and are characterized only by their type. 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 frequent house type.

An example of the English Vernacular Revival style is the c.1940 house located at 499 Mellview Avenue (photograph 29). The house features multiple steeply pitched front gables with a prominent front chimney, creating an asymmetrical façade. 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. The house's recessed side porch and slightly protruding front gable also typify the English Cottage house type. 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. The most common changes on these are enclosure of recessed side porches and replacement of front doors with more modern styles. Another representation of this type and style is located at 505 Shannon Drive (photograph 15). Additional examples of the English Vernacular Revival style are 573 Shannon Drive, 574 and 580 Shannon Drive (photograph 13), 529 Manford Road (photograph 40), and 525 Shannon Drive (photograph 53). The only two-story example is located at 561 Mellview Avenue (photograph 52).

A good example of the Craftsman style on a bungalow type is located at 549 Mellview Avenue, which features a front gabled porch and brackets under overhanging eaves. This house was constructed in 1927 and has brick veneer columns and stairs that blend harmoniously 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 most have seen few alterations. Examples can be seen in photographs 27 (left), 31 (left), 32, and 37 (right).

Examples of the American Small House type are located primarily along Erin Avenue, but can be found scattered throughout the neighborhood as it is a predominant house type. 512 Erin Avenue, constructed around 1940, exemplifies the house type through its compact rectilinear plan and moderately pitched, side gabled roof. It also demonstrates the popularity of enclosing the side porches of American Small Houses on Erin Avenue, as few examples of unenclosed porches remain. Other houses of this type can be seen in photographs 5, 8, 21, 22, 44, 45, 46, 47, and 48. Several examples have simple Colonial Revival details.

Capitol View Manor contains many examples of the Ranch house and its sub-types, including compact, linear, and courtyard, as identified in *The Ranch House in Georgia: Guidelines for Evaluation* (Sullivan, et al., n.d.). These are 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 (photographs 33 and 34). This one story brick ranch has a rectangular form, low profile, integrated carport, and an unobscured front entry. It falls into the courtyard ranch sub-type, with two slight wings flanking a recessed entryway to suggest the presence of a courtyard. Another good example of this sub-type can be found at 452 Shannon Drive (photograph 18), which also features a low, elongated form and two wings flanking a recessed entryway.

Good examples of the compact ranch sub-type can be found at 460 Lynnhaven Drive and 468 Erin Avenue, both built around 1940. 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 and at 385 Lynnhaven Drive, 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. Another linear ranch is at 490 Manford Road (photograph 42). The only example of the half-courtyard ranch sub-type can be found at 425 Lynnhaven Drive, built in 1956. 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 district contains one split-level house located at 401 Lynnhaven Drive, constructed in 1958 (photograph 6). This house features a two-story section intercepted at mid-height by a one-story wing to create three levels of interior space.

COMMUNITY LANDMARK BUILDING

The Tenth Ward Fire Station Number 20, located at 590 Manford Road Southwest is the only community landmark building within the Capitol View Manor Historic District (photograph 50). This station was constructed in 1926 and is still in service today, looking much as it did at the time of its completion. 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. This design was not typical for Atlanta fire stations, further supporting the assumption that its style was intended to correspond with its surroundings.

NONCONTRIBUTING BUILDINGS

There are only 13 noncontributing buildings in the district. 500 Manford Road (photograph 42, right) and 444 Manford Road are new construction. Large non-historic additions have affected the historic integrity of 432 Shannon Drive and others. 445 Mellview Avenue has been extensively altered. Enclosed front porches or additions have affected the integrity of 510 Mellview Avenue and others. 519 Shannon Drive was constructed in 1972 and is outside the period of significance for the neighborhood. 350 Hillside Drive was constructed in 1992.

OTHER

There are four vacant lots in the district that are not included in the resource count, as it is not known if they were historically without buildings. Millican Park (described above) is the one contributing site.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1926-1958

Significant Dates

1926 – fire station constructed
1937 – Millican Park developed

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Freeman, Olin I., civil engineer
Shaw Construction Company, builder
Maddox and Tissinger, builder
Bush, W. G., builder
Warren, Roy D., builder
Hillside Homes, Inc., builder

Period of Significance (justification)

The period of significance begins with the date of construction of the first houses and the fire station (1926), and ends with the date when the last house was built during the historic period (1958). By that date, almost every lot was built out, and no new construction occurred for several more years.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Capitol View Manor Historic District is significant at the local level under Criterion C in the area of architecture and under Criterion A in the area of community planning and development for its importance to the city of Atlanta as an early planned subdivision on the south side. In the early 1920s, a group of investors led by banker and attorney Joseph E. Boston purchased a tract of land in southwest Atlanta from the Freedman's Aid Society in order to subdivide it for a new residential development to be named Capitol View Manor. The site was situated on high ground adjacent to Stewart Avenue (now Metropolitan Parkway), the major north-south highway through Atlanta, which provided convenient commuter access to downtown. The Capitol View Manor Historic District is significant in the area of community planning and development, because it represents an early planned modern subdivision in Atlanta that reflects some of the predominant national trends of its time. It was built in response to the rapid population growth of Atlanta and the need for well-built affordable housing on the south side of the city. The district still retains the same layout of streets and lots, which were a departure from the gridiron pattern that had dominated previous development in surrounding neighborhoods. It is also significant for its design by Olin I. Freeman of Atlanta, a civil engineer who was involved in similar projects in Atlanta and other Georgia towns. The district is significant in the area of architecture for its good intact collection of house types and styles found in middle-class suburbs in Georgia from the 1920s through the late 1950s, as identified in the statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings*.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Residential development in Capitol View Manor began in 1926 as part of a larger population boom in Atlanta. The adjacent Capitol View neighborhood had already experienced growth in the decades 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 residential subdivisions of the late 1920s and 1930s. Originally developed by Turman and Brown Company, Capitol View Manor is exclusively comprised of residential buildings, with the exception of the 1926 Tenth Ward Fire Station Number 20, built by Shaw Construction Company. Developers and builders responsible for neighborhood development after 1926 include Maddox and Tisinger Real Estate Company, Grisham Investment Company, W. G. Bush, Roy D. Warren, and Hillside Homes Incorporated. The Capitol View Manor Historic District is significant in the area of architecture for its good intact collection of historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991), a statewide context. Included are a variety of excellent examples of early- to mid-20th-century house types and styles common in similar middle-class neighborhoods. Morningside, Sylvan Hills and Brookwood Hills were other Atlanta subdivisions that developed around the same time.

Many houses in Capitol View Manor were constructed in the popular English Vernacular Revival and Craftsman styles. 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. 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 variants in Capitol View Manor have a few Colonial Revival details, usually represented by a broken pediment over the entry door. Most are good examples of small, affordable versions of this style, with construction continuing during the years of the Great Depression. Although Capitol View Manor is newer and was considered more upscale than its neighbor Capitol View, the houses in Capitol View Manor are generally not high style. Rather, they are good examples of how the middle class adapted the popular styles of the time to smaller houses.

There are also several good examples of Craftsman-style houses in the district, though this style was beginning to lose its popularity as the neighborhood developed. These houses (all bungalow house types in this neighborhood) 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.

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 house. 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. 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, mostly dating from 1950 to 1958, are commingled throughout the neighborhood and are good intact examples of early ranch house development in Georgia. The Ranch house represents a sleek and modern design that was easy to mass-produce and was a very popular house type in the1940s 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. Only a few houses were built after 1958, and most pre-1958 houses are intact and retain their historic integrity.

The Tenth Ward Fire Station Number 20 is the only non-residential building within the Capitol View Manor Historic District. 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. It was one of the city's most up-to-date stations at the time of its construction, but was also designed to fit in with the neighborhood. The station 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 district is significant in the area of community planning and development as an excellent example of a planned early- to mid-20th-century suburban, automobile-oriented neighborhood. In contrast to some of the surrounding suburbs, such as Capitol View and Pittsburgh, which developed first as streetcar suburbs, the Capitol View Manor Historic District was primarily planned for the middle-class residents of Atlanta who could afford to own automobiles. The emphasis on catering to automobiles is also evidenced by the fact that the city paved the major streets through the district at an early date. The district represents the characteristics popular in middle-class suburbs during the early 20th century by featuring curvilinear streets lined with mature hardwoods, uniform setbacks, and informal, picturesque landscaping. It is a good example of the widespread use of the subdivision for middle-class housing.

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 continuation 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, the 1928 expansion of the Southern Railroad headquarters, near Spring and Mitchell streets, 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.

The plan of Capitol View Manor also 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 subdivision (a National Register Historic District) in Thomasville, Georgia, and a short time later for Capitol View Manor in June 1926. 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 each house 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 a 1949 aerial view of the neighborhood. 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.

Developmental history/additional historic context information (if appropriate)

Note: *The following section was written by Erica Duvic, Meg Hammock, Justin Hutchcraft, Thomas Lee, Merrribel McKeever, and Holly Schwarzman (under the direction of Professor Richard Laub of Georgia State University) in April 2011 as part of the "Historic District Information Form" for the proposed Capitol View Manor Historic District. It was edited by Georgia Historic Preservation Division staff.*

Henry County's Land Lot 88, which later became the Capitol View Manor neighborhood, was comprised of 202 ½ acres of gently rolling land. The lot was drawn in the State of Georgia's Land Lottery on March 13, 1828 by

Jeremiah Benton of Jasper County, Georgia.[1] When Fulton County was created in 1854 the property was owned by two Atlanta residents, Loyd [sic] O. James and James V. White. During the Civil War, Land Lot 88 was located outside the Confederate defensive works of Atlanta. An 1864 map indicates that primitive roads existed at that time that presaged the present-day east-west corridors of University Avenue at the north boundary of Land Lot 88 and Deckner Street on the south boundary of the land lot. During Reconstruction, the corresponding secretary of the Western Freedmen's Aid Society of the Methodist Episcopal Church, Dr. Richard S. Rust of Cincinnati, Ohio, was sent to Georgia by his church to establish a college for former slaves in the Atlanta area.[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 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, then 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 $7,000 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 Pittsburgh branch of the street railway to extend to Fort McPherson, Georgia, an Army garrison three miles to the southeast.[3] Clark College also sold a strip of land on the east side of Stewart Avenue that ran northward from the Stewart Avenue School (not extant), to the base of the embankment of the Atlanta and West Point railroad bed. A strip of lots was platted on this land, which were 200 feet deep and 51 to 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 Avenue (now Metropolitan Parkway).

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 northeast. 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 banker, Joseph E. Boston. Boston was the Secretary and Treasurer of the Georgia Savings Bank and Trust Company. 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 older Capitol View neighborhood to the west. (The high elevation presumably allowed views of the state Capitol to the north.) 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 Orin Frederick (O.F.) Kauffman, a well-known Atlanta civil engineer and landscape designer. O.F. Kaufmann's work was greatly influenced by Frederick Law Olmsted's

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

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 of the lots. In later projects his designs clearly indicate the influence of 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 southern Georgia.[8]

O. I. Freeman designed the Glenwood subdivision in Thomasville, Georgia, for the Jemison Realty Company in 1925. Glenwood has many similar features based on Olmsted's design aesthetic, including curving drives, irregular lots of various sizes on a gently rolling landscape, and medians for plantings. Capitol View Manor's design also 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 fences on the front lawns in Freeman's design provides a park-like effect.

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 nearby Sylvan Hills and Capitol View areas. 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. A number of dignitaries, including the mayor elect, L.N. Ragsdale and local alderman, Charles M. Ford, attended its opening on December 4, 1926.[9]

The Turman-Brown Real Estate Company began 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 the 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.[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, Bona Allen Building, Red Rock Building, Standard Building, and Rich's 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.

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[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.
[9] "City and County Offficals 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

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 Realty Company created the Berkley Park development on Howell Mill Road, while on the south side 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 was 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 was 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 several 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 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 houses in Capitol View Manor and other "south side" housing areas.[15]

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. 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

[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.
[16] "Maddox and Tisinger," *The Atlanta Constitution,* 7 Jan. 1926.

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) implied 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, 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. 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 1930s. Unfortunately, the roaring 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 Great 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

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

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 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 University 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 something else of value that 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 Georgia Savings Bank and Trust Company and the original investors that bought the property from Clark University. Gresham was the maiden name of George M. Brown's mother, Elizabeth Gresham, the wife of former governor and U.S. 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. 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-Jacbos 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 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

[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

the "home town oratorical" contest for the realtor who could speak best to the attributes of his hometown. Maddox recognized that in the Great 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 Great 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 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

The Great Depression created difficult conditions that stunted the growth of the Capitol View Manor development and by 1935 there were only 58 homes constructed. 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 widows 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	
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.	

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 Cutts, Inez	Rev/pastor Student -- --	Capitol View Baptist -- -- --	
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 -- --	

On the eve of World War II, 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 Street 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 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 playground. The park was named "Millican Park" in honor of the late Emma Millican, the mother of State Senator G. Everett Millican, who had been for many years the alderman from the southwest area of Atlanta.[25]

As economic conditions improved in the late 1930s, home construction increased significantly. In 1941 "Roy D. Warren, Proprietor" filed a revised plat for lots 1 to 8 on the north side of Erin Avenue and also three lots at the corner of Manor Place and Erin Avenue.[26] 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. [27] 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, the same 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

[25] Ibid, Jun 4, 1937, p.5
[26] Roy D. Warren Plat, Capitol View Manor 30 April 1941
[27] Plat 1944 Hillside Homes Inc.

the construction of the Erin Avenue homes. Hillside tentatively agreed to put in sidewalks and paved driveways, vary the color of the roofs, and use several different front elevations and 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 houses, Hillside Homes, Inc. included in their plat to the city a covenant approved by the city that included a number of self-imposed restrictions on these Erin 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.[28] No other title-imposed restrictions on the other properties have been discovered in Capitol View Manor. It is possible that imposing these restrictions on their war housing project houses were meant to allay the fears of current residents about less costly housing being added to the neighborhood. [29]

In the early history of the neighborhood, the racial make-up of Capitol View Manor was virtually one hundred percent white. This was partially a result of historical patterns of settlement, and economic inequities between whites and blacks that priced the homes out of the market for African Americans. 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 neighboring Capitol View and Capitol View Manor there were only three African Americans who lived in these housing areas.[30]

Nevertheless, white families who lived in Capitol View Manor perceived from time to time 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.[31] 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".[32] It is likely that the undesirable encroachment may have been seen as the expansion of the Pittsburgh neighborhood or the African-American population around the former Clark University site and the McDonough Road area.

In January 1947, a revised plat was filed that 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 to allow the Hillside to be built out.[33] The plat was approved by the General Council of the city and signed by Mayor Hartsfield on February 5, 1947.

Plans had been in the making for many years by the state and the federal government to build 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 into the city and proposed locations for the highway. In June 1951 the State Highway Department of Georgia filed plats showing that the highway would bisect the lower right corner of

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[28] Restrictions on Hillside Homes Letter, 10 Feb 1944
[29] *The Atlanta Constitution*, June 11, 1944. 4B
[30] Population and Housing , Atlanta Metropolitan Planning Commission, 1940-2000
[31] Population and Housing , Atlanta Metropolitan Planning Commission, 1940-2000
[32] "4th Ward League Pushes Program for Youth Center", *The Atlanta Constitution*, Jan 29, 1945 p. 13
[33] Revised Plat

Land Lot 88 through Hillside Drive and the extension of Deckner Avenue. This would eventually become a portion of Interstate 85.

By 1950, 90 percent 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. By 1961, about 95 percent of the lots had been built out.

Construction Periods of Capitol View Manor Houses[34]

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%

[34] Fulton Co. Georgia GIS data compiled Apr 2011 by Meg Hammock and Thomas Lee

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record #_____
____recorded by Historic American Landscape Survey #_____

Primary location of additional data:

__X__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 96 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. **Latitude: 33.720348** **Longitude: -84.407844**
2. **Latitude: 33.720116** **Longitude: -84.396686**
3. **Latitude: 33.713120** **Longitude: -84.396858**
4. **Latitude: 33.713280** **Longitude: -84.407951**

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary is indicated with a heavy black line on the attached National Register map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the intact and contiguous subdivision of Capitol View Manor as laid out in a 1926 plat by Olin I. Freeman, plus the adjacent Millican Park, which was developed as a neighborhood park in 1937.

11. Form Prepared By

name/title Denise P. Messick, historian
organization Historic Preservation Division, GA Dept. of Natural Resources date September 2013
street & number 254 Washington Street, Ground Level telephone (404) 656-2840
city or town Atlanta state GA zip code 30334
e-mail Denise_Messick@dnr.state.ga.us

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Capitol View Manor Historic District

City or Vicinity: Atlanta

County: Fulton State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: September 2011

Description of Photograph(s) and number:

1 of 53. East side of Millican Park. Photographer facing southwest.

2 of 53. East side of Millican Park. Photographer facing northwest.

3 of 53. East entry to Millican Park. Photographer facing west.

4 of 53. North side of 400 block of Deckner Avenue SW. Photographer facing northwest.

5 of 53. North side of 400 block of Deckner Avenue SW. Photographer facing northwest.

6 of 53. North side of 400 block of Lynnhaven Drive SW. Photographer facing northeast.

7 of 53. North side of 400 block of Lynnhaven Drive SW. Photographer facing northeast.

8 of 53. North side of 500 block of Lynnhaven Drive SW. Photographer facing northwest.

9 of 53. Entrance to Millican Park from Lynnhaven Drive SW. Photographer facing south/southwest.

10 of 53. North side of 500 block of Lynnhaven Drive SW. Photographer facing west/northwest.

11 of 53. Intersection of Everett Place SW and Shannon Drive SW. Photographer facing north/northeast.

12 of 53. North side of 500 block of Shannon Drive SW. Photographer facing northwest.

13 of 53. South side of 500 block of Shannon Drive SW. Photographer facing southwest.

14 of 53. Northwest corner of Shannon Drive SW and Charlton Place SW. Photographer facing northwest.

15 of 53. Northwest corner of Shannon Drive SW and Charlton Place SW. Photographer facing northwest.

16 of 53. North side of 400 block of Shannon Drive SW. Photographer facing northwest.

17 of 53. South side of 400 block of Shannon Drive SW. Photographer facing southwest.

18 of 53. South side of 400 block of Shannon Drive SW. Photographer facing southwest.

19 of 53. North side of 400 block of Shannon Drive SW. Photographer facing west/northwest.

20 of 53. Intersection of Hillside Drive SW and Shannon Drive SW. Photographer facing northwest.

21 of 53. Southwest side of 300 block of Hillside Drive SW. Photographer facing northwest.

22 of 53. Southwest side of 400 block of Hillside Drive SW. Photographer facing south/southwest.

23 of 53. 400 block of Mellview Drive SW. Photographer facing west/southwest.

24 of 53. South side of 400 block of Mellview Avenue SW. Photographer facing southeast.

25 of 53. South side of 400 block of Mellview Avenue SW. Photographer facing southeast.

26 of 53. South side of 400 block of Mellview Avenue SW. Photographer facing southwest.

27 of 53. North side of 400 block of Mellview Avenue SW. Photographer facing northwest.

28 of 53. North side of 500 block of Mellview Avenue SW. Photographer facing north/northeast.

29 of 53. North side of 500 block of Mellview Avenue SW. Photographer facing northeast.

30 of 53. North side of 400-500 block of Mellview Avenue SW. Photographer facing northwest.

31 of 53. North side of 500 block of Mellview Avenue SW. Photographer facing northwest.

32 of 53. North side of 500 block of Mellview Avenue SW. Photographer facing northeast.

33 of 53. Southwest corner of Mellview Avenue SW and Everett Place SW. Photographer facing southwest.

34 of 53. Southwest corner of Mellview Avenue SW and Everett Place SW. Photographer facing west.

35 of 53. Triangular median on Mellview Avenue SW at Manford Road SW. Photographer facing northwest.

36 of 53. Triangular median on Mellview Avenue SW at Manford Road SW. Photographer facing northwest.

37 of 53. North side of 500 block of Manford Road SW. Photographer facing west.

38 of 53. West side of Manor Place SW and Manford Road SW intersection. Photographer facing northwest.

39 of 53. South side of 500 block of Manford Road SW. Photographer facing east/southeast.

40 of 53. North side of 500 block of Manford Road SW. Photographer facing northwest.

41 of 53. North side of 400 block of Manford Road SW. Photographer facing northeast.

42 of 53. South side of 400 block of Manford Road SW. Photographer facing southeast.

43 of 53. South side of intersection of Manford Road SW and Hillside Drive SW. Photographer facing southeast.

44 of 53. East side of 400 block of Erin Avenue SW. Photographer facing northeast.

45 of 53. North side of 400 block of Erin Avenue SW. Photographer facing northwest.

46 of 53. North side of 500 block of Erin Avenue SW. Photographer facing northwest.

47 of 53. North side of 500 block of Erin Avenue SW. Photographer facing northeast.

48 of 53. North side of 500 block of Erin Avenue SW. Photographer facing northwest.

49 of 53. West side of Manor Place SW. Photographer facing west/southwest.

50 of 53. Fire station at 590 Manford Road SW. Photographer facing south/southeast.

51 of 53. Triangular median at Mellview Avenue SW and Manford Road SW. Photographer facing east.

52 of 53. North side of Mellview Avenue SW at Manford Avenue SW. Photographer facing southeast.

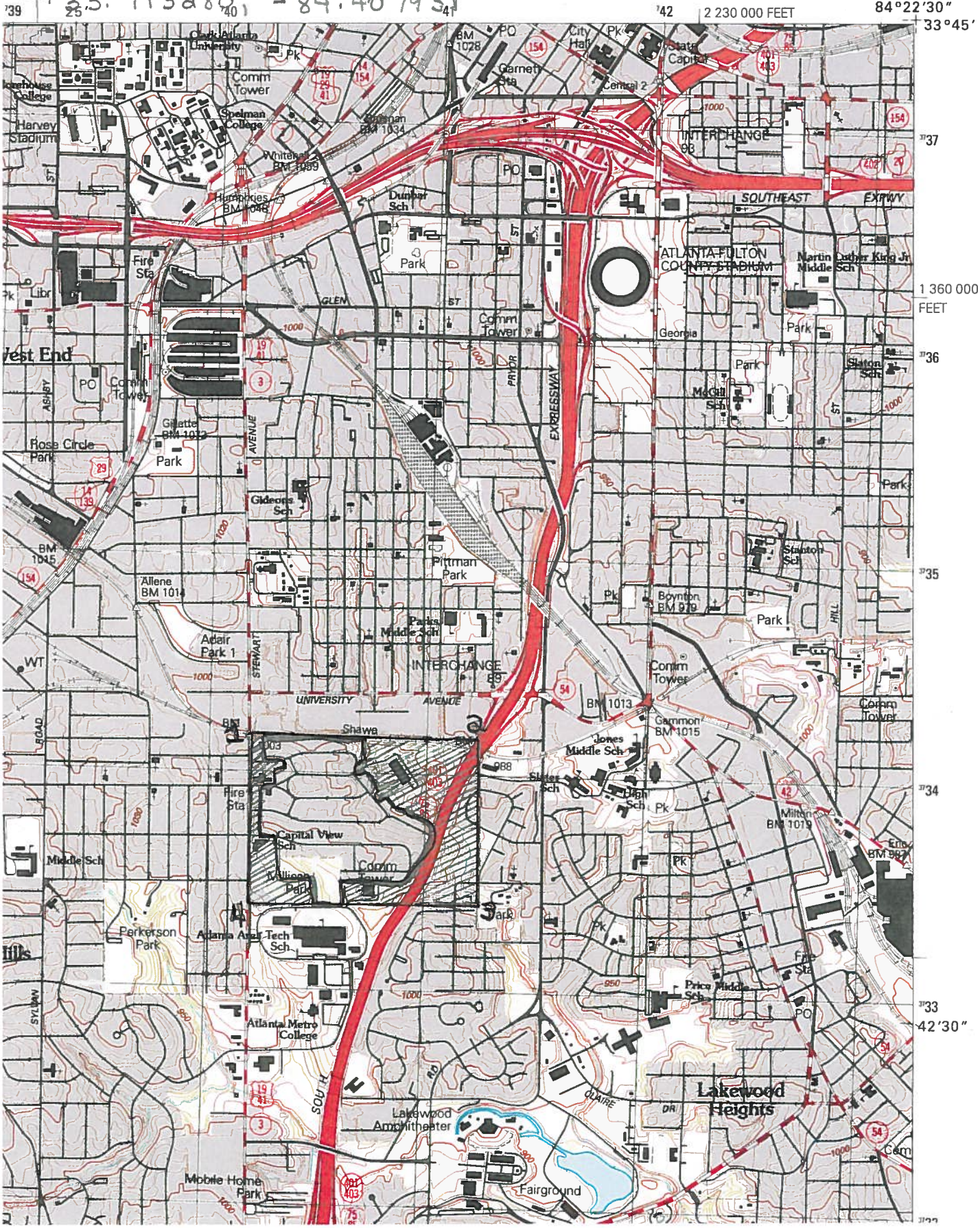
53 of 53. North side of 500 block of Shannon Drive NW. Photographer facing northeast.

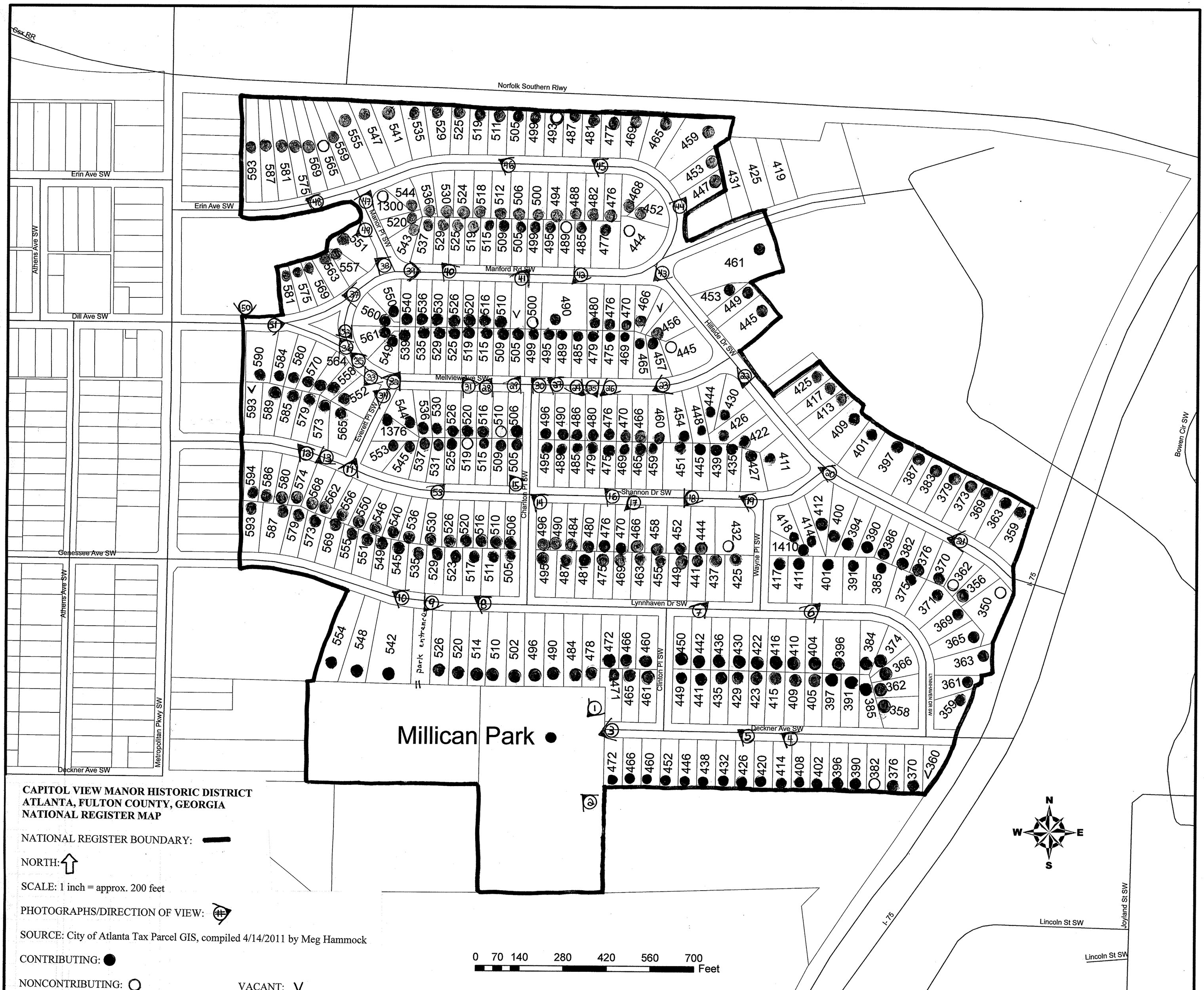
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Capitol View Manor Historic District, Atlanta, Fulton County, GA

Lat.-Long.:
1. 33.720348, -84.407844
2. 33.720116, -84.396686
3. 33.713120, -84.396858
4. 33.713280, -84.407951

SOUTHWEST ATLANTA QUADRANGLE
GEORGIA
7.5-MINUTE SERIES (TOPOGRAPHIC)





CAPITOL VIEW MANOR HISTORIC DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA
NATIONAL REGISTER MAP

NATIONAL REGISTER BOUNDARY:

NORTH:

SCALE: 1 inch = approx. 200 feet

PHOTOGRAPHS/DIRECTION OF VIEW:

SOURCE: City of Atlanta Tax Parcel GIS, compiled 4/14/2011 by Meg Hammock

CONTRIBUTING: ●

NONCONTRIBUTING: ○ VACANT: V

CITY OF ATLANTA
Emma Millican
Park
PARK CLOSED 11 PM - 6 AM

CITY OF ATLANTA
Emma Millican Park
PARK CLOSED 11 PM - 6 AM

CITY OF ATLANTA
Emma Millican Park
PARK CLOSED 11 PM - 6 AM

DV 315U

SPEED
LIMIT
25
CAUTION
WATCH FOR
CHILDREN
STOP

HAUL

505

499

FOR
FOR-
RENT

CAUTION
WATCH FOR
CHILDREN

Manor St
Manford RD SW

FIRE STA. 20
CITY OF ATLANTA
20

manor
Mellveiw