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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

RECEIVED 2280
MAY 15 2009
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

historic name Collier Heights Historic District
other names/site number

2. Location

street & number Bounded approximately by Hamilton E. Holmes Drive (formerly Hightower Road) on the east, Donald Lee Hollowell Parkway (formerly Bankhead Highway) on the north, Interstate 285 on the west, and Interstate 20 on the south.

city, town Atlanta ( ) **vicinity of**
county Fulton **code** GA 121
state Georgia **code** GA **zip code** 30318

( ) **not for publication**

3. Classification

Ownership of Property:

(X) **private**
(X) **public-local**
( ) **public-state**
( ) **public-federal**

Category of Property:

( ) **building(s)**
(X) **district**
( ) **site**
( ) **structure**
( ) **object**

Number of Resources within Property:	**Contributing**	**Noncontributing**
buildings	1,753	69
sites	3	1
structures	1	0
objects	0	0
total	1,757	70

Contributing resources previously listed in the National Register: 0
Name of previous listing: N/A
Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 meets the National Register criteria. ( ) See continuation sheet.

Signature of certifying official — Date: 5-6-09

W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency or bureau

5. 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:

( ) see continuation sheet

Keeper of the National Register — Date: 6/23/09

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling
RELIGION: religious facility
RELIGION: church school
EDUCATION: school
RECREATION AND CULTURE: outdoor recreation (park)
FUNERARY: cemetery

Current Functions:

DOMESTIC: single dwelling
RELIGION: religious facility
EDUCATION: school
RECREATION AND CULTURE: outdoor recreation (park)
FUNERARY: cemetery

7. Description

Architectural Classification:

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: California Style or Ranch Style
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Colonial Revival
MODERN MOVEMENT: International Style
OTHER: American Small House (house type)
OTHER: Ranch House (house type)
OTHER: Split-Level House (house type)
OTHER: Split-Foyer House (house type)

Materials:

foundation	CONCRETE
	STONE
walls	BRICK
	WOOD: weatherboard
	WOOD: plywood
	STONE: granite
	GLASS: picture windows, window-walls
roof	ASPHALT
other	METAL: steel (decoratively and structurally)

Description of present and historic physical appearance:

SUMMARY DESCRIPTION

The following summary description is provided by the Historic Preservation Division, Georgia Department of Natural Resources.

The Collier Heights Historic District is a mid-20th-century residential suburb six miles west of downtown Atlanta consisting of 1,700 houses in 54 small interrelated subdivisions on approximately 1,000 acres of land developed between 1941 and 1979. A few earlier rural houses are located along several roads on the periphery of the area. The district is located northeast of the Interstate 20/285 interchange and is roughly bounded by Hamilton E. Holmes Drive (formerly Hightower Road) on the east, Donald Lee Hollowell Parkway (formerly Bankhead Highway) on the north, Interstate 285 on the west, and Interstate 20 on the south. The street layout is irregular, reflecting incremental development and hilly terrain. The earliest houses are along Hamilton E. Holmes Drive (formerly Hightower Road) on the east edge of the district. Mid-century suburban development occurred from Hamilton E. Holmes Drive westward and from I-285 eastward. The majority of houses are mid-20th-century Ranch Houses, along with a smaller number of Split-Levels and a very few two-story houses; also included are a few early 20th-century Craftsman Bungalows and some mid-century American Small Houses. Virtually every size and type of Ranch House is represented, from small and compact to large and rambling, and from the simple linear to courtyard and other complex forms. Architectural styles include Colonial Revival and Contemporary with a few examples of Modern. Many house designs appear to be from period plan books such as those published in Atlanta by the Home Builders Plan Service and W. D. Farmer; others are custom designs. Most of the houses are wood-framed with brick veneer; many have a combination of brick, stone, and wood exteriors. Roofs are mostly gabled or hipped; a few houses have flat roofs. Windows are of varied types and sizes and include a wide range of picture windows. Many of the houses feature large chimneys; most have integral carports or garages. Landscaping is informal with open lawns, large pine and hardwood trees often surrounded by pine-straw beds, and ornamental shrubbery; plantings around foundations and front terraced entries or rear patios are common. Streets are curvilinear in layout; most have concrete curbs, with a few in the older sections having granite curbstones. There are no sidewalks. One small park is nestled within one of the subdivisions; another large park is located at the southwest periphery of the district. Community landmark buildings are located on the edges of the district and include several churches and schools. The churches feature varied architectural styles including Colonial Revival and Modern; the school buildings are designed in the Modern or International Style, with one example of the mid-century style known as Brutalism. Only about five percent of the properties in the district are non-contributing; most are later houses.

DETAILED CURRENT AND HISTORICAL DESCRIPTIONS

The following detailed description is taken from the "Historic District Information Form: Collier Heights," dated April 12, 2008, prepared by graduate students in the Georgia State University heritage preservation program on behalf of the Collier Heights Neighborhood Association, on file at the Historic Preservation Division, Georgia

Department of Natural Resources (see Section 9, "Major Bibliographical References," for the full citation including participating students' names). Minor editing has been done by the Historic Preservation Division.

General Description of the District

The mid-20th century was a time of intense change and expansion for the Atlanta area. After the Second World War, population growth, housing shortages, urban renewal, and the construction of Interstate highways pushed Atlanta's boundaries outward. While this movement from the city to the suburbs was largely the privilege of white residents, there were significant instances of suburbanization on the part of the city's African-American population which had been hardest hit by housing shortages, overcrowding, and poor conditions in residential area. While many African-American suburbanization opportunities in Atlanta at this time were the result of "white flight" or transitioning, which transformed many previously all-white neighborhoods into majority-black areas seemingly overnight, Collier Heights is unique. This mid-century neighborhood, located in an area of west Atlanta not annexed into the city limits until 1952, is the quintessential example of upper- and middle-class suburbanization in Atlanta during the mid-20th century with one significant distinction: it was developed as the result of an African-American initiative, and it specifically served an African-American population.

While the main body of Collier Heights was developed for African Americans, there was development in the area prior to 1951 that consisted of early 20th-century Bungalows and mid-century American Small Houses and modest Ranch Houses originally built for white homeowners. This small-scale development was located west of Hamilton E. Holmes Drive (then Hightower Road). This early development was quickly vacated by whites once African Americans began building and moving into the area after 1954.

When African Americans began purchasing lots in Collier Heights, the area undergoing black residential development encompassed a vast stretch of land roughly bounded by Hamilton H. Holmes Drive (then Hightower Road) on the east, Donald Lee Hollowell Parkway (then the Bankhead Highway) on the north, what is now Fulton Industrial Boulevard on the west, and Martin Luther King Jr. Drive (then Gordon Road) to the south. Starting in the mid-1950s, this up-and-coming large area was touted in the city's leading African-American newspaper, the *Atlanta Daily World*, as the most prominent African-American residential area in Atlanta. The construction of Interstate Highways 20 (east-west) and 285 (north-south) starting in the late 1950s, and their intersection in the Collier Heights area, divided the area into four quadrants separated by the interstate highways. While residential development continued throughout the area, three of these quadrants eventually became known by other names. The area encompassed by this historic district, in the northeast quadrant of the Interstate highway interchange, bounded roughly by I-20, I-285, Donald Lee Hollowell Parkway (then the Bankhead Highway), and Hamilton E. Holmes Drive (then Hightower Road), continued to be referred to as Collier Heights. It is the largest, oldest, and most intact portion of the original "Collier Heights" suburb, and it contains the greatest range and diversity of mid-century houses. By way of a patchwork quilt-like development pattern of approximately 54 independent subdivisions, the neighborhood currently known as Collier Heights was created. Upon the lots that were purchased

and developed at this time were built the Ranch and Split-Level houses that characterize the area today. Large house lots integrated with the natural topography, curvilinear streets and cul-de-sacs, and ample vegetation characterized the neighborhood. Churches and schools were built along the borders of the neighborhood where they helped to create and maintain a sense of community in the newly developed neighborhood.

By the early 1960s, the Collier Heights neighborhood was being celebrated in nationally known publications including *The New York Times* and *Time* magazine as the premier residential enclave of African Americans in the southeastern United States. Some of Atlanta's most prominent African-American figures, including Ralph D. Abernathy, Herman Russell, Martin Luther King, Sr., and Asa Yancey, Sr., had made Collier Heights their home, where they not only remained as residents but also worked hard to protect the area from commercial development and higher-density multi-family developments as single-family residential development slowed during the late 1970s.

Today, Collier Heights remains unique in that, despite radical changes in development along its boundaries and general changing tastes in residential development, it retains not only a remarkable degree of architectural and developmental integrity but also a notable population of original and long-term residents.

Natural Terrain and Geographic Features

The natural terrain in and around Collier Heights is hilly, which resulted in steeply sloped and often uneven building lots. Many of the lots on which infill construction is currently occurring were formerly left undeveloped, due in great part to their challenging terrain. A creek runs from the center of the southern boundary of the district across Collier Drive, between Dale Creek Drive and Waterford Road, and paralleling Waterford Road before it forks east of Shorter Terrace. The two branches of the creek then travel northeast and northwest, respectively. The land bordering the boundaries of the neighborhood has been subjected to extensive grading and construction, and as a result the terrain within the historic district survives as a vestige of the historic terrain of west Atlanta.

Distinct parts, areas, or sections of the district

The Collier Heights district includes a large area of residential development, a small peripheral area of community buildings, and some green space. Acreage-wise, the district is predominantly single-family residential development.

The large residential development area is cohesive and not infiltrated by other types of development, aside from designated park land and schools. This area of Collier Heights includes three primary distinguishable types of residential development. The oldest of these, early 20th-century rural development, is characterized by a few Bungalow-type houses. It is followed chronologically by a few small subdivisions of American Small Houses. The most recent and most significant development consists of mid-20th-century houses including primarily Ranch and Split-Level houses. Bungalows are scattered throughout on relatively large lots fronting the north and middle portions of the east boundary of the neighborhood, Hamilton E. Holmes Drive (formerly Hightower Road), an early

country road through the area (photographs 51, 55, and 57). The American Small Houses (photographs 18, 40, and 42) appear as small pockets within the easternmost third of the district, interspersed within and essentially surrounded by the mid-century Ranch-House development (photographs 36, 38, 63, 74, for example) and Split-Level-House development (photographs 65, 67, and 78). The historic thoroughfares of Hightower Road (now Hamilton E. Holmes Drive), Simpson Road (portions now known as Joseph E. Boone Boulevard), Collier Drive, and Bankhead Highway (now Donald Lee Hollowell Parkway) served as the main transportation routes to and through the area prior to the construction of Interstates 20 and 285.

Community landmark buildings developed along both sides of Hamilton E. Holmes Drive (then Hightower Road) in the southeast corner of the district. Berean Seventh-Day Adventist Church, Radcliffe Presbyterian Church, First Missionary Baptist Church, and Frederick Douglass High School are all located in this corner of the district (photographs 17, 101, and 102); each displays a distinct architectural style ranging from Colonial Revival to Modern and Contemporary. Other public buildings in the district include the former Collier Heights Elementary School which is located along the southwestern edge of the district (photograph 30).

Designated green space in the form of two city parks or "reserves" is found within the district. Dale Creek Park (identified as a publicly owned "reserve" on Fulton County property tax assessment records) is a 3.2-acre undeveloped tract surrounded by house lots fronting Baker Ridge Drive, Forrest Ridge Drive, Dale Creek Drive and Collier Ridge Drive, in the southeast portion of the neighborhood. Harwell Heights Park is a 23.4-acre city park located adjacent to Collier Heights Elementary School on Collier Drive in the southwest portion of the neighborhood (photograph 29). In addition, there are also multiple pockets of open woodland between lots and behind houses as well as a number of undeveloped lots due to their rugged terrain that greatly add to the lush, green, natural appearance that characterizes the neighborhood.

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

The street pattern of Collier Heights is almost entirely curvilinear, as was the fashion during the middle of the 20th century when most of the suburban development took place. Much of this layout is by design, although some is in response to the hilly terrain in the area. Even the major historic thoroughfares of the area including Hamilton E. Holmes Drive (formerly Hightower Road), Donald Lee Hollowell Parkway (formerly Bankhead Highway), and Simpson Road follow somewhat meandering paths, although these highways follow the routes of earlier rural roads which were likely laid out to accommodate the topography of the area. Interstate Highways 20 (which runs east-west) and 285 (which runs north-south) form the south and west boundaries of the historic district, respectively.

The neighborhood of Collier Heights is composed of a handful of scattered Bungalow houses dating from 1915 through approximately 1930 and the 54 recorded subdivisions platted from the 1940s through the 1960s containing approximately 1,800 house lots. House lot sizes vary between type of development and subdivision. The lots on which Bungalows were constructed are often larger and

deeper, ranging from 69 to 175 feet in width and 158 to approximately 300 feet deep. These were built when the area was largely rural and owned by a few white families, and they front the former country roads that traversed the area and connected it with the city of Atlanta at that time.

In the later neighborhood development, house lot sizes vary between individual properties, but also between subdivision. Some, such as those along Godfrey Drive, are as small as 65 feet wide by 112 feet deep, while others, along streets including Duffield Drive, Engel Road, Linkwood Road, and Waterford Road, average more than 100 feet wide by several hundred feet deep. The majority of lots fall somewhere in the middle of these two extremes, averaging approximately 80 feet wide and between 100 and 150 feet deep. House lots are inconsistently sized, shaped, and patterned as a result of the piecemeal nature of the neighborhood's development and the curvilinear layout of subdivision streets. Street patterns are also inconsistent, again due to incremental development pattern and hilly terrain: main thoroughfares such as Collier Drive twist and turn through the entire neighborhood, while other principal streets such as Waterford Road completely change direction and even name during their passage through the various areas and stages of development that today compose Collier Heights.

The mass subdivision of the historic district area began in earnest in 1946 with the first of several phases of the development known initially as "Collier Heights" along with several other small subdivisions, all within the eastern half of the district (two slightly earlier subdivisions had been platted in the area, including one on the Lewis D. Williams Estate, but neither was actually developed until several years later). This early subdivision development was undertaken by white developers and marketed to white homeowners who were looking for small homes well outside the city of Atlanta's western limits at the time. The majority of the early "Collier Heights" subdivision development took place along Baker Ridge Drive, Collier Ridge Drive, Forrest Ridge Drive, and Dale Creek Drive. This development consisted mainly of narrow, rectangular lots, between 60 and 100 feet wide and between 150 and 250 feet deep, along mostly curvilinear but some straight streets. Overall, lots were irregularly sized, but within individual subdivisions, most lots were typically uniformly sized. Other early subdivision lots were laid out along Ozburn Road and Oldknow Drive.

In contrast to most of the early so-named "Collier Heights" subdivisions, the 1949 Loghaven Heights subdivision, in the extreme southeastern corner of the historic district, was laid out in a more uniform manner along two straight streets, Loghaven Drive and Godfrey Drive, and the house lots were uniformly small and rectangular.

It should be noted that the dates of house construction for many of the lots in these early subdivisions often lagged several years behind the land subdivision (which occurred between 1950 and 1955), with some houses being built as late as the early 1960s. It also appears that in most of these areas there were one or more houses built much earlier, even prior to the land subdivision, and some have multiple scattered properties built as early as 1941, prior to the recorded land subdivisions.

Virtually all of the initial small "Collier Heights" subdivisions were at least platted by 1951 if not fully developed. Land development in the area came to a virtual standstill in 1952 when the area was

annexed into the City of Atlanta. In 1952, the city-sanctioned West Side Mutual Development Committee (a consortium of African-American and white land development interests) made public its plans for the expansion of black residential development in this still largely rural area, and the recently formed National Development Corporation (an African-American land-banking company), following in the footsteps of some pioneering individual African-American land developers, began acquiring undeveloped land for future African-American residential development. Two years later, the West Side Mutual Development Committee announced an agreement with existing white homeowners in the area to buy out the existing small subdivisions through the National Development Corporation. The transfers of properties proceeded quickly, and before the end of 1954 the existing homes were made available for purchase by African Americans. The next year, four new subdivisions were platted exclusively for African-American residential development, thereby ushering in the era of African-American development in the Collier Heights area.

Most of these early African-American subdivisions were in the central and southeastern portions of the historic district. The largest subdivisions were platted in the center of the district, along Baker Ridge Drive (along which subdivision activity ran the entire length by 1954), Engle Road, Larchmont Drive and Waterford Road. Many of those lots fronting the east side of Waterford Road have very irregular rear lot lines, due to the stream that runs behind the properties. Within these subdivisions appears the first cul-de-sac in Collier Heights, Larchmont Court, located within Unit Seven of the Collier Heights subdivision (originally platted in 1951 but not developed for several years), as well as the distinctive radial pattern of cul-de-sac lot layout and the almost triangular-shaped lots that resulted from it that would appear regularly in latter subdivisions of the neighborhood. A variety of large, irregularly shaped lots for a wide range of lot sizes is present as well; common lot measurements are 65 or 130 feet wide and just over 200 feet deep. Along with the cul-de-sac, an increasingly curvilinear street pattern also characterizes all of the subdivision of this era. For all of these subdivisions, the main date of house construction is often several years after land subdivision (which occurred between 1955 the early 1960s), with some house construction occurring as late as the mid-1960s.

The period between 1955 and 1959 marked the ascendancy of African-American subdivision activity in the Collier Heights area. During these five years, 24 new subdivisions were platted within the boundaries of the historic district, most of these in the northwest and southeast areas. Again, the subdivisions of this era run the gamut in terms of lot size and shape. Subdivisions such as Hightower Court, platted along Hightower Court in the southeast corner of the district in 1956, and Woodlane Park, all four units of which were platted in the northwest portion of the district between 1958 and 1959, are composed of rectangular lots along straight streets and radial, almost-triangular lots around curved streets, all fairly uniform in size, averaging approximately 80 feet wide by 200 feet deep. By contrast, in subdivisions such as Unit One of the Woodlawn Land Development Company along Waterford Drive and Shorter Terrace in the west-central part of the district, there are some of the largest lots in the district, 100 or more feet wide and many of which are between 250 and 500 feet deep, on which some of the largest custom-designed houses in the area were built. As with the rest of the Collier Heights neighborhood, there is little regular overall pattern present in the land subdivision of the neighborhood during this era. While the majority of the subdivisions were composed of the smaller lots that are more uniform in shape and size, a broad spectrum of lot sizes

and shapes is represented, and street layouts range from straight to winding and sharply curved. House construction within the subdivisions of this era occurs largely within a few years of the subdivision platting (which took place between 1955 and 1960), although some houses were built much later. Some subdivisions, such as Miami Heights, platted along Jamaica, Kingston, and Harwell roads in 1958, and Unit Three of Royal Oaks Manor, also platted in 1958 along Venetta Place, experienced build-out within a year or two of the subdivision's establishment; other areas, such as Unit One of Handy Park, in the center of the district along Oldknow Drive, were still experiencing in-fill house construction as late as the early 1970s. Finally, there are some large areas in which house construction again appears to have occurred almost entirely prior to the official platting of the subdivision. This phenomenon appears in the Santa Barbara subdivision and the Renfro Valley subdivision, both of which are recorded as platted in 1958, but within which almost all houses appear to have been constructed in 1955. (It is possible that earlier plat maps for these areas are missing and that the recorded plat maps represent subsequent African-American ownership. A more in-depth examination of building permits and plat maps for these areas might prove useful in confirming this phenomenon.)

Large-scale African-American subdivision activity continued unabated throughout the district between 1960 and 1966, during which another 19 subdivisions were platted. Along with small-scale in-fill, this activity completed the subdivision of the Collier Heights area. As available land declined, the pace of subdivision activity diminished in the mid-1960s. Most of the 1960s subdivision activity occurred in the northern portion of the historic district. During this era, six subdivisions, four of which are fairly large, were platted in the northeast corner of the district. The northwest portion of the district was also actively subdivided at this time, and includes Unit Two of Harwell Heights, which is one of the largest subdivisions in the neighborhood, platted along Amhurst and Hobart drives, Jones Road, Stetson Place, and Vanderbilt Court and Lane in 1961. These subdivisions represent a large portion of the final phase of large-scale land subdivision in Collier Heights. Much of what was subdivided along with and after these subdivisions are much smaller subdivisions, some of only a few properties, that made use of small parcels of vacant land between previously established subdivisions. Average lot size in the subdivisions of this era again varied greatly. Subdivisions such as Unit Two of Harwell Heights (1961), both units of King's Grant along King's Grant Drive and Eleanor Terrace (1962), and Unit Two of Handy Park along Handy Drive (1961), all exhibit almost-rectangular lots averaging approximately 80 feet wide by 150 feet deep, although there are multiple exceptions to this average lot size and also multiple triangular or radial lots and some trapezoidal lots. Subdivisions such as Unit Two of Oakland Hills, platted along Magna Carta Drive in 1963, and Unit Three of Crescendo Valley, platted along Allegro, Indigo and Symphony lanes in 1961, exhibit much deeper house lots averaging 200 or more feet deep that are also often oddly shaped. Both units of Crescendo Valley (1961) feature the longest cul-de-sac streets in the district. House construction within the subdivisions of this era largely coincides with the subdivision dates; for example, both units of Crescendo Valley and many of the smaller infill subdivisions were rapidly built out within a year of the subdivision plat date. However, once again, there are discrepancies, such as the Hightower Court Extension, which was platted in 1960 but where it appears that the majority of houses were built in 1955, even before the original Hightower Court subdivision was recorded in 1956, and there are a few later houses in almost every subdivision.

Two of the last three subdivisions developed in Collier Heights (Units One and Two of Crestwood Forest along Larchmont Drive and Circle and East and West Kildare avenues, platted in 1965 and 1966) were both fairly large undertakings and, with the exception of the 1959 Woodlawn subdivision, represent the most consistently upscale subdivisions in the historic district area. Lots platted during this era were almost entirely rectangular or nearly so, with dimensions averaging approximately 80 feet wide by 150 feet deep. House construction in the three subdivisions of this era took place entirely in the late 1960s with just a few houses being completed in the early 1970s, effectively bringing house construction in Collier Heights to a close until the present day and construction of the modern infill on some of the few historically vacant lots throughout the neighborhood.

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

Houses in the Collier Heights Historic District consistently front the streets on which they are most closely situated and typically front the street with their longest façades, despite the fact that most lots are far deeper than they are wide. This results in much smaller spaces between sides of houses in comparison to the spaces in front of and behind houses. There are exceptions, such as Transverse Ranch Houses, which front the street with one of their two shorter façades; these are dispersed throughout the neighborhood. Also, on corner lots, houses occasionally front the corner itself, and are therefore positioned diagonally on their lots; multiple examples of this arrangement can be seen along Hobart and Amhurst drives in the northwestern portion of the historic district. The smaller, more uniform houses in the neighborhood exhibit an average setback of between 40 and 70 feet from the street that they front, but there is no uniform setback, and while the majority of the houses are more-or-less aligned with one another along their block or portion of their street and therefore display an approximately equal setback, even these typically vary by at least a few feet. Houses are almost invariably situated well within the half of their lot that is closest to the street that the house fronts. The larger, more unique homes display varied setbacks, particularly along select streets, such as the north sides of Engle Road and Collier Drive south of Handy Drive, where the setbacks seem to follow topography and the houses are situated to the rear or middle of their respective lots. This irregular arrangement is also evident along parts of Collier Drive around its intersection with Simon Terrace.

The arrangement and placement of the Bungalows along Hamilton E. Holmes Drive (formerly Hightower Road) and Donald Lee Hollowell Parkway (formerly the Bankhead Highway) is indicative of the early, rural, scattered development that they represent. Some are placed further from the street that they front than is typical in the district, while many are placed within the half of their lot that is closest to the street that the house fronts, much like the other types of construction in the area. These houses are much farther apart from one another, a characteristic that is again indicative of early development, which took place when the area was largely undeveloped and larger lots were common. The houses are also located on either flat or slightly sloping lots that would have been the most easily-developable land in the area at the time.

The arrangement and placement of the American Small Houses in Collier Heights is typical of American Small House neighborhoods. The houses are set back relatively evenly from the street

and front the street with their longest façades. They exhibit an average setback of 50 feet, which varies little between properties or pockets of development. The small Ranch Houses that are occasionally interspersed with the American Small Houses exhibit the same average setback and lot positioning as do the American Small Houses.

The arrangement and placement of the Ranch and Split-Level houses within the Collier Heights neighborhood is a direct result of both topography and the affluence of many of the neighborhood's residents. The topography of the neighborhood is very hilly and most of the houses both respect and showcase this feature via design elements such as partially exposed basements, many of which are entirely subterranean on one side of the house, and entirely exposed on the opposite side. Also, many houses were placed on their lots taking into account local geographical features such as streams and steep slopes. Houses were often not only designed to respect these features but also situated on their lots in order to take advantage of and avoid destroying the natural features, many of which then became enhancing, integral elements of the house site. For example, the carports of many of the houses on Santa Barbara Drive are located at a lower elevation than the houses and physically connected to them only via slanted roofs, which are a character-defining feature of these houses. The affluence of the neighborhood's residents played a direct role in how houses were arranged on lots. More affluent residents benefited from larger lots with custom-designed house plans that sited their houses anywhere and in any position to take advantage of whatever natural features the lots might offer. These houses often sit elevated from the street and have significantly larger setbacks, affording them a high degree of privacy and seclusion.

Architectural characteristics of the houses in the district, including: periods, styles, and types of buildings and structures; design qualities including scale and proportion; and construction materials, techniques, and workmanship

The earliest recorded residential development of what is today the Collier Heights neighborhood took place along the west side of Hamilton E. Holmes Drive (then known as Hightower Road) during the 1910s, 1920s and 1930s (it is possible that there were 19th-century farmhouses on this large tract of land but none has been documented). This early residential development consisted of widely scattered Bungalows, some of which survive (photographs 51, 55, and 57, for example), the oldest being a 1915 house located at 506 Hamilton E. Holmes Drive, on the southwest corner of its intersection with Baker Road. The Bungalow house type, of which this is an example, is one- to one-and-one-half stories high with an overall rectangular shape. Integral porches and low-pitched roofs with wide overhangs characterize this type. Almost all of the few remaining Bungalows in Collier Heights are of the front-gabled subtype, which was one of the most popular bungalow subtypes. Bungalows were very popular in Georgia and throughout the United States from 1900 into the 1940s. In terms of their architectural style, the Bungalows within the Collier Heights district are of the Craftsman style, the most popular early-20th-century house style in Georgia. This style emphasizes the use of natural materials and craftsmanship. Collier Heights' Craftsman-style Bungalows usually exhibit a variety of construction and exterior materials, most commonly wood and masonry. They have wood-frame construction and are sheathed in weatherboard siding. All have front porches, although some have been infilled. Architectural details characteristic of the Craftsman style include wood eave brackets, square wood columns set on brick piers, small multi-light windows, and masonry

chimneys. More modern mid-century metal awnings often have been installed over windows and around porches. Almost all of these properties have at least one outbuilding, a rare feature in comparison to most of the mid-20th-century properties in the district. Also, the majority of these houses have undergone fairly extensive additions and alterations including porch enclosures. Some of these houses are in very poor condition due to lack of maintenance.

Collier Heights' mid-20th-century residential development produced three visually and architecturally distinct groups of houses: a smaller group of American Small Houses, a larger group of high-style houses including Ranch and Split-Level types, and an even larger group of simplified and standardized Ranch and Split-Level houses, some exhibiting minimal stylistic details, some exhibiting none. There are relatively few two-story and Split-Foyer houses in the district. The majority of houses have little or no major character-altering non-historic additions or alterations; the enclosure of carports is fairly common, and more recently many front doors have been replaced with modern doors incorporating leaded glass. A visible but not significant modern alteration is the installation of security doors and burglar bars on windows.

The American Small House is the dominant house type along Albert Street, Forrest Ridge Drive, the easternmost portion of Oldknow Drive (around its intersection with Albert Street), the southernmost portion of Ozburn Road (around its intersection with Oldknow Drive), the easternmost portion of Baker Ridge Drive, Godfrey Drive, and Loghaven Drive (photographs 18, 19, 40, 42, 61, and 84, for example). American Small Houses are detached one-story houses that are nearly square in massing. True to their name, and designed to provide basic economical housing during a time of economic hardship and housing shortages, they are small by today's standards, with the largest examples topping out at around 900 square feet. These houses contain three to five major rooms in addition to a bathroom, all compactly massed together, and therefore almost always devoid of unnecessary interior space, such as hallways. Most of these houses, in general as well as in Collier Heights, have no defined style, as the addition of ornament and aesthetic detail would have added cost, although some show hints of the Colonial Revival style (photograph 42). In Collier Heights and throughout Georgia, they most often feature wood-frame construction with weatherboard siding, a centered front entrance framed by two double-hung, multi-light windows across the primary façade, and a side-gabled roof; a few American Small Houses in Collier Heights were constructed with brick veneer.

A variant of the American Small House, the Extended American Small House, also appears occasionally on the previously mentioned streets within the district. The Extended American Small House's type name expresses its form: it is simply a slightly larger American Small House that incorporates a larger living room and possibly a dining area within a more rectangular mass than the traditional American Small House. Examples of this type are dispersed throughout the pockets of American Small Houses within Collier Heights (photograph 42, for example).

Slightly later mid-century house types such as the Ranch and the Split-Level populate most of the historic district. The Ranch type consists of a long, low, single-story house in which private spaces, such as bedrooms, are generally grouped together on the opposite side of the house from family or public spaces, such as the living room, and the family spaces including the living, dining, and kitchen

areas usually are opened up into each other (photographs 36, 38, 63, 74, for example). The Split-Level incorporates this identical arrangement, but does so on three levels, two of which are stacked and comprise one half of the house, and the other which is positioned at a height midway between the stacked levels and to one side, comprising the other half of the house (photographs 65, 67, and 78, for example). Usually the family living spaces were on the intermediate or ground-level floor, with bedrooms a half-flight up and additional bedrooms, recreation rooms, utility rooms, and sometimes a garage a half-flight down. This house type was well suited to the rolling terrain of Collier Heights, as it was originally designed to accommodate side-to-side sloping lots (photographs 25, 27, 32, 65, 67, 92, 95-97, and 118). Much less common in Collier Heights are Split-Foyer houses (sometimes referred to as "raised ranch houses") which have a partially depressed first floor, an elevated second floor, and a front door and foyer between the two, with a half-flight of stairs leading up to the main living level (usually laid out like a Ranch House) and another half-flight of stairs leading down to the lower level which may be unfinished or may contain additional bedrooms, a recreation room, utility rooms, and sometimes a garage (photographs 134, right; 145, right background). Even less common in the district are true two-story houses. One early example, in the Colonial Revival style, is located at 2618 Baker Ridge Drive (photograph 62, left), and several others dating from the 1960s are in the Crescendo Valley subdivisions (photographs 132, 145 and 146).

These houses can be further divided into three categories within the Collier Heights neighborhood: a smaller group of high-style examples that are often larger, uniquely designed, and specifically situated on remarkably larger house lots (photographs 22, 75, 83, 90, 103, 104, 105, 106, and 107, for example); a large group of simplified or standardized examples that were designed to be built in quantity and therefore exhibit only slight variations of design, lot size, and siting (photographs 14, 36, 44, 46, 48, 89, 96, and 147, for example); and another large group of middle-ground examples exhibiting some individualized design and siting but not necessarily custom designs (photographs 21, 28, 38, 39, 67, 74, 94,113, 116, 118, 139, and 140, for example).

Both the high-style and simplified categories include Ranches and Split-Levels, the dominant house types constructed in Georgia and the United States during the mid-20th century. These house types were designed following three central principles: the zoning of various activities to separate areas of the house based on the nature of the activity, orienting the house and its activities either inward or towards a rear yard and away from the public street to enhance family privacy, and integrating outdoor and indoor living spaces by including courtyards and patios as integral living spaces.

There are various subtypes of Ranch Houses, virtually all of which appear with varying frequency in the district. Official terminology for mid-century house types and subtypes including Ranch and Split-Level subtypes for the state of Georgia is still evolving at the state historic preservation office (Historic Preservation Division, Department of Natural Resources); the following list uses the current "working" terminology:

> The "Compact" Ranch House, which is small and rectangular with minimal recesses or projections. This is the most common subtype within the district. These are found with frequency throughout the neighborhood, with both subterranean and elevated basements. (Photographs 2, 35, and 36.)

The "Linear" Ranch House, which has a long, rectangular form with a length that is at least twice its width. This subtype is also very common in this neighborhood. (Photographs 6, 43, 44, 74, 86, 91, 94, 103, 110, 111, 115, 120, 135 right, 140, 142, 143, 144, 147, and 150.)

The "Linear with Clusters" Ranch House, which also is long and rectangular, but features a front and/or rear projecting cluster of bedrooms at one end. The Linear-with-Clusters Ranch House is common throughout the district. (Photographs 4, 76, 79, 82, 89, 119, 133 right, 137, 139, 141 left.)

The "Courtyard" Ranch House, which incorporates a courtyard framed by projecting wings at either the front or rear of the house. The courtyard is typically centered and associated with an entrance; it also provides for zoning of interior spaces. Occasionally the courtyard is found on the side of the house. Usually the courtyard is a landscaped space; sometimes it contains a driveway (or "automobile court") and at least part of one wing may be a garage or carport. The Courtyard Ranch House is less common than the preceding three subtypes. (Good examples are at 529 Waterford Road and 705 Laverne Drive.)

The "Half Courtyard" or "L-Shaped" subtype, which also is characterized by a courtyard, but the courtyard is framed by only one projecting wing, thereby creating an "L"-shaped house. Half-Courtyard Ranch Houses are prevalent throughout the district. (Photographs 5, 7, 71, 75, and 105, and an unphotographed house at 161 Peek Road.)

The "Rambling" Ranch, which exhibits the long, low, Ranch form, but in a collage of projections and step-backs. At least three distinct front-wall planes, usually delineated by cascading hipped roofs, comprise the principal façade of this sprawling subtype. Rambling Ranch Houses are not as common in the Collier Heights district as they are in some other mid-century suburban neighborhoods in Georgia. (Photographs 9 and 71.)

The "Bungalow" Ranch, which is almost square in shape and is therefore much more tightly massed than the traditional, more sprawling Ranches. Its low form and non-Craftman-style design set it apart from the earlier but sometimes similarly massed Bungalow houses. True examples of the Bungalow Ranch are relatively rare. (Photographs 41 and 81.)

The "Alphabet" Ranch, which consists of houses with unusual geometric forms that often look like letters when seen from above. This subtype includes some of the most unique houses within the neighborhood, including a round house at 2851 Baker Ridge Drive (photographs 64 and 68) and a house at 896 Woodmere Drive that is composed of squared portions joined by a round portion.

The "Stacked" Ranch, something of a non-sequitur, which defies the very nature of the Ranch House by being two stories high. It can also be thought of as a vertically zoned Ranch House, with the open family areas (living, dining, kitchen) on the ground floor and the private individual

in the Collier Heights district.

A distinctive feature of many houses in Collier Heights, especially the larger ones, regardless of their architectural type, is a relatively large recreation room, usually on a lower level, sometimes partially underground. Recreation rooms provided opportunities for socializing with friends, neighbors, and associates in a secure environment during a time of racial segregation and discrimination and "Jim Crow" social conventions.

Mid-20th-century houses in Collier Heights exhibit various styles of architecture, expressive of architecture throughout Georgia and the United States at the time. These include more conservative styles, such as the Colonial Revival style which appears throughout Collier Heights with multiple variations of porticoes and traditional ornament including porch columns, window shutters, and multi-paned double-hung sash windows (photographs 23, 74, 95, 126, 127, and 136 center), as well as more progressive styles, such as the Modern (which incorporates elements of the International Style including boxy forms, flat roofs, ribbon windows, and lack of applied ornamentation), a relatively unusual style in Collier Heights (photographs 22, 83, 104, and 138). Another prevalent architectural style is the California Contemporary style, an abstracted or stylized version of the traditional California Ranch House, featuring bold gabled roofs with wide overhanging eaves and exposed beams, big picture windows or sliding-glass-door window-walls, prominent chimneys, and wide-open interior floor plans (photographs 7, 15, 21 right, 39 left, 46, 75, 79, 103, 105, 106, 107, and 115 right, for example). A sub-category of the California Contemporary style known as the Eichler style (named for the well-known California-based developer Joseph Eichler who first commissioned houses in this style) is characterized by extreme abstraction of form, structure, and details, broad cantilevered roofs, exposed roof beams, and broad window-walls and gable-end or clerestory windows; this distinctive style appears selectively on both Ranch and Split-Level houses in Collier Heights (photographs 33 right, 46, 117, 131, 134 right, and 146). A simplified version of the Contemporary style is found on many Collier Heights houses; it features bold forms, simple detailing, nontraditional windows, and a lack of traditional ornamentation (photographs 6, 15, 21 right, 27 right, 35, 41 left, 109, and 140 left).

The occasional house in Collier Heights features an exotic or idiosyncratic design. Several feature Japanese-styled rooflines (photographs 28 and 86). The source of the inspiration for their unique design is as yet undetermined. A few houses are clearly modeled after the "Usonian" designs of Frank Lloyd Wright (photograph 90, for example).

Also present in Collier Heights are relatively large numbers of Ranch-type and Split-Level-type houses with no architectural style. Partly out of necessity (to control costs and provide affordable housing) and partly out of aesthetic preference (for simple, straightforward design), these houses rely on their basic forms and construction materials to convey a distinctive appearance. In Collier Heights as elsewhere in the state, many of these houses are veneered in red brick which becomes the principal element in their appearance. Although these houses are characterized primarily by their house type or subtype, their "no-style" appearance is so distinctive and characteristic of Ranch Houses in Georgia that they are now often referred to as "red brick ranch houses." (Photographs 2, 5, 9, 16, 43, 49, 63, 69, 71, 89, 91, 94, 118, 119, 133, 135 right, 139 right, 140 right, 141, and 142,

for example.)

While in many southwestern states, experimental materials and forms were commonly used on Ranch and Split-Level houses, Georgia's more conservative architectural tradition reduced these displays to relatively rare examples. Some examples are present in Collier Heights, especially in the Woodlawn section along Waterford Road and Shorter Terrace (photographs 33, 75, 83, 87, 90, 104, 106, and 107. But overall, the houses in Collier Heights, like those elsewhere in Georgia, display generally less avant-garde designs in favor of what is now recognized as a characteristic "Georgia" design. For example, as mentioned above, brick traditionally dominated Ranch House construction as the veneer material of choice within the state of Georgia (likely because of its availability and economy in a region with extensive clay deposits and numerous brick manufacturers), and construction within Collier Heights is no exception to that rule. Brick is the most common building material in the district, appearing in numerous colors (red, yellow, buff, and white), patterns (even textured, rough textured, variegated, smooth), and types and sizes (including Roman brick and other oddly proportioned brick). Brick is very often paired with wood siding in various combinations including horizontal weatherboards, vertical boards and battens, and often the relatively new-at-the-time plywood paneling. Wood trim, including railing, fascia boards and boxed eaves, is common, as are cast-metal trim and ornament including window surrounds or faux shutters, porch posts with faux climbing-vine motifs, and porch and stairway railings; some of this decorative metalwork is quite ornate (photographs 1 right, 10, 14, 94, 103, 133-134, and 142, for example). Exposed "rafter" (purlin) ends are present on houses designed in the California Contemporary style (photographs 7, 33 right, 39 left, 70 center, 73 right, 106, 107, 115, 117, 134 right, and 139 left). Geometric, curved, abstracted, and vegetation-inspired designs are the most common cast-metal designs in Collier Heights, as was typical throughout Georgia and the United States at the time. Decorative concrete-block and tile screens of various types and detail is common; it most often conceals a carport or patio, but sometimes just extends the horizontality of the house (photographs 73, 104, 106, 107, and 115). Brick and stone are also occasionally used as pure embellishment, particularly around windows and doors, but also in planters and terrace walls extending out from the walls of the house. An unusual combination of highly finished brick embedded with larger rough-hewn stones is found on several houses in the district (photographs 138 and 141). Massive slab-like brick chimneys are common throughout the district and can be found on both large and small houses (photographs 41, 67 left, 106, 107, 119, and 140 left); similar stonemasonry chimneys are also present but in smaller numbers (photograph 15). Large three-part picture windows are found on many primary facades but vary greatly in design from house to house; most have a large central section, either single- or multi-paned, flanked by smaller double-hung or awning-type operable windows.

Both metal- and wood-framed windows are present on houses throughout the district, with no apparent correlation to the size of the house, its architectural design, or its date of construction. Windows throughout exist in multiple designs. Common examples include those composed of various numbers of rectangular lights stacked vertically, single-light fixed windows, one-over-one double-hung windows, and more traditional multi-light double-hung windows (most often found on more conservatively styled houses). Occasionally there are diamond-paned windows, generally associated with late historic-period houses. Front doors are typical mid-century smooth wood doors, often with various small glazed openings, and some with unique details, such as hardware type and

placement, although many have been replaced with more modern and more ornate doors that incorporate large leaded glass designs. Non-historic metal security doors of various designs, some of which are extremely ornate, are also common. Both gable and hipped roofs, or some combination thereof, are most common, while flat roofs and more contemporary rooflines, such as the asymmetrical gable, are also present but not as common. Some of these also incorporate cantilevering and massive boxed eaves.

As is the rule in virtually all post-World War II suburbs, very few houses are without either an attached garage or carport. These appear in various designs and materials but are almost always positioned on the side of the main house. Most are integrated into the overall design of the house; in the case of the Ranch Houses, this serves to further extend the characteristic long, low appearance of the house. Carports are constructed with solid brick side and/or rear walls, screened brick walls, "fenced" wooden walls, or simply with exposed posts. Many carports include a utility room or "shed" on the side or rear wall. Garages are generally enclosed with the same materials and designs as the main house. On steeply sloped lots, garages may be located underneath the main level of the house and to one side. Outbuildings are rare with the exception of the occasional pool house and guest house on some of the larger properties, particularly in the Woodlawn subdivision.

The vast majority of the houses in the district have designs that appear to have been derived from popular house plan books of the time. In Atlanta at mid-century there were two publishers of such plan books: Home Builder's Plan Service and W. D. Farmer. There are strong similarities between many houses in Collier Heights and plans featured in these two companies' plan books, although few have been documented as such. Other houses of higher style or unique appearance were designed by trained draftsmen or individuals who simply had a flair for house design (at the time, in Georgia, non-licensed architects and designers could legally design houses and other small buildings). Numerous houses are known to have been designed by Joseph W. Robinson, a professionally trained African-American designer who for many years could not obtain his architect's license because of racial impediments in the licensing process but who nevertheless designed hundreds of houses in Collier Heights and elsewhere in a career that began on a kitchen table in his wife's family home and then in a self-designed home-and-office in a west Atlanta ranch-house subdivision. Other houses were designed under contract by architects who prepared suites of standard home designs for developers or contractors; while some of these developers are known, few if any of their architects have been documented to date.

Detailed description of community landmark buildings (government buildings, community buildings, churches, schools, etc.) within the district

All the community landmark buildings in the Collier Heights Historic District are located on the periphery of the district. Several churches and a school are located along the southeast edge of the district, another school is located on the southwest edge of the district, and other church and school complexes are located on the western edge of the district. No other institutional or community buildings are located within the district, and no historic commercial buildings are in the district. This is partly by design, as Collier Heights residents have always wanted to maintain the residential integrity of their neighborhood.

Collier Heights Elementary School: The former Collier Heights Elementary School is located at 3050 Collier Drive on the southwest edge of the historic district (between Collier Road and the I-20/285 interchange). The historic school campus occupies approximately six acres and contains three historic buildings. Plans for the first school building were made by the Atlanta Board of Education in 1957 and the building was built in 1958 by Abco Builders based on architectural drawings done by the Atlanta firm of Bodin & Lamberson. The building is a long, narrow, rectangular, two-story structure designed in the International Style with expressed structural elements and (formerly) large multi-pane window walls on both floors (many of the windows have since been covered). In 1959, Willard Lamberson designed the second campus building, located behind the original building and connected to it by a covered passage. A third building on the campus was designed by Richard Aeck of Aeck & Associates and built in 1961; it is a round building with New Formalism styling. The building is no longer used as a school. (Photograph 30.)

Frederick Douglass High School: Frederick Douglass High School is located at 225 Hamilton E. Holmes Drive (formerly Hightower Road), south of Joseph E. Boone Drive (formerly Simpson Road), at the southeast corner of the historic district. Its campus includes three main buildings -- school, auditorium, and gymnasium -- and equipment facilities. It also has a track and field, baseball diamond, and tennis courts. Construction of the main school building, known in its planning stages as the Simpson-Hightower High School, started in 1967; the building opened on September 3, 1968, as the renamed Douglass High School. It was designed by the Atlanta architectural firm Aeck & Associates and built by the Thompson & Street Company. As originally designed, the school building was a large, monolithic, brick-and-concrete structure styled in the prevailing Brutalist manner. It was an inward-oriented "fortress" school with few exterior windows and large open interior spaces along with classrooms and offices. In 2004, the building was renovated; renovations included adding some windows to the exterior, replacing some of the original solid walls in the stair towers with window walls, and updating the main entry façade. The original form and massing of the 1968 building remain unchanged, and much of the exterior material is original. Also retained is the school's landscaped "front yard" and semi-circular driveway. In 2004, the non-historic gymnasium and auditorium were built adjacent to the north side of the main school building in a complementary contemporary style. (Photograph 102.)

Drexel High School (now Bazoline E. Usher Elementary School): Located on the western edge of the historic district at 631 Harwell Road, just north of St. Paul of the Cross Catholic Church, Usher Elementary School fronts Harwell Road and overlooks Interstate 285 to the west. Its present configuration numbers five interconnected concrete-and-brick buildings with International Style design elements and a paved play area at the rear of the property. Although on the western edge of the district, the complex of buildings nearly backs into the back yards of houses along Jones Road and Amhurst Drive. Commissioned by the Roman Catholic Archdiocese of Atlanta, the plans for the buildings were drawn by the architect Albert O. Ordway (who provided other designs for the Atlanta Archdiocese) and the first building was built by Van Winkle & Co. in 1962. The school was first known as Drexel High School, a parochial school operated by St. Paul of the Cross Catholic Church and Atlanta's only African-American Catholic high school. Drexel High School closed in 1967 due to a decline in student enrollment (most likely because of the opening of the public Douglass High

School in the neighborhood in 1968), and that same year the Atlanta Board of Education leased the school from the Archdiocese and began operating it as the Harwell Road Elementary School. In 1969, the Board of Education purchased the school complex. Harwell Road Elementary School closed after the 1991-1992 school year, only to be reopened as Bazoline E. Usher Middle School, named in honor of one of Atlanta's most respected African-American educators and school teachers. Today, this school again serves as a public elementary school. (Photograph 100.)

St. Paul of the Cross Catholic Church and Imhotep School: This church, rectory, parochial school, and convent building comprise a four-building campus located at 551 Harwell Road on the western edge of the historic district overlooking Interstate 285. The campus buildings all share basic International Style architectural design, and the church design shows the influence of the New Formalism aesthetic. The Roman Catholic Archdiocese of Atlanta purchased the property for this campus in 1954 from Mr. and Mrs. R. R. Cook and planned to complete construction of the St. Paul of the Cross Elementary School (present-day Imhotep School) by December of 1956; when the school opened in 1957, it was the only elementary school servicing the Collier Heights area (the Collier Heights public elementary school did not open until 1958). The education building continues to be used today as the Imhotep Center of Education, established in 1993. Also in 1957, the convent building was completed. Both the school and the convent were built by DeGive, Dunham & O'Neill, Inc. At the time the school and convent were completed, the city of Atlanta notified the church that Interstate 285 would run through some of its property to the west. Undaunted, the church began construction of St. Paul of the Cross Catholic Church and rectory in 1959; both buildings were designed by architect Brother Cajetan Bauman and built by DeGive, Dunham & O'Neill, Inc. The church opened for its first mass in September of 1960. An article from the *Atlanta Daily World* in October 1960 noted that the church had "stained glass windows from Paris, altar from Rome, Italy, wood carvings from Dublin, Ireland."

Radcliffe Presbyterian Church: This Contemporary-style masonry-and-steel A-frame church is located at 284 Hamilton E. Holmes Drive (formerly Hightower Road), on the west side of the street, almost directly across from the current Berean Seventh-Day Adventist Church (historically the Union Baptist Church). It is one of three historic churches at the intersection of Collier Road/Joseph E. Boone Drive (formerly Simpson Road) and Hamilton E. Holmes Drive (formerly Hightower Road). It was built in 1958 by Abco Builders following its design by registered architect Edward Miller, Georgia's first African-American architect to be a member of the American Institute of Architects. For several years after its construction, it served not only as a religious center but also as the only large public social gathering place available to the developing Collier Heights community. Recent additions to the rear have more than doubled the size of the church facility, and the front façade has been remodeled with a projecting vestibule and bell tower. The front stained glass window is still in place above the vestibule. (Photograph 101, left.)

Union Baptist Church (now Berean Seventh-Day Adventist Church): Located at 291 Hamilton E. Holmes Drive (formerly Hightower Road), at the southeast corner of its intersection with Collier Drive/Joseph E. Boone Drive (formerly Simpson Road), this brick church building continues the classical architectural tradition in its stylistic references to the Georgian-style 1726 St. Martin-in-the-Fields church of London with its columned and pedimented portico and its tall stepped steeple. It is

one of three historic churches at this intersection. Originally the home of the Union Baptist Church congregation that commissioned it, the church congregation swapped ownership with the Berean Seventh-Day Adventist Church congregation diagonally across the intersection in 1999. The church building was designed by architect Herbert Rawlins and built by the A. R. Winter Company; it was completed in 1962. (Photograph 101, right.)

Berean Seventh-Day Adventist Church (now First Missionary Baptist Church): Located at 312 Hamilton E. Holmes Drive (formerly Hightower Road), on the northwest corner of its intersection with Collier Drive and Joseph E. Boone Drive (formerly Simpson Road), this church is the third of three historic churches at this intersection. It was built in 1963 for the Berean Seventh-Day Adventist Church congregation which relocated from its historic Ashby Street (now Joseph E. Lowery Boulevard) location west of downtown Atlanta near the Atlanta University Center where it had held services since 1929. In relocating, the church was following the movement of its congregation to the more fashionable Collier Heights suburb. In 1999 the congregation swapped church buildings with the Baptist church congregation across the intersection. The church is a Contemporary-style A-frame church of buff-brick masonry with an elongated T-shaped plan, a deep front roof overhang, geometrically patterned stained-glass windows, and a tall slab-like tower. It was designed by architect Frank C. Houpt. (Photographs 101, left-center, and 17.)

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:

Landscaping in the Collier Heights Historic District is shaped by the natural terrain, the layouts of the various subdivisions, and prevailing ideas about residential landscape design. Overall, the landscape is informal, almost naturalistic in appearance, with deliberate design treatments in the immediate yards of houses and with large backyard expanses of natural landscape.

The smaller and older sections of the neighborhood feature landscapes with some traditional street trees, open lawns, modest foundation plantings, and occasional specimen plantings. Street curbs are granite; driveways are concrete. There are virtually no fences and no sidewalks.

The larger sections of the neighborhood, dating from the mid-1950s and later, have landscaping commonly associated with mid-20th-century suburban residential development. The overall effect is naturalistic, accentuated by the hilly terrain, curvilinear street layouts, and irregularly shaped lots. Open lawns blending together from one yard to the next are a dominant landscape feature throughout much of the area. Many lawns have a scattering of trees, both hardwood and pine, some planted, some dating from before the subdivision development. Some trees, particularly the pines, have irregularly shaped planting beds covered with pine straw at their bases. Many dogwood trees have been planted in front yards for aesthetic effect, particularly in the Simon Terrace area, thanks to the Atlanta Women's Chamber of Commerce's annual "Dogwood Lighted Trails" spring tours, which in 1969 prompted the planting of a large number of the trees. Foundation plantings around the fronts and sides of houses are extensive; some are closely clipped, others are in a more natural state. Front entry terraces and planters are common and are generally planted with a variety of shrubbery.

Ornamental or specimen plants are frequently found around mailboxes or in planting beds at the street ends of driveways; occasionally a planting bed is located in the middle of a front lawn. Some mailboxes are supported by elaborate brickmasonry "posts" made of the same bricks as the houses they are associated with. Other mailboxes are supported on ornamental metal posts similar to the faux-vine metal porch posts found on many houses. Concrete curbs line the streets and define the front edges of yards. There are no sidewalks. Driveways and many front walks are concrete as well; some are curbed, many others are not. A few driveways have low brick or concrete retaining walls along one side, an accommodation to the steeply sloping lots in some parts of the district. There are very few fences of any kind in the district, contributing to the overall naturalistic effect; some property lines are defined by low hedges, others by low brick or concrete retaining walls. Backyards are relatively large and many feature large hardwood and softwood trees, many dating from before the neighborhood was developed, creating a dense wooded effect. Overall, this type of landscaping was widespread throughout Atlanta's mid-century suburbs and was popularized through numerous promotionals and "how-to" articles in *Southern Living* magazine. A few yards around some of the larger houses in the district, such as some in the Woodlawn section along Waterford Road and Shorter Terrace, have extensively landscaped grounds expressive of what was loosely called the "California Style" of landscaping based on the work of the California landscape architect Thomas Church and publicized through feature articles in *Sunset* magazine (the magazine that also promoted the new Ranch Houses).

There is one large public park and a smaller conservation "reserve" of land in Collier Heights: Harwell Heights Park and Dale Creek Park. Harwell Heights Park is a 23.4-acre city park located at 3114 Collier Drive, northwest of the former Collier Heights Elementary School, and between Collier Drive and the Interstate highway interchange (photograph 29). About a third of the park land has been developed with a baseball field, tennis courts, a basketball court, and parking; the other two-thirds of the park is wooded. Dale Creek Park is a small, three-acre conservation reserve between Collier Ridge and Forrest Ridge drives with limited access only from Dale Creek Drive on the south.

Historic transportation routes—highways, streets, rail lines, street railways, etc.:

Because of the rural and undeveloped nature of the land upon which Collier Heights was developed in the mid-20th-century, there are few historic roads or other man-made transportation routes through the area. The only known historic road through the historic district that predates its mid-20th-century development is present-day Collier Drive (historically known as Collier Road) which traverses the southern reach of the district from east to west. The historic Peyton Road (later Hightower Road, and now Hamilton E. Holmes Drive) forms the eastern boundary of the district. On the north, the district is roughly bordered by the historic Mayson-Turner Ferry Road (later the Bankhead Highway, and now Donald Lee Hollowell Parkway); this road dates to at least the mid-19th century when it was used by the Confederate army to fall back from its Chattahoochee River line after having been flanked by Union General William T. Sherman, and earlier in the 20th century it was a major automobile route between Atlanta and points westward. Mid-20th-century interstate highways bound the district on the south and west.

Even today there are no major thoroughfares through the Collier Heights district, due in large

measure to the hilly terrain and the 54 interrelated but independent subdivisions which formed the neighborhood but which were laid out and developed without an overall master plan.

Unusual or anomalous features:

A small 19th-century family cemetery is contained within the otherwise 20th-century Collier Heights Historic District. The Alsobrook Family Cemetery is located on the east side of Jones Road between Hobart Drive and Stetson Place in the northwest quadrant of the district. This small cemetery is characterized by a haphazard-appearing and overgrown collection of grave markers and headstones within ten to thirty feet of the curb on the east side of Jones Road. Space for burial is relatively limited; it is bounded on the west by Jones Road, north and south by house lots, and on the east by steeply sloping terrain. This cemetery, probably associated with 19th-century rural homesteads or farmsteads in the area, has headstones dating from as early as 1868. It was recorded by Atlanta historian Franklin Garrett in 1931; at that time, Garrett counted nine graves with headstones and as many as seventeen unmarked graves. Currently, there are six headstones that appear to be relatively undisturbed, another headstone is broken, and at least two have been vandalized. One headstone that Garrett did not record is extant; it has the dates "1896-1902" and may have been emplaced after Garrett's 1931 reconnaissance. These headstones and markers show evidence that Alsobrook and Ham family members are interred here.

A 1958 article in the *Atlanta Daily World* marking the beginning of construction for the Collier Heights Elementary School on Collier Drive states that adjacent to the playground area there was believed to have been a Civil War-era "military installation." No obvious physical evidence has been found to confirm this claim. A professional archaeological investigation would be required to confirm or refute the idea that a Civil War-related site is located here.

A complex of four radio towers exists on a large lot at the southern edge of the neighborhood just west of the intersection of Loghaven Drive and Chalmers Drive and just north of Interstate 20. Radio towers at this location are noted in the 1955 City Directory as the WATL Broadcasting Tower at 2720 Loghaven Drive, but it is not known whether those towers still exist or have been replaced. WATL was established in 1935 after the purchase and re-signing of the low-powered 1931 WJTL educational radio station. In 1956 the station was purchased by local radio entrepreneur Zenus Sears and a group of investors who re-signed it as WAOK featuring Rhythm and Blues programming. Today, WAOK is a news and talk radio station. Since the radio towers have no historical relationship to the Collier Heights neighborhood beyond proximity, no further research into their history has been done as part of this National Register nomination, and they have been excluded from the district boundaries.

Non-contributing properties within the district:

The vast majority of properties in the Collier Heights Historic District – more than 95 percent -- contribute to the character of the district, and the vast majority of them are lots with historic houses. Several historic community landmark buildings including churches and schools along with two historic parks are also contributing properties. Most of the few non-contributing properties in Collier Heights

are lots with single-family houses built after the district's period of significance. Most of these few houses are consistent with the character and scale of the historic houses; the exceptions are a few very recent and much larger houses. Also non-contributing are the headquarters building of the South Atlanta Conference of Seventh Day Adventists building (294 Hamilton E. Holmes Drive) at the southwest corner of Hamilton E. Holmes Drive and Collier Drive and the 2004 auditorium and gymnasium at the Douglass High School at 225 Hamilton E. Holmes Drive.

A number of historically vacant lots are scattered throughout the historic district. Some of these lots were originally intended as house lots in subdivisions; others were deemed too difficult to build on and from the outset were left vacant. It is difficult to determine whether vacant lots were intentionally left vacant or passed up by builders because of difficult terrain or other reasons. As a result, these vacant lots have not been classified as either contributing or non-contributing to the historic district.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

(X) **nationally** (X) **statewide** (X) **locally**

Applicable National Register Criteria:

(X) **A** ( ) **B** (X) **C** ( ) **D**

Criteria Considerations (Exceptions): ( ) **N/A**

( ) **A** ( ) **B** ( ) **C** ( ) **D** ( ) **E** ( ) **F** (X) **G**

Areas of Significance (enter categories from instructions):

Architecture
Community Planning and Development
Ethnic Heritage—Black (African-American)
Social History

Period of Significance:

c.1915-1979

Significant Dates:

c.1915: Oldest extant house in the district (506 Hamilton E. Holmes Drive); represents the rural origins of the mid-20th century suburb.

1941: First subdivision of land for suburban residential development (along Ozburn and Oldknow roads) although only one house was built prior to World War II.

1946: First of several "Collier Heights" subdivisions (Baker Ridge Drive and Collier Ridge Drive), marketed initially to white homebuyers. Partially developed with American Small Houses and small Ranch Houses.

1955: First subdivisions developed by and for African Americans.

Significant Person(s):

Not applicable; however, see the section "Individuals Associated with the Development of Collier Heights" following the "Development History of Collier Heights" for a sampling of the people involved with Collier Heights.

Cultural Affiliation:

Not applicable.

Architect(s)/Builder(s):

A. R. Winter Company (builder, Union Baptist Church/Berean Seventh-Day Adventist Church).
Abco Builders (Collier Heights Elementary School and Radcliffe Presbyterian Church).
Aeck, Richard, of Aeck & Associates (architect, Douglass High School and Collier Heights Elementary School).
Bauman, Brother Cajetan (architect, St. Paul of the Cross Catholic Church and rectory).
Bodin & Lamberson (architect, Collier Heights Elementary School).
Cousins, Thomas (developer, Crescendo Valley).
DeGive, Dunham & O'Neill, Inc. (builder, St. Paul of the Cross Catholic Church and Imhotep School).
Houpt, Frank C. (architect, Berean Seventh-Day Adventist Church/First Missionary Baptist Church).
Lamberson, Willard (architect, Collier Heights Elementary School).
Ordway, Albert O. (architect, Drexel High School/Usher Elementary School).
Rawlins, Herbert (architect, Union Baptist Church/Berean Seventh-Day Adventist Church).
Robinson, Joseph W. (African-American architect, Herman Russell and William Shropshire houses).
Miller, Edward (African-American architect, Radcliffe Memorial Presbyterian Church).
Thompson & Street Company (builder, Douglass High School).
Van Winkle & Company (builder, Drexel High School/Usher Elementary School).
Whatley, Warren H. (African-American builder).
Williamson, Quentin V. (African-American developer and real estate broker).

Narrative Statement of Significance (areas of significance)

The following summary statement of significance is provided by the Historic Preservation Division, Georgia Department of Natural Resources.

Collier Heights is the foremost mid-20th-century African-American suburb in Atlanta and the premier example of a mid-20th-century suburb created for and by African Americans in the country. Its preeminence derives from its unique combination of sheer size, the number and range of its single-family houses, the quality of its planning, design, construction, and landscaping, its association with an emerging middle and upper-middle class of African-American homebuyers for whom it was built, and the prominent role played by African Americans in all aspects of its development during a time of strict housing segregation in the South and nationally.

In terms of community planning and development, social history, and ethnic heritage: black, the Collier Heights Historic District represents the way in which the newly emerging and economically empowered African-American middle and upper-middle classes at mid-century developed their own version of the suburban "American Dream" during a period of *de facto* if not *de jure* housing segregation in Atlanta, the South, and the nation. Their version included all the prevailing suburban amenities including single-family Ranch and Split-Level houses, large and informally landscaped lots, subdivisions with curvilinear streets and cul-de-sacs, nearby neighborhood services including schools, churches, and parks, and restrictions on through traffic and incompatible land uses. Nationally, Collier Heights is the premier example of such a mid-20th-century suburb, built to meet the rising expectations of an emerging and economically empowered middle and upper-middle class of African Americans eager and able to fully participate in and benefit from new lifestyle opportunities in suburbia. Locally, Collier Heights represents the culmination of half a century of westward and increasingly suburban African-American residential development stretching from the Atlanta University Center area near downtown Atlanta through Washington Park and Fairview Terrace to the very fringes of the city at the Chattahoochee River several miles to the west. This residential development was made possible by an apparently unique combination of factors in Atlanta including a desperate need for more and better African-American housing, an unusually large and growing middle and upper-middle class of potential homebuyers, local African-American financial resources for land development including land acquisition, subdivision development, construction, and home mortgages, growing experience in all aspects of land development, a long tradition of effective social and political leadership and a political climate of compromise and conciliation, and lots of available unimproved land. Collier Heights was promoted to local and regional audiences by the *Atlanta Daily World* (Atlanta's leading African-American newspaper) as *the* mid-century African-American suburban neighborhood in Atlanta, and it was featured in national publications including *Ebony* magazine, *Time* magazine, and *The New York Times*. During and shortly after its build-out, visitors to Atlanta as well as residents from other Atlanta neighborhoods--black and white--would often tour through Collier Heights to see for themselves this remarkable suburb. Recently Collier Heights has been identified as the country's preeminent mid-20th-century African-American suburb by a renowned historian, Andrew Wiese, in his critically acclaimed book, *Places of Their Own: African American Suburbanization in the Twentieth Century*, published in 2004 by the University Press of Chicago.

In the area of architecture, the Collier Heights Historic District is significant at the state and local levels for its large and exceptionally intact collection of mid-20th-century suburban houses including a wide variety of well designed and well preserved Ranch and Split-Level houses along with good representative examples of the earlier and less numerous American Small Houses. Houses in the district range from the small and simple to the large and relatively elaborate. All of them clearly embody the fundamental architectural characteristics of their type: the long, low, rambling form of the Ranch House, the asymmetrically stacked form of the Split-Level, and the compact massing of the American Small House. Each embodies the planning principles inherent to its type: the horizontally zoned floor plans of the Ranch Houses with open family living spaces and enclosed bedroom areas, the similarly zoned Split-Level Houses with the added separation of interior space by half floors, and the compact and economical floor plans of the American Small Houses. Many of the Ranch and Split-Level houses display prevailing architectural styles including Colonial Revival with its porch columns and window shutters, the California Contemporary with its abstracted forms and expressed structural elements such as roof rafters (purlins), the Eichleresque with its bold broad rooflines and expansive use of glass, and the Modern or International with its boxy geometric forms and flat roofs; other Ranch and Split-Level houses are more plainly designed with no formal architectural style and yet with a distinctive mid-century contemporary appearance (colloquially called the "red brick ranch house" in Georgia). The American Small Houses in the district, as elsewhere, eschew stylistic treatments in favor of economy. A design feature of many of the larger houses in the district specifically associated with African-American occupancy is the large recreation room, often in the basement, sometimes in a wing, providing opportunity for socializing with neighbors in a safe, secure, and private environment. Some of the houses were custom-designed by local African-American architects and designers, others were based on plans from plan book services like the local Home Builders Plan Service and W. D. Farmer, and many were built by local African-American builders. Most of the houses in the district are situated in historic or compatible landscaped settings featuring open lawns, large native trees and smaller specimen trees, planting beds covered with pine straw and often filled with azaleas, and foundation plantings.

> *The following statement of significance is taken from the "Historic District Information Form: Collier Heights," dated April 12, 2008, prepared by graduate students in the Georgia State University heritage preservation program on behalf of the Collier Heights Neighborhood Association, on file at the Historic Preservation Division, Georgia Department of Natural Resources (see Section 9, "Major Bibliographical References," for the full citation including participating students' names). Minor editing has been done by the Historic Preservation Division.*

Collier Heights is a mid-20th-century, suburban, African-American residential neighborhood on the west side of Atlanta. Its period of significance begins c.1915 with the oldest extant residential development and ends in 1979 when development was essentially complete. After its completion, Collier Heights remained a successful African-American neighborhood, but due to fair housing laws, more housing options for black families began to open up in other parts of the Atlanta metropolitan area at this time. Collier Heights is being nominated under Criterion A for its place in the broad patterns of Georgia and national history and Criterion C for architecture. Its physical resources and developmental history contribute to a larger understanding of Atlanta's social history and ethnic

heritage (specifically African-American). It also is an exceptionally intact post-World War II mid-century suburban development. The area's physical resources are comprised primarily of Ranch and Split-Level houses, American Small Houses, and a few earlier Bungalows, along with some community landmark buildings including churches and schools. More than 95 percent of the neighborhood's resources contribute to its period of significance.

The Collier Heights neighborhood is significant in the area of architecture primarily for its collection of intact mid-20th-century houses including examples of American Small Houses and a wide variety of Ranch and Split-Level houses that characterize this period. The area's large-scale development began during the 1940s postwar building boom with the construction of a number of American Small Houses along the district's eastern periphery. These small, economical, one-story houses feature compact designs with four or five major rooms (living room, kitchen, and generally two bedrooms along with a bathroom and closets). Invented in the mid-1930s to help solve the nation's housing crisis during the Great Depression, they also helped solve the nation's housing shortage during and immediately after World War II. Small as they were, they represented a significant improvement over existing housing conditions in many African-American neighborhoods in Atlanta at the time. They were superseded by the new Ranch House and later the Split-Level House, many intact examples of which exist in the Collier Heights district. These house types were perfectly suited to meet the growing needs of expanding families, which characterized the domestic atmosphere of the postwar "baby boom" era--for both blacks and whites. Oral interviews with original residents of the neighborhood reveal that part of the allure of this new suburb was the size of the homes, which were larger and more modern than what could be found in other African-American neighborhoods throughout Atlanta. This attracted more prosperous and upwardly mobile African Americans whose real estate options in the city were often stymied by the segregation that was firmly embedded in Atlanta's social culture. Collier Heights shows that the patterns of suburban development and out-migration were not exclusively associated with white homebuyers but rather involved families across the racial and social strata of society. More significantly, Collier Heights was one of the few areas in Atlanta that catered to this type of middle- and upper-middle-class development within the African-American community and is one of the only historically African-American neighborhoods in Atlanta that still retains the essential characteristics that propelled its development.

During the generally prosperous decades of the 1950s and 1960s, the houses in Collier Heights showed not only a maturation in their architectural language but also a commensurate expansion in size and enhancement in building materials and personal expression. This increased use of high-quality domestic building materials is seen throughout Georgia, as well as the United States, and was most commonly personified in the construction of red brick Ranch Houses, which are prevalent throughout Collier Heights. What is significant about Collier Heights is that its resources represent house types, styles, and building materials that characterize the full spectrum of mid-century suburban house design and construction.

The majority of homes found in the neighborhood feature a mixture of brick and wood veneers. The earliest houses have detached garages, which was a design holdover from the days before the American automobile boom. As the trend towards owning automobiles became a matter of principle and not privilege, there was a simultaneous move in Collier Heights towards a new design feature:

the attached garage or carport, an almost-universal feature of the quintessential examples of mid-century architecture that characterize the main body of the neighborhood. Houses throughout the historic district were also often personalized with signature design elements such as wrought-iron ornament and columns, and stone ornament. The area also features brightly colored wooden shutters, trim, additions and doors which recall the colors of the Caribbean in hues of pink, turquoise, yellow, green, and purple. These details underscore the developing ability of residents to design and personalize their homes, despite the fact that many of these homes were the products of mass production and plan books--two house design methods popularized during the mid-20th century that did not often incorporate much individual design.

Finally, extremely few changes have been made to the houses of Collier Heights; except for a few examples of infilled carports and replaced doors, notably few "modernizations" have occurred to detract from the historic integrity of this large neighborhood.

The Collier Heights Historic District also contains architecturally significant community landmark buildings. Located on the district's periphery, these buildings include several churches and schools. Like the houses in the district, they represent important architectural styles from the mid-20th century. The Collier Heights Elementary School and the historic Drexel High School (now the Bazoline E. Usher Elementary School), for example, are excellent representations of the mid-century Modern or International Style of architecture with its boxy massing, flat roofs, expressed structure, window walls, and straightforward use of construction materials with no ornamentation. The Douglass High School building, in spite of recent remodeling, remains expressive of what has been termed the "Brutalist" style of design, popular in the 1960s, with its solid bold forms and monolithic appearance. The Radcliffe Presbyterian Church with its simple "A-Frame" design represents a countervailing Contemporary style of architecture also popular in the 1960s. Both the St. Paul of the Cross Catholic Church and the First Missionary Baptist Church (formerly Berean Seventh-Day Adventist Church represent the influence of the "New Formalism" aesthetic in Modern design with their soaring gabled roofs and their arrays of stained-glass windows adding expression to the more restrained International Style from which they stem. The Berean Seventh-Day Adventist Church (formerly Union Baptist Church) demonstrates the continuing appeal of traditional or revival architectural design in its Neo-Georgian styling with pedimented portico and staged steeple.

Collier Heights is also significant in the area of community planning and development as it was among the earliest and largest neighborhoods in Atlanta to break with the traditional pre-World War II method of planning and adopt all the elements of the Federal Housing Administration's preferred pattern of subdivision development. Rather than continuing with the grid pattern of landscaped streets and uniform lot sizes (which is seen on the southern edge of the neighborhood but not throughout), the plan of Collier Heights adheres to the natural, rolling topography of the land. Much of the area is wooded, so the neighborhood features a mix of landscaped lots with mature trees interspersed with more heavily wooded lots, all of which are of varying shapes and sizes. These lots are set amongst a series of curvilinear streets and cul-de-sacs that were touted in early real estate advertising as a feature which cuts down traffic speed and makes a much safer community in which to bring up children.

This subdivision pattern traces its roots to the mid-19th century, although it did not begin to fully develop until the late 19th and early 20th centuries. It was a planning style that remained in use for predominately wealthy white neighborhoods, as seen in Atlanta's Druid Hills and Inman Park historic districts, and did not transition into the mainstream subdivision building until later in the 20th century. In fact, it was during the 1930s when this shift began to take place as the Federal Housing Administration adopted this picturesque pattern and many of its accompanying characteristics as the preferred plan for neighborhood building. While the grid pattern remained in use, there was a distinct shift in planning methods across the nation and, in Georgia, Collier Heights was one of the first African-American neighborhoods to avail itself of this new planning style and the first to do so on such a large scale.

This emphasis on creating a neighborhood that was built in harmony with the natural features of the land has contributed to the district's enduring character. Even as commercial development and multi-family housing from other parts of Atlanta have encroached upon the original expanse of the neighborhood, and despite the fact that the neighborhood has been fragmented by I-20 and I-285, its landscape and topography enables it to retain a pastoral sensibility that hearkens back to its roots as a rural area. The absence of sidewalks and fenced-in yards and the winding, tree-lined streets and wooded lots continue to contribute to this pastoral suburban feel of the neighborhood.

Furthermore, Collier Heights is significant in the area of African-American ethnic heritage and social history. Although a small portion of the neighborhood was originally inhabited by white residents, the vast majority of the neighborhood's growth and development occurred once the area transitioned from majority white to majority African-American ownership. During the 1950s and 1960s it attracted some of the best, brightest, and most influential people in Atlanta's African-American community – as homeowners and residents, and as developers and builders. Many of these people were or are long-term residents of Collier Heights. Moreover, these people relied heavily on the help and support of each other to break through racial boundaries and achieve goals that were not only important for them but significant for the African-American community as a whole.

Developers and residents of Collier Heights were able to overcome difficulties imposed by discriminatory and segregationist real estate practices in Atlanta in the 1950s and 1960s by turning their focus inward and drawing strength and inspiration from their shared sense of community and ethnic heritage, from the community's unusually large financial resources, and from nearly half a century of land development expertise and residential expansion on Atlanta's west side. Dr. William Shropshire, a long-time resident, noted in an interview that while he was waiting for his home in Woodlawn Heights to be built, developer Walter "Chief" Aiken temporarily rented him house. This type of partnership and support was vital because during segregation it was difficult even for successful African Americans to find acceptable places to live, work, meet, or socialize. Another resident, Herman Russell, related that "my house use[d] to be the recreation center. We had big parties there. There was segregation downtown. You couldn't use any of the hotels or go into any of the hotel ballrooms. And I had a recreation room and a swimming pool and a deck that would accommodate 150 people. We had as many as 200 people just for parties." He also recalled how civil rights leaders such as Martin Luther King, Jr. (whose father lived in the neighborhood), Ralph

David Abernathy, and Andrew Young would meet in his home to discuss challenges that faced them in fighting segregation and discrimination.

Houses and churches still stand as a testament to the community's long-term commitment to its present, past, and future. Church buildings still offer a venue for worship, education, community events, and meetings (Berean Seventh-Day Adventist Church, St. Paul of the Cross Roman Catholic Church, and Radcliffe Presbyterian Church). Other congregations (Union Baptist Church) moved to new facilities but left behind buildings now housing other houses of worship or educational centers. New civic and social organizations such as the Collier Heights Neighborhood Association and Woodlawn Heights Community Club have been developed in recent years to promote the neighborhood's heritage and enhance its viability with activities such as organizing neighborhood picnics and sponsoring this National Register nomination.

Finally, the Collier Heights neighborhood is significant in the area of social history, which is closely tied to its ethnic heritage but more directly influenced by the political dealings that were brokered during the 1950s and 1960s. Specifically, the development of the historic district shows how white and black political and land-use planning interests were brought together to work out plans for much-needed African-American residential development. The degree of cooperation and compromise required to reach consensus on this controversial issue was apparently unmatched in other major cities in the South and across the country. Also unprecedented was the degree to which African-American interests were led by experienced local politicians and real estate brokers, were backed by local African-American resources including financial institutions with money to lend for land acquisition and development and for home mortgages, and were driven by demands for new housing on the part of an unusually large African-American middle-class desperate for improved housing. These factors effectively counteracted the entrenched traditions of discrimination and segregation on the part of many white land-development representatives and essentially forced compromise and conciliation on housing issues. The best example of this is the West Side Mutual Development Committee (WSMDC), appointed by Mayor William B. Hartsfield in 1952 to help supervise the peaceful growth of Atlanta's west side, including Collier Heights, and the concerted actions of the Empire Real Estate Board which coordinated African-American land purchases and development.

Collier Heights was the largest middle- and upper-middle-class African-American suburb to be built in Atlanta during the period of housing segregation and quite likely the greatest in the country. Even more significantly, it was created, planned, and developed predominately as an African-American initiative. Collier Heights' development coincides with a time of strict segregation in housing and intense initiatives to counter discrimination through the Civil Rights Movement and the passing of the Civil Rights Act (1964) and the Fair Housing Act (1968). The chronological development of Collier Heights encompasses and reflects this important period in local, regional, and national history. The end of the district's period of significance coincides with the availability of more opportunities for African-American residential growth and development in less-confining social and physical environments that contrast with Collier Heights' historic position as the only residential option for upwardly mobile African Americans in Atlanta.

National Register Criteria

The Collier Heights Historic District meets National Register Criterion A for its direct associations with successful efforts to expand the amount and enhance the quality of housing for Atlanta's emerging African-American middle and upper-middle classes at a time of critical housing shortages and rising expectations for newly economically empowered black homebuyers and during a period of legal racial segregation and constraints in the housing market. Collier Heights was the climax to nearly 50 years of constant efforts on the part of Atlanta's African Americans to expand and enhance housing opportunities on the city's west side. So successful was Collier Heights that it quickly became Atlanta's largest and most prestigious African-American suburb. It was completed at the very end of the period of legal racial segregation of housing in Atlanta and the South.

Collier Heights is also significant for similar associations with larger efforts to improve the amount and quality of African-American housing nationally. What was called the "Negro housing problem" at the time was generally held to be one of the most critical social challenges of the mid-20th century. From a white perspective, it was critical to maintaining community stability in a segregated world. From a black perspective, it was critical for improving everyday living conditions and to showcase what African-American initiative, talent, experience, and resources could accomplish. Collier Heights was widely seen in its time as being a successful solution to the "Negro housing problem" and was held up as a model for other communities facing similar challenges.

The Collier Heights Historic District meets National Register Criterion C as a model mid-20th-century suburb featuring all the latest planning and landscape qualities such as multiple subdivisions with diverse housing, curving and winding streets with cul-de-sacs, varied building lots with informal landscaping, community facilities such as churches and schools and parks on the periphery, no through traffic, and restrictions on incompatible land uses. It also meets National Register Criterion C for its extensive and diverse collection of highly intact mid-20th-century houses. Houses in Collier Heights range from the small and simple to the large and elaborate. Included are many well-preserved examples of important house types such as the American Small House, the Ranch House, and the Split-Level House displaying characteristic architectural styles such as the Colonial Revival, the California Contemporary and the related Eichleresque, and the Modern or International Style. Also represented are many examples of "plain" houses with no apparent architectural style beyond their overall forms that also characterize house design of the period. Some of the houses in Collier Heights were custom-designed by noted local African-American architects and designers; others came from published plan books, newspaper features, and other media. Collier Heights' collection of mid-20th-century houses is among the best in Atlanta and the state.

Criteria Considerations (if applicable)

The Collier Heights Historic District meets National Register Criteria Consideration G (properties that have achieved significance in the past 50 years) because of its exceptional significance as a mid-20th-century suburb created for and by African Americans at the very end of the period of legal racial segregation of housing in the country. Collier Heights was the climax to nearly 50 years of constant

efforts on the part of Atlanta's African Americans to expand and enhance housing opportunities on the city's west side. So successful was Collier Heights that it quickly became Atlanta's largest and most prestigious African-American suburb. Collier Heights also was widely recognized as a successful solution to the "Negro housing problem" facing the country at the time and was held up as a model for other communities facing similar challenges. Collier Heights came to completion at the very end of the period of legal segregation in housing that caused it to be developed in the first place. National civil rights laws in the 1960s made suburbs like Collier Heights a matter of choice and social convention rather than law.

The Collier Heights Historic District also meets this Criteria Consideration because it represents a distinct entity which was planned and initially developed more than 50 years ago but which was completed less than 50 years ago after a period of continuous and consistent development activity. When Collier Heights was started in the early 1950s, the planning principles established at that time guided the development of the suburb to its completion in the early 1970s. By 1959, nearly two-thirds of the suburb's subdivisions had been laid out and more than half of the houses in the suburb had been built. The remaining subdivisions were laid out during the next six years and the remaining houses were built over the following 15 years. The only noticeable change due to chronology is a general gradual increase in the average size of the houses and their lots. Development in the suburb came to a clear conclusion in the early 1970s when virtually all the buildable lots had been built out.

Levels of Significance

Local Significance: Collier Heights was the premier mid-20th-century African-American suburb in Atlanta. Overall, the suburb included more than 3,000 acres of land and 4,000 houses in all four quadrants of the Interstate 20/285 interchange. The Collier Heights Historic District is by far the largest (1,000 acres; 1,700 houses) and most intact portion of this suburb. It also contains the widest array of houses, from the smallest and simplest to the largest and most elaborate, and from the oldest to the most recent. It is unique among the four quadrants of the suburb in that it spans the entire period of the suburb's development from its beginnings in the early 1950s through its completion in the 1970s. There was nothing else like it in Atlanta--it is truly unique. Built out at the very end of the period when African Americans were legally and socially constrained as to where they could live, it represents the climax of half a century of concentrated effort on the part of Atlanta's African Americans to expand housing opportunities on the west side of the city.

Collier Heights resulted from a combination of factors unique to Atlanta: a desperate need for more housing for African Americans; an unusually large and growing middle and upper-middle class of potential African-American homebuyers (because of the combination of institutions of higher education and business enterprises in the city); the availability of local African-American financial resources for land development including land acquisition, subdivision development, construction, and home mortgages; fifty years of land-development experience on the west side of the city; a long tradition of effective social and political leadership and a political climate of compromise and conciliation; and plenty of nearby unimproved land which could be developed for African-American occupancy without extensive displacement of white property owners. Collier Heights was truly an "Atlanta" phenomenon.

State Significance: There is simply nothing quite like Collier Heights anywhere else in the state of Georgia. In the 20th century, Atlanta was the state's largest city with the largest African-American population. Atlanta also possessed a unique set of factors, described above, that made it possible to imagine, plan, and develop a suburb on the scale and in the character of Collier Heights. While virtually every community in Georgia has some mid-20th-century African-American residential development, none has anything that can compare with the extent, quality, and diversity of Collier Heights. Collier Heights is not only the premier mid-20th-century African-American suburb in Atlanta but also the premier mid-20th-century African-American suburb in Georgia.

National Significance: At the time of its development, Collier Heights received national attention in numerous newspaper stories, news magazine features, and wire service articles. All of them drew attention to the social importance of Collier Heights--an African-American suburban achievement at a time of discrimination and segregation in housing, representing a newly emerging middle and upper-middle class of African Americans in the South--and as a premier example of a modern mid-20th-century suburb with all the features and attractions for mid-century family life. More recently, the national significance of Collier Heights has been documented by academic historians and presented in scholarly publications.

A good example of press coverage at the time when Collier Heights was being developed is the earliest known national news story about Collier Heights: a United Press International (UPI) wire service story entitled "Atlanta Has Answer to Negro Housing ..." which appeared locally in the *Atlanta Daily World* on July 17, 1958. This story was written right at the time when development in Collier Heights was reaching a peak; in 1958 alone, eight new subdivisions were begun in the portion of Collier Heights included in this historic district, the most for any single year in Collier Heights' history. The story was written by Al Kuettner. Kuettner, an Atlanta native, had worked as a wire service reporter for the United Press since 1942 and had served as bureau manager in Memphis, Tennessee, and Birmingham, Alabama. In 1952 he had been appointed director and national correspondent for civil rights activities, a post he held until 1978. His 1958 article about Collier Heights focused on the fact that Collier Heights was a solution not just for Atlanta's African-American housing but also for what was described as "one of the *nation's* thorniest racial problems ... Negro housing."

Kuettner's story opened with these lines: "A Negro can stand at a certain spot in Atlanta and as far as his eye can see there is space for him to live. That's perhaps the most significant victory yet for the Negro in this Deep South metropolis." He went on to note that "there are several modern all-Negro housing developments in Atlanta, a city where one out of three residents is colored." He pointed out that "by far the most impressive lies in a long corridor bounded on one side by a railroad and on the other by a trunk highway [which] begins near the heart of the city and sweeps west for many miles to the Chattahoochee River." And then he focused attention on Collier Heights: "At least 1,000 ... acres lie in the rolling and beautifully wooded suburban countryside ... [where] homes for Negroes, many in the $20,000 ... class, already are showing up on the winding, tree-lined streets."

Kuettner ascribed the success of Collier Heights to several factors, some unique to Atlanta, others of a more generic nature. A great deal of credit was given to a spirit of cooperation, conciliation, and consensus-building between whites and blacks. But credit was also given to effective political posturing and shrewd bargaining on the part of Atlanta's black real estate industry and, unique to Atlanta, African-American financing for land development and mortgages (not beholden to white financial interests) and sophisticated middle- and upper-middle-class African-American homebuyers who wanted and could afford the latest in suburban houses. And, of course, Kuettner noted the ready availability of unimproved land in proximity to earlier African-American residential development.

Another national news article featuring Collier Heights was published in the September 21, 1959 issue of *Time* magazine. Entitled "A Lift in Living," the article drew attention generally to the new phenomenon of middle-class African-American suburbs: "Its lawns are well trimmed, its homes are split level or ranch, its streets neat and winding." In a list of trailblazing African-American suburbs was Atlanta's Collier Heights (referred to as "Crestwood Forest," an early and short-lived moniker for the neighborhood). In recognition of the African Americans who were populating these new suburbs, the article explained that "these developments are all peopled by the newly prospering Negro middle class, who all seem to have one thing in common: a fever for good living.... They settle where the air is clean and the schools good, join the P.T.A., buy power lawnmowers, curse the crab grass, endure the rigors of commuting, barbecue their steaks, buy second cars and second TV sets, grumble about taxes." But then the article went on to point out that more and more white developers were building more and more houses for the black suburban market – indeed, almost all of the suburbs cited in the article were built by white developers – overlooking the critical fact that Collier Heights in Atlanta was one of the relatively few suburbs built by as well as for African Americans.

A most telling article about Collier Heights – and how it was being presented to a national audience – appeared in the August 9, 1959 Sunday edition of *The New York Times.* It was written by the wife-and-husband team of Wilma Dykeman and James Stokely, well-known authors and journalists who just two years earlier had received the prestigious Sidney Hillman Foundation Award for their 1957 book, *Neither Black Nor White,* written in the aftermath of the 1954 U. S. Supreme Court school desegregation ruling, which attempted to get beyond regional and racial stereotypes to address fundamental human rights and civil liberties as well as environmental justice. Their 1959 newspaper article, entitled "New Southerner: The Middle-Class Negro," described the new "Negro middle class" in the South: "a middle class ... with picture-window homes, shiny new cars, hardworking P.T.A.'s, and all the other gadgets and accomplishments of similar groups anywhere in the United States." Through text and a photograph, the article featured Collier Heights as a "sign of the rise of a new Negro middle class in Atlanta"; the photograph, not coincidentally, shows a modern ranch house with double carport in an expansive landscaped yard, "a modern home in the Collier Heights area." The authors went on to put Collier Heights in a national context:

> *To glimpse the middle-class Negro South, a visitor might go to Durham, N. C., once called "the capital of the black bourgeoisie" because of its numerous large and successful Negro enterprises, or to New Orleans, with its "fanciest minority subdivision" in perhaps the whole nation .... But the true center of the Negro's Southern middle class is Atlanta ... where the colored man has assumed a new place.*

And at the end of a long list of African-American accomplishments in Atlanta, including the businesses along Auburn Avenue, two daily newspapers, institutions of higher learning, financial institutions including banks and life insurance companies with money to lend, political positions of some influence, and desegregated city golf courses, the authors pointed to "the handsome Negro homes on Atlanta's newly developed suburban West Side"--Collier Heights.

Recognized as important in its own time, the national significance of Collier Heights has been confirmed by recent historical scholarship. Andrew Wiese, the leading historian of African-American suburbs in the United States, has characterized Collier Heights as "the premier black residential district in the country" (Wiese, p. 184). His assertion is justified in his book, *Places of Their Own: African American Suburbanization in the Twentieth Century* (Chicago: University of Chicago Press, 2004), the single most comprehensive study of the history of African-American suburbanization in America. Wiese earned his Ph.D. from Columbia University and is currently a history professor at San Diego State University. His book is widely acclaimed and is cited in virtually every subsequent study of African-American suburbanization in the country. In 2005 it won the John G. Cawelti Book Award from the American Culture Association and the award for Best Book in North American Urban History from the Urban History Association.

Wiese prefaces his study by noting that African-American suburbanization began early in the 20th century with the "Great Migration" of formerly rural African Americans to cities in the South, the North, and the Midwest. He then documents two key trends that emerged between 1940 and 1960 that are critical to appreciating the significance of Collier Heights (Wiese, chapter 7). First, in the North, Midwest, and West, African Americans became suburbanites in large measure by occupying older and formerly white suburbs (a process that Wiese calls "transitioning"), whereas in the South the majority of African Americans built or bought into new suburbs created expressly for them. For the period in question–from 1940 to 1960–only 25 percent of new African-American suburbanites in the North found housing in newly built suburbs whereas in the South more than 50 percent did, and during the decade of the 1950s that percentage rose to 57 percent as compared to 17 percent in the North. Whether by choice or custom (most likely the latter), the majority of new Southern African-American suburbanites lived in new suburbs. And second, in terms of total numbers of African-American suburbanites at mid-century, again the South is favored, with 32 percent of all new African-American suburbanites (as defined by the U. S. Census) living in the South, with the remainder divided fairly evenly among the North (23 percent), the Midwest (20 percent), and the West (24 percent). Taken together, these two convergent trends show that during the mid-20th century, more African-American suburbanites lived in the South than in any other region of the country and many of them found their new suburban housing in newly created suburbs rather than in transitioned older suburbs.

On top of this quantitative analysis, Wiese provides a qualitative assessment of mid-20th-century Southern African-American suburbs. These trends, he states, "facilitated the construction of the finest African-American residential neighborhoods in the United States" and "opened greater opportunities for black southerners to buy houses in new subdivisions and suburban-style neighborhoods than in any other region of the country" (Wiese, p. 166). Elsewhere Wiese states that

"neighborhoods like these allowed southern African Americans to benefit more from the process of urban decentralization than blacks in any other part of the United States" (Wiese, p. 193). The conclusion drawn from Wiese's analyses is that new African-American suburban development at mid-century can be said to be a Southern phenomenon.

Wiese also examines the patterns of mid-century African-American suburbanization in numerous cities across the country, including Atlanta. He concludes that during the mid-century period Atlanta had the highest percentage of newly constructed African-American suburban housing compared to "transitioned" housing of any major city in the United States with the exception of Dallas, Texas, with which it was tied. In Atlanta, 76 percent of all newly occupied African-American suburban housing was newly constructed specifically for African Americans and only 24 percent had been previously occupied by whites–18,396 new housing units, to be exact, out of a total of 24,139 newly occupied. Given the fact that these numbers include several thousand new public housing units, the 1,700 houses in the Collier Heights Historic District in and of themselves can be seen to represent a significant proportion of the total number of new single-family African-American suburban houses in the city.

Wiese also overlays a qualitative assessment on these city-focused numbers as well, and again his assessment favors Atlanta. "No other city boasted black achievements in housing as great as Atlanta," he states, and he goes on to say that "the city became a model for 'Negro housing' efforts across the South" and that "through travel, correspondence, and leadership of trade organizations, as well as through cooperation with federal officials, black Atlantians influenced home building throughout the region" (Wiese, pp. 167-168). The reason for Atlanta's supremacy is identified, first and foremost, as "a black middle class of unprecedented size" which constituted a "ready and discerning market for new housing." Other factors included a strong tradition of social and cultural leadership in the African-American community, primarily because of the Atlanta University Center schools, a prosperous African-American business community with several financial institutions having locally available monies for land development and home mortgages (or, as Wiese puts it, "real estate and financial institutions [which] allowed [black Atlantans] to take initiative without waiting for whites to act"), experienced real estate brokers, developers, and builders, and land readily available for development. "These features," Wiese states, "were not accidental. Rather, they reflected the specific intentions of the city's black middle class to share fully in the suburbanization process." (Wiese, pp. 174, 183, 185, and 188.)

Looking even more closely at Atlanta's new African-American suburbs, Wiese focuses on the "well-groomed suburban landscape on the outskirts of the old city" and observes that "on the west side in particular, separate planning for 'Negro expansion' produced a residential district that mirrored middle-class white suburban areas across the region." He also notes that "subdivisions such as these offered houses and amenities to satisfy the variety of incomes within Atlanta's black middle class" and "provided space for thousands of African American families to secure the amenities of postwar 'suburbia.'" He then points out that "at the upper end of Atlanta's housing scale were 'luxury' home developments on the far west side such as Collier Heights Estates." In concluding his evaluation of Atlanta's mid-century African-American suburbs, Wiese characterizes Collier Heights as "the premier black residential district in the country" (Wiese, pp. 184, 191-192).

Period of Significance (justification)

The Collier Heights Historic District period of significance begins c.1915 and ends in 1979.

The period of significance spans the six decades during which the Collier Heights Historic District developed from its historic agricultural origins to an exclusive African-American suburb. The oldest extant house in the district (506 Hamilton E. Holmes Drive), built c.1915, represents the rural origins of the mid-20th-century suburb. During the late 1940s and early 1950s, limited suburban development for white homebuyers was initiated. Starting in 1954, these small subdivisions were bought out by black real estate agents and homebuyers, and starting in 1955, large-scale suburban development for African-American homebuyers began under the auspices of African-American real estate developers. By the mid-1960s, all the major subdivisions comprising the historic district had been laid out, and by the late 1970s houses had been constructed on almost all the available building lots. Only a few vacant lots remained after 1979, and only some of those have been built on since then, in a sporadic manner, with houses that are different in their style, massing, and placement on their lots.

The Collier Heights suburb was developed over the three decades from the mid-1940s to the late 1970s through continuous and consistent development activity. When Collier Heights was started in the mid-1940s, the planning principles and patterns of incremental development established at that time shaped the development of the suburb to its completion in the late 1970s. The one significant change was the assumption of development by African Americans in the mid-1950s at a very early stage in the suburb's physical development. By 1959, nearly two-thirds of the suburb's subdivisions had been laid out and almost half of the houses in the suburb had been built. These subdivisions were loosely interconnected by proximity and streets, and they covered approximately two-thirds of the land in the area encompassed by the historic district. The remaining subdivisions were laid out during the next seven years and the remaining houses were built over the next 20 years. The only noticeable physical change due to the passage of time was a gradual increase in the average size of the houses and their lots. Historical development in the suburb came to a clear end in the late 1970s when virtually all of the buildable lots had been built out. The last major subdivision to be completed was Crestwood Forest (Larchmont Drive and Circle), in the southwest portion of the historic district, containing many of the suburb's largest lots and biggest houses; it was platted in two phases in 1965 and 1966 and built out by 1974 with the exception of a few vacant lots not built upon until the early 21st century. All the historic houses in Crestwood Forest built by 1974 are similar in size, form, style, materials, and siting. The Handy Park Unit Two subdivision, along Handy Drive south of Oldknow Road at the center of the historic district, began developing in 1961 but was not completed until 1978 with several houses along the south side of Handy Drive and around the western cul-de-sac. Houses built here in the late 1970s are similar in size, form, style, and materials to those built in the mid- to late 1960s. In the Waterford Road area in the west-central part of the historic district, large, custom-designed Ranch and Split-Level houses were built from the late 1950s into the late 1970s; the last historic Ranch House to be built in this area was constructed in 1979 at 634 Waterford Road on a steep hilltop overlooking the intersection of Waterford Road and Oldknow Drive.

Fewer than 50 houses have been built in the historic district since 1979. Thirteen of these were built during the 1980s and 1990s; the remainder have been built since the turn of the century. All are either much larger than the historic Collier Heights houses or they are two stories tall, contrasting with the historic one-story Ranch Houses and one-and-a-half-story Split-Level houses.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources are buildings, structures, landscaping, and planning features built or created during the Collier Heights Historic District's period of significance and which retain their essential physical integrity. The vast majority of these are relatively unaltered single-family houses (1,737) on individual landscaped lots built within the district's period of significance. Other contributing resources are historic community landmark buildings including three individual churches (Radcliffe Presbyterian Church, Union Baptist Church/Berean Seventh-Day Adventist Church, and Berean Seventh-Day Adventist Church/First Missionary Baptist Church), one church and school complex (St. Paul of the Cross Catholic Church and Imhotep School) consisting of the school, convent, church, and rectory, and three historic public schools (the former Collier Heights Elementary School, three contributing buildings; Douglass High School, one contributing school building and two noncontributing gymnasium and auditorium buildings; and the former Drexel High School, now Bazoline Usher Elementary School, five contributing buildings). A historic public park along Collier Drive at the southwest edge of the district and a small public "reserve" of undeveloped land between Forrest Ridge and Collier Ridge drives are contributing sites. Counted as a single contributing structure is the overall pattern of subdivision development, created in a consistent but incremental manner, with its irregularly shaped subdivision tracts, curvilinear streets and cul-de-sacs, and varying sizes and shapes of lots. Counted as a single contributing site is the historic residential landscaping throughout the district consisting of informally landscaped front yards and the retention of existing or natural landscape in many backyards which create a characteristic mid-20th-century suburban environment.

Noncontributing resources, of which there are exceptionally few (70), consist almost exclusively of extensively altered historic houses and houses constructed after the district's period of significance (67). Also noncontributing are two recently constructed buildings on the historic Douglass High School campus, a gymnasium and an auditorium, and a non-contributing church office building at 294 Hamilton E. Holmes Drive. Alterations to houses that have rendered them noncontributing are generally large additions and extensions to the sides and rear of houses that obscure the original form of the house or overwhelm its historic character. Occasionally a second floor or half-floor has been added. In a few instances, small Ranch Houses have been almost doubled in size by rear additions and then covered by a large new roof. Carport and garage enclosures, where they occur, tend to be fairly low-keyed in their designs and materials and do not overwhelm or seriously detract from the identity and historic character of the main house or the overall appearance of the street on which they are located; because of this, no detailed accounting of carport and garage enclosures has been done for this district. Replacement siding is found on a number of the earlier houses in the district, especially some of the American Small Houses, but is not considered to cause a loss of historic architectural integrity as long as the overall form, window and door openings, and

architectural trim (if any was present) are still evident. Replacement windows where they occur are generally not considered a significant enough change to cause a lose of integrity unless the window openings have been significantly enlarged or reduced in size. The removal of front porches or stoops or the construction of new front porches has occurred on some of the houses in the district, again particularly the American Small Houses, but again this generally has not resulted in a loss of integrity except in cases where the new construction is of a large scale that it obscures or overwhelms the original character of the house. The cumulative effect of multiple additions and alterations, any of which by themselves might not be severe, has resulted in the loss of integrity of a few houses in the district, but again these numbers are extremely low and represent a very small proportion of the total number of houses. Houses built after 1980 tend to be larger with more vertical proportions and in some cases "crowd" their traditional subdivision lots or occupy two formerly vacant lots. There have been few if any "tear-downs" in the district. A very large house under construction at the western end of Larchmont Circle has a striking contemporary design that is nevertheless not compatible with the historic houses in the district but reflects the district's tradition of contemporary residential design. Historically vacant lots scattered throughout the suburb have not been classified as either contributing or noncontributing.

A noncontributing site is the small Alsobrook Family Cemetery on Jones Road. This 19th-century family cemetery is judged noncontributing within the context of this historic district nomination for the mid-20th-century Collier Heights suburb because there is no historical or developmental relationship between the cemetery and the historic district except for geographical proximity. However, the cemetery might well meet the National Register criteria on its own for its grave markers and associations with the 19th-century settlement in the area. However, considerable additional historical research and field investigation, including possibly archeological testing for unmarked graves, will be required to determine the extent, physical integrity, and significance of the cemetery.

Developmental History/Historic Context: The Development of Collier Heights

> *The following developmental history of Collier Heights is taken from the "Historic District Information Form: Collier Heights," dated April 29, 2008, prepared by graduate students in the Georgia State University heritage preservation program, on file at the Historic Preservation Division, Georgia Department of Natural Resources (see Section 9, "Major Bibliographical References," for the full citation including participating students' names). Minor editing has been done by the Historic Preservation Division.*

The Development of Collier Heights

The area presently known as Collier Heights lies in Fulton County and, like much of the land in Georgia, was first inhabited by Native Americans. No prehistoric archaeological sites have been documented in the Collier Heights area. In 1821, the Creek Indians ceded land east of the Chattahoochee River to Georgia. The former Creek lands were surveyed and sectioned into 202.5-acre Land Lots within five large counties: Henry, Monroe, Houston, Fayette, and Dooly. Land Lots within these counties were distributed to citizens through Georgia's fourth land lottery. DeKalb County was formed from part of the original Henry County in 1822. Fulton County was in turn

created from a portion of DeKalb County on December 20, 1853. The Collier Heights district encompasses, south to north, roughly the west half of Land Lots 206 and 207 and the southwest corner of 208, or that portion on the east side of Hamilton E. Holmes Drive, all of Land Lots 209, 210, and 211, which is the central portion of the district, and a majority of Land Lots 238, 239, and 240, portions of which are east of Interstate 285 and all of which were originally part of Henry County as it was surveyed in 1821.

The 1911 Hudgins Map of Fulton County indicates that many of these land lots had been subdivided since their original division in the early 1820s. Several place, street, and family names that appear on the 1911 map were prominent in the history and development of the Collier Heights historic district, with a small number remaining to echo the land's past. Peyton Road (later known as Hightower Road and now as Hamilton E. Holmes Drive) ran north-to-south between Mayson-Turner's Ferry Road (later the Bankhead Highway, now Donald Lee Hollowell Parkway) and Garrett's Bridge Road, which lies in the vicinity of the current Interstate 20. The latter two roads ran east-to-west and both were historic routes for crossing the Chattahoochee River to the west. What is now Baker Road had its western terminus at Peyton Road (now Hamilton E. Holmes Drive) and was called Oliver Baker Road in 1911. The map also shows a small town or community called Center Hill located in Land Lot 208, east and northeast of the present Donald Lee Hollowell Parkway and Hamilton E. Holmes Drive intersection.

The 1911 Hudgins Map of Fulton County also indicates that the north half of Land Lot 209, just south of Donald Lee Hollowell Parkway in the north-center of the district, was owned by the heirs of Seaborn K. Ozburn, whose estate was settled in 1897; this land lies in the vicinity of the present intersection of Seaborn and Ozburn roads. The Alsobrook family and Mattie Ham controlled virtually all of Land Lot 240 in the northwest corner of the district according to the 1911 Hudgins Map; this land surrounds the Alsobrook family cemetery on Jones Road where Alsobrook and Ham family members are interred. Prominent landowners in the central portion of the district included Richard R. Nash and George O. and Lewis D. Williams. Nash owned all of Land Lot 211, the southwest corner of Land Lot 206, and a significant portion of Land Lot 239. George and Lewis Williams owned significant portions of Land Lots 210, 211, and 239; Lewis Williams' heirs subdivided and sold residential lots in Land Lot 211 beginning in 1941.

The area continued to develop into the early 20th century with scattered residential development in the form of small Bungalow-type houses. A 1938 aerial photograph of the Collier Heights vicinity shows that substantial agricultural improvements including buildings and plowed fields were also present in Land Lots 206, 207, and 208, which lie along both sides of Hamilton E. Holmes Drive. Similar improvements are also shown in Land Lots 211 and 240 in the north-central and northwest parts of the district. The majority of the central portion of the district appears to have been unimproved and wooded, perhaps because of the rugged terrain, but the Simpson Road that appears on the 1911 Hudgins Map appears to have been extended westward through the district by 1938; the extension roughly corresponds with what is now Collier Road. The 1938 view also shows evidence of the earliest planned residential subdivision to be located west of Hamilton E. Holmes Drive: a few streets, including the former Beth Avenue (later Wilson Road and now Oldknow Drive), can be seen

in this area, which was laid out by L.J. Hood in 1929, but there are no signs of houses having been built.

American Small Houses were built in the proposed district between 1930 and 1956 and help to define the growth and development of the area during its later period of significance. American Small House development is concentrated in a small portion of the easternmost third of the historic district. This house type was built throughout the U. S. during the 1930s, 1940s, and early 1950s, and was a product of the need for affordable housing during the Great Depression and during and immediately after World War II. The unprecedented Federal response to this need was first manifested in the passage of the National Housing Act of 1934. This law established standards for low-cost, large-scale housing development and incentives designed to encourage the private sector to build such development, and it created the Federal Housing Administration (FHA) as a way to provide jobs for out-of-work construction workers during the Depression and also to allow families who could not normally afford the terms of a mortgage the opportunity to own their own home. After World War II, Congress passed the Servicemembers' Readjustment Act, better known as the G. I. Bill of Rights, enacted on June 22, 1944, which provided through the Veterans Administration enhanced incentives for education, job training, and homeownership.

To meet the desperate need for affordable new single-family housing, house construction became almost scientific in its use of standardized house designs, floor plans, materials, and engineering. The American Small House was one answer to the demand for quality homes that were both inexpensive to build and inexpensive to own. In Collier Heights, these houses are found in the oldest sections of the district along Albert Street, Forrest Ridge Drive, the easternmost portion of Oldknow Drive (around its intersection with Albert Street), the southernmost portion of Ozburn Road (around its intersection with Oldknow Drive), and the easternmost portion of Baker Ridge Drive, Godfrey Drive, and Loghaven Drive. These houses were initially built for white residents. At that time, both Federal Housing Administration and Veterans Administration mortgages included underwriting standards that supported racial segregation of new housing, and at least one racially restrictive covenant (another technique for segregating housing) was found in research of the Collier Heights neighborhood. These practices contributed to and exacerbated the plight of African Americans seeking housing during an increasingly severe shortage of residential development in Atlanta and throughout the nation following World War II. These practices were to be eliminated by a Supreme Court ruling in 1948.

In 1944, when suburban growth in Atlanta and across the United States was being driven by the above-mentioned federal programs, the Interregional Highway Committee, which had been appointed by President Franklin D. Roosevelt three years earlier, proposed a 32,000-mile network of highways to improve transportation between the country's largest cities while simultaneously serving large manufacturing and agricultural areas. Highway patterns around major cities followed the scheme of a hub centered on a downtown area with spokes fanning out from the center and a beltway circling the city on the outskirts. Around Atlanta, a preliminary proposal featured the city as a hub for highways in the Southeast region with expressways radiating outward toward Birmingham and Montgomery, Alabama, to the west; Macon, Georgia, to the south; Chattanooga, Tennessee, to the

northwest; and Spartanburg, South Carolina, to the northeast. A spoke radiating eastward toward Augusta, Georgia, would be added later to the regional plan.

Also in 1944, the City of Atlanta and Fulton County, with funds from the Georgia State Highway Department and the Federal Public Roads Administration, commissioned the H. W. Lochner Company to study the city's traffic patterns and make detailed recommendations for the layout of major streets and expressways that would serve Atlanta's traffic needs far into the future. The *Highway and Transportation Plan for Atlanta, Georgia,* which became known colloquially as the Lochner Report, was completed in 1946. The plan called for a western expressway route just north of Simpson Street and extending from about Spring Street, where it would join what was called the Downtown Connector, to Hightower Road where it would connect with a future interstate highway to Birmingham. After the Lochner Report became public, city officials became actively engaged in laying out Atlanta's highway system. Although highways and roads were planned to expedite traffic flow into and around the city and support commercial activity and neighborhood development, race quickly became a factor in road placement decisions. For example, in the 1950s, the route of the west expressway (now Interstate 20) was changed from the one recommended by Lochner along Simpson Street to one which separated established white communities further south from recently developed African-American communities to the north. The interstate highway followed closely the paths of Greensferry Road, West View Drive, and Gordon Road, which had traditionally formed a "color line" between white and black residential areas on Atlanta's west side.

In the 1940s, seventy-five percent of the population growth in the DeKalb-Fulton county region was outside the relatively small 37-square-mile area that comprised the city of Atlanta. Most of this suburban growth, however, was a white phenomenon, with African Americans continuing to concentrate at higher densities in the older neighborhoods around the central business district, as regulated by the city's racially restrictive zoning ordinances starting in 1913. Even Auburn Avenue's large single-family residences were subdivided into apartments to accommodate the growing African-American population that had nowhere else to locate because of segregation. During this period, the quantity of existing and transition housing was simply inadequate to meet the black population's growing housing needs, and movement into adjacent white neighborhoods or to vacant, undeveloped lands on the urban periphery was effectively blocked by a combination of restrictive deeds and covenants; zoning restrictions, discriminatory lending practices, and strategically placed and strengthened racial barriers, and acts of violence and terrorism. Generally, housing conditions for African Americans in Atlanta at the time were poor at best and wretched in many places.

The planning and construction of the expressway routes not only encouraged suburban development for white Atlantans but also destroyed much black housing throughout the city. The severe housing shortages and home-loan discrimination suffered by African Americans generated a number of initiatives in Atlanta, both private and municipal, in attempts to solve the problem. By the end of the 1940s, before city government itself pushed to create a place for African-American suburban development, Atlanta's African-American community formed organizations and alliances that would eventually address both the politics and economics of segregated housing. A cadre of professionals would become advocates for housing policy while working to develop the economic base for home building, financing, and neighborhood development. This would set the stage for Atlanta's unique

approach to planning for segregated middle-class suburban communities, particularly in Collier Heights.

In 1946, the Atlanta Urban League (AUL) called together representatives from business, government, and social agencies in the black community to discuss the housing problem for the city's African-American population. That same year it established the Temporary Coordinating Committee on Housing. The AUL, founded in 1920, was created to encourage, assist, and engage in activities which led to the improvement of opportunities for disadvantaged persons and families in Metropolitan Atlanta. The AUL's goal was to empower the African-American community to enter the economic and social mainstream. With these goals in mind, the AUL was constantly working to help the African-American community improve. In 1948, the year after the AUL's Temporary Coordinating Committee on Housing had been created, the Atlanta Housing Council was formed out of this group and issued a report that identified six areas for peaceful black development that would help alleviate the horrendous housing conditions for the city's African-American citizens (at that time, the Collier Heights area was not included in the six areas which were located closer to the city's center). The council did not challenge entrenched segregationist policies; instead, it pursued what was called a policy of improved housing opportunities for blacks within the system of segregation. Although the local government was not officially involved in the council discussions, Atlanta Mayor William B. Hartsfield privately endorsed both the general concept of black residential expansion areas and the specific sites suggested by the council.

Meanwhile, Walter "Chief" Aiken, an African-American businessman, began his call for federal housing and finance policy changes to embrace new housing for African Americans. His work extended beyond Georgia through a network of African-American real estate and finance professionals. Aiken was one of several founding members of the Empire Real Estate Board, an organization representing Atlanta's African-American real estate brokers and finance agents (the Board had been formed in 1939 in response to discrimination against African-American brokers and realtors in home listing and sales). This organization also had close ties to other Atlanta and national organizations involved in the civil rights aspects of real estate. This network included a Negro Chamber of Commerce, the local affiliates of the National Business League, the National Association for the Advancement of Colored People (NAACP), the National Urban League, and the unique "Hungry Club," a bi-racial group supporting improved human relations in Atlanta.

Members of Empire Real Estate Board also actively identified properties that could be purchased by realtors and investors for eventual sale to African-American families--sometimes with grave consequences, in other cases paving the way for future African-American residential development. John Calhoun, an Empire Board member and real-estate broker, brought attention to housing segregation when in 1953 he was stripped of his real estate license for arranging to purchase residences for African-American families from white homeowners in the Mozley Park area of west Atlanta. Another Empire Board member and eventual Collier Heights resident, Quentin V. Williamson, began purchasing unimproved tracts of land beyond the city limits and its racially restrictive zoning--in and around what is now Collier Heights.

Atlanta was also the home of several African-American financial institutions, all recognized under Federal law and regulation that would serve as catalysts for changes in African-American housing conditions. Citizens Trust Bank, Atlanta Mutual Savings and Loan, and the Atlanta Life Insurance Company grew from Atlanta's early mutual aid corporations, forming a cadre of local leaders in finance and a cache of funds available for community reinvestment and residential development. Citizens Trust Bank, under the leadership of Lorimer Milton, provided the financial support for land purchases by members of the Empire Real Estate Board. Others associated with Milton and Citizens Trust Bank continued their efforts to provide the means necessary for families to make home purchases. Walter "Chief" Aiken purchased land and built the Waluhaje Apartments, a very large, modern apartment building on West Lake Avenue halfway between downtown Atlanta and the Collier Heights area, giving young African-American middle-class families another option for housing and a chance to prove their worthiness for home loans. Arthur T. Walden, an African-American attorney experienced in civil and criminal matters related to segregation, also became an official of Empire Real Estate Board, lending his expertise especially in situations where violence was threatened to stop home sales or prevent families from moving into newly purchased homes.

Political changes in Atlanta would also dramatically affect housing options for African Americans in the city. At the end of the 1940s, organized black voter drives in Atlanta dramatically increased the number of African Americans registered to vote. By 1946, African Americans constituted 27 percent of Atlanta's total electorate. Mayor William Hartsfield quickly recognized that black middle-class voters could support his reform-style politics, particularly his "Plan of Improvement" following his 1949 re-election which would increase the size of the city from 37 to 188 square miles and realign functions of city and county government to increase efficiency. Hartsfield courted African-American support by arguing that the annexation of the northern white suburbs would bring a "reasonable" element into city politics that could counter-balance more extremist anti-black sentiment in the city. The annexation plan also would open up areas of vacant land that could possibly be used for expansion of African-American housing. Due in large part to extensive behind-the-scenes negotiating, a hallmark of the Hartsfield administration, the Atlanta Negro Voters League supported the plan, which included the annexation of large areas to the west of the city. Other groups also supported the expansion of Atlanta and increased African-American housing options. A Metropolitan Planning Commission report from 1950 stated that there "are few local planning objectives more important than that of opening up new areas for Negro housing in such a way that tensions between the races may be eliminated so far as they arise out of land use." The Metropolitan Planning Commission (precursor to today's Atlanta Regional Commission) recognized the importance of setting aside undeveloped areas to accommodate predicted increases in African-American population. In 1952 the city annexed vast tracts of developed and undeveloped land including the land to the west on which most of Collier Heights would later be built.

Following annexation, in 1952, the Metropolitan Planning Commission's *Up Ahead, A Regional Land Use Plan for Metropolitan Atlanta* predicted that rapid suburbanization would continue to characterize the city in the coming decades and that nearly all of the population growth in the commission's 300-square mile planning area would be in the suburbs and fringe areas over the next 30 years. The report further stated:

> In the development of a logical future residential pattern, expansion areas must be opened up for the colored population. Of the approximately 320,000 people to be added to the population by 1980, about 90,000 will be colored. New housing will be needed for other thousands who might be displaced from crowded downtown areas by expressway construction and redevelopment . . . A practical answer is to open up and develop Negro expansion areas outside the central city. These areas should be assembled as a matter of public policy and should be developed by private enterprise as far as possible. This would provide new housing for the many Negroes who can afford it and would create vacancies in existing downtown housing for those seeking second-hand units.

Also in 1952, as a way of implementing the Metropolitan Planning Commission's recommendations, Mayor William Hartsfield issued an executive order that created the West Side Mutual Development Committee (WSMDC), a bi-racial negotiating body that would work to promote "the orderly and harmonious development of the West Side of our City" (as reported in the Metropolitan Planning Commission's "Policy Proposal of the West Side Mutual Development Committee Regarding the Operation of the Real Estate Market with Respect to Race of Occupancy") which included the area of Collier Heights. And, as mentioned above, Quentin V. Williamson, an African-American real estate broker, was purchasing a 200-acre tract of land in the Collier Heights area, west of the creek that runs along the current Waterford Road, for future African-American residential development, adjacent to the small pre-existing (white) Collier Heights subdivisions encompassing Baker Ridge Drive, Collier Drive, Collier Ridge Drive, Dale Creek Drive, and Forest Ridge Drive.

By 1954, plans for the proposed African-American residential development in the area were being made public. On January 15, 1954, the Collier Heights Civic Club, representing white property owners in this area, reported that it was working "hard and diligently to find out just what the situation is concerning colored development in this general area." The Civic Club reassured white owners in Collier Heights that the proposed African-American development would be separated from the existing white residential area by a creek and a strip of undeveloped land and that through traffic in the existing neighborhood would be controlled. But shortly thereafter, the West Side Mutual Development Committee queried the white property owners on the prospect of a buyout by a newly formed African-American land-banking entity, the National Development Company. Within just a few weeks, the great majority of white property owners agreed to participate in an orderly buyout of their homes, and these formerly white-owned properties were quickly amended into future plans for African-American residential development in the area.

The 1954 buyout of white families in the area marked the beginning of the African-American development of Collier Heights. The small, pre-existing, formerly white subdivisions were simply grafted onto the more numerous and much larger subdivisions being planned and developed by African-American real estate agents for African-American homebuyers starting in 1955. Between 1955 and 1957 inclusive, eight major subdivisions were laid out and developed in the "new" Collier Heights. Following a hiatus in 1957 (likely the result of the national recession), subdivision activity and house construction resumed in 1958, with 15 new subdivisions developed in 1958 and 1959. During the first half of the 1960s, another 17 new

subdivisions were developed. The final two subdivisions in the Collier Heights Historic District were developed starting in 1966. With the cessation of house construction in the late 1970s, development in the Collier Heights district was for all intents and purposes complete. (One small early subdivision, the "R. L. Strickland" subdivision along Peek Road on the northeast edge of the historic district, which developed starting in 1948 with small houses, has since been rebuilt with new houses and apartments and is not included in the historic district.)

The houses that were built in the Collier Heights district were similar to those being built elsewhere in Atlanta and the country at the time: Ranch Houses and Split-Levels were the predominant house types, constructed in various sizes throughout the neighborhood, and in various styles including Colonial Revival, Contemporary, and Modern. Some of the houses were uniquely designed by aspiring architects, but many others were modeled after plans found in magazines or plan books at the time. It is believed and very likely that the designs of W. D. Farmer, a prominent white architect and house plan maker in Atlanta during the second half of the 20th century, were executed in multiple locations in Collier Heights. W. D. Farmer's *Homes for Pleasant Living, 2nd Edition*, was published in 1962, giving residents the opportunity to create their own home. Another home plan publisher, *Home Builders Plan Service,* not only printed plan books but also ran articles featuring its houses in local newspapers. In addition, the works of several African-American draftsmen and non-licensed home designers also appear in Collier Heights. A sample survey of building permits for Collier Heights revealed no licensed architects involved in designing any of the homes in Collier Heights, although a complete survey of building permits might identify some, and while professional involvement may not have been recorded by the city, oral histories give a different perspective. For example, Joseph W. Robinson, who had a degree in architecture but was not able to become licensed in Georgia until 1970, has stated that he designed "many" houses in Collier Heights (his son, also an architect, later purchased one of the houses that his father designed, complete with the original signed plans), and Mrs. Sarah Jackson-Jones, Collier Heights resident since 1958, indicated that Amer Lee Waters designed her home. Waters, a Collier Heights resident, was not a licensed architect, but he had what was described as "a flair for house drawing" and at some point he also worked for Joseph Robinson.

The homes and neighborhoods within the community of Collier Heights appeared in publications throughout the late 1950s and 1960s. The houses of Collier Heights were well promoted, with ads appearing in the *Atlanta Daily World* throughout 1958. African-American families were able to see the homes available to them in west Atlanta in a time when they were being limited to where and how they could live. An editorial in *Atlanta Daily World* from 1958 also promoted the area west of Atlanta as the prime location for middle-class African-American settlement. The article identifies Collier Heights as an area that had plenty of land for development, was being populated by African-American residents, and was being serviced by several African-American financial institutions for home mortgages.

An advertisement for the Woodlawn Heights subdivision in the *Atlanta Daily World,* August 3, 1958, promoted it thusly:

> To be the finest subdivision ever developed, along Skipper and Jones roads, combination brick and frame bungalows, plotted on 18 and ½ acres of rolling terraced

wooded lots. 80 to160 feet fronts, 130 to 342 feet depths. Featuring modern and conventional designs, six designs were available.

One featured design was called the Sea Cliff, for $19,000, a shed-gabled design or Eichler style home. Another design seen throughout Collier Heights was the Woodland Master Deluxe Split-Level, available for $21,000. These homes all had the cutting-edge appliances and features for homes of this period, something unheard of and unavailable to blacks in Atlanta just a few years earlier. The houses were also remarkably spacious and luxurious; for example, the Deluxe Split-Level boasted "nine huge rooms, living room, dining room, kitchen, three bedrooms, den, utility room, play room, and carport ... two full baths and stub-out for third bath in first floor level, G. E. surface unit and oven in bronze, storage, forced air furnace, sliding glass doors, loading from dining room to outside yard or patio." These plan-book-style designs, along with the work of talented draftsmen and the influences of residents themselves, gave Collier Heights its distinctive architectural character.

Other major construction projects that occurred in the Collier Heights district throughout the late 1950s and 1960s included community landmark buildings. St. Paul of the Cross Catholic Church opened in 1960; its elementary school predated the church by three years and was the only elementary school servicing the Collier Heights area at the time. Three churches (Radcliffe Presbyterian, Union Baptist, and Berean Seventh-Day Adventist) were built near the intersection of Collier Road/Simpson Road (now Joseph E. Boone Drive) and Hightower Road (now Hamilton E. Holmes Drive) between 1958 and 1963. Educational facilities were also being constructed between 1958 and 1968. The public Collier Heights Elementary School opened in the fall of 1958, and Drexel High School, part of the St. Paul of the Cross Catholic Church complex, opened in 1962 as the first and only black Catholic high school in Atlanta. Drexel High School remained open for five years, but then closed its doors in the spring of 1967 as a result of school desegregation and a decrease in student population, and then reopened in the fall as the public Harwell Road Elementary School. In 1968, the public Frederick Douglass High School opened on the eastern edge of the district.

After initial planning in the late 1940s, Interstate highway construction had stalled until the passage of the Federal Aid Highway Act of 1956 which created the Federal Highway Trust Fund and dramatically increased the federal funding available to states to complete the nation's system of interconnected superhighways. In Atlanta, the portion of the west expressway (Interstate 20) that forms the southern boundary of the Collier Heights historic district was completed in 1966. Construction of Interstate 285 began in 1957 and was completed in 1969; the portion of I-285 that forms the western boundary of the historic district was one of the last segments of Atlanta's circumferential highway to be completed. Because the routes of both interstate highways had been known far in advance, their construction resulted in relatively little demolition of housing in the Collier Heights area, but some surface streets required realignment or bridging.

In spite of all the progress being made in Collier Heights, between 1953 and 1962 events on both the local and national levels evidenced the continuing challenges being faced by African Americans with regard to segregation and equal rights. In 1953, five African-American families moved to a formerly all-white neighborhood off Bankhead Highway (now Donald Lee Hollowell Parkway) near Collier Heights but had to be provided with public-safety protection in order to do so. A year later, two

important events in desegregation occurred: The first, locally, was the successful 1954 lawsuit to desegregate Atlanta's public golf courses; one of the plaintiffs in the case was Charles T. Bell, an African-American real estate agent involved in Collier Heights real estate development and sales. The second, nationally, was the 1954 *Brown vs. the Board of Education* United States Supreme Court decision which ordered desegregation of public schools with "all deliberate speed." Both cases signaled the slow movement towards full civil rights and equality under the law for African Americans. In 1956, an event just outside the Collier Heights neighborhood showed that there were still overt racial tensions in Atlanta with regard to housing: the houses of two newly arrived African-American families at 2540 and 2431 Baker Road, just outside the Collier Heights neighborhood, were fire-bombed. Six years later, in 1962, these racial tensions dramatically manifested themselves again when Peyton Road between Collier Heights on the north and a white neighborhood south of Gordon Road (now Martin Luther King Jr. Drive) was barricaded by the city of Atlanta in response to white residents' protests over encroaching African-American residency. The barricading received national press coverage and photographs of the barricades were shown on national prime-time news broadcasts. The city of Atlanta and particularly Atlanta's newly elected mayor, Ivan Allen, who had ordered the installation of the barricades, were sharply criticized for these actions; but when asked to comment on the incident, Allen responded by saying "never make a mistake they can take a picture of." In the face of national criticism, the barricades came down less than two months after they went up, but the effects of the event lingered. In the following years, Allen would make several decisions favorable to desegregation. Former Mayor William Hartsfield, consistently maintaining his more reconciliatory approach to civil rights, would go on to advise the federal government on civil rights and housing issues under the administration of President Lyndon B. Johnson during the period when major national civil rights acts were signed into law and first implemented across the country.

In 1961, a report entitled *Collier Heights: A Neighborhood Plan* was published by the City of Atlanta Department of Planning to promote Collier Heights as an ideal residential neighborhood, primarily for middle-class African-American families. Black families who wanted larger houses and more land, the dream of most Americans, began to move in large numbers from older established African-American neighborhoods including West End, Summerhill, and Auburn Avenue. An example is Herman Russell, a successful African-American contractor, who in 1962 moved to Collier Heights from Summerhill, the neighborhood he had lived in all his life; he said wanted a bigger home and "Collier Heights was an upcoming area where lawyers, doctors and business people were moving." Collier Heights had clearly become the residential neighborhood of preference for Atlanta's African-American elite.

African-American families in Collier Heights worked hard to maintain the objectives set out by the 1961 Collier Heights plan. In 1964, residents of Collier Heights and some surrounding neighborhoods stopped the development of a projected $4 million shopping plaza at the intersection of Collier Drive (formerly Simpson Road) and Hamilton E. Holmes Drive (formerly Hightower Road) in the vicinity of the three existing churches and the future Douglass High School site. An apartment development planned for the same area as the shopping plaza was likewise halted in 1966. Residents of west Atlanta were aware of what certain types of development would do to their exclusive neighborhood and they worked diligently to prevent large-scale developments that they did not approve of. Collier Heights homeowners would go on to support civic and social activities,

including campaigns to elect residents to public offices at the local and state level. Families would also campaign against some forms of development that would affect the standard of living in Collier Heights. These community-based efforts opposed changes in the nearby Fulton County Airport at Charlie Brown Field and the rezoning of land for a large car dealership. The community would also continue to support a network of civic organizations representing neighborhood subdivisions. These local civic clubs formed the focus for social and sometimes political action to protect the area's residents or call attention to threats to the social structure and physical environment of the community. The civic associations also worked to protect and improve landscapes and local park areas. (Further documentation of the Collier Heights neighborhood associations and their activities to promote the welfare of their community might add yet another area of historical significance to the Collier Heights Historic District.)

The success of Collier Heights as an African-American middle-class enclave can also be linked to Atlanta's African-American business practices. Perhaps the best evidence is found in the financing of Collier Heights homes and associated small businesses. Oral interviews have clearly tied the city's African-American financial sector directly to developments in Collier Heights. These links include but were not limited to the financing of homes and support of the building industry by local African-American financial institutions such as the Citizens Trust Bank and the former Mutual Savings and Loan Corporation. Citizens and Mutual officers were widely known for their business acumen in Atlanta and in other parts of the nation. Both businesses were able to participate in real estate financing and, under arrangements with other banks, in the Federal Housing Administration's and Veteran's Administration's home-mortagage programs. The president of Citizens Trust Bank, Lorimer D. Milton, purchased his lot and built his home in Collier Heights in 1960, living there with his spouse for the remainder of their lifetimes. Officers of this bank's governing board also were residents of Collier Heights; these officers included Herman J. Russell and Rev. Martin Luther King, Sr.

By the end of the 1960s, development in the Collier Heights Historic District had begun to wane, primarily because many of the buildable lots had been built on. New subdivision development ceased after 1966, again because most of the developable land had been platted. However, house construction on the few remaining vacant lots continued through the late 1970s. The Collier Heights branch of the Atlanta-Fulton County Public Library opened in 1971 outside the proposed district. The Fair Housing Act of 1968 allowed African Americans to live in neighborhoods now open to all races throughout the metropolitan Atlanta area. As a result, Collier Heights was no longer "the" suburban neighborhood for Atlanta's African Americans. But the neighborhood retained its historic stature: as documented in a 1976 City Planning Bureau study, the neighborhood was 97 percent black, with housing values averaging in the mid-$20,000 range, and with personal incomes averaging $11,000, with 61 percent of the residents holding white-collar jobs and another 17 percent holding skilled blue-collar jobs.

At the end of the 20th century, many original homeowners were still living in the community, but many homes had transitioned to new and younger couples and families. Today, the challenge is to maintain the historic stature and character of the Collier Heights community in the face of changing demographics and recent housing-market downturns. Recent developments along those lines

include home resales to younger homeowners, a newly renovated park which focuses on maintaining health through a LifeTrail system (the first in the state of Georgia), several homes undergoing restoration by new residents preferring affordable mid-century-modern homes, and a strong social network of homeowners who have chosen to "age-in-place" in their accessible one-level ranch homes. The Collier Heights Neighborhood Association remains active and is the sponsor of this National Register nomination. A few new houses ranging from compact two-story homes to expansive residences have been built on some of the few remaining vacant lots, and one small subdivision of small houses dating from 1948 (the "R. L. Strickland" subdivision) along Peek Road in the northeast part of the neighborhood has been rebuilt with new one- and two-story houses and apartment buildings (it has been excluded from the historic district).

Individuals Associated with the Development of Collier Heights

> *The individuals identified below are a sample of the many people associated with the development of Collier Heights from the early 1950s into the 1970s. This information is taken from the "Historic District Information Form: Collier Heights," dated April 29, 2008, prepared by graduate students in the Georgia State University heritage preservation program, on file at the Historic Preservation Division, Georgia Department of Natural Resources, and has been edited and augmented by the Historic Preservation Division.*

Rev. Ralph David Abernathy (1926-1990), a Collier Heights resident, is known as one of Dr. Martin Luther King, Jr.'s closest associates. He helped organize the Montgomery, Alabama, bus boycott, the Charleston, South Carolina, hospital workers' boycott, and the Atlanta sanitation workers strike. With Dr. King and Bayard Rustin, he formed the Southern Christian Leadership Conference (SCLC), focusing on organizing Southern African-American ministers and community activists. Rev. Abernathy succeeded Dr. King as SCLC president. He also served as head and organizer of the People's Campaign March on Washington, D.C. (1968). Rev. Abernathy received a degree in mathematics from Alabama State University in 1950 and a master's degree in sociology from Atlanta University in 1951. He served as a minister for First Baptist Church (Montgomery, Alabama) and Atlanta's West Hunter Street Baptist Church. Rev. Abernathy was arrested for his actions in the Albany, Georgia campaign. Working closely with Dr. King, Reverend Abernathy was involved in the 1968 effort to bring equity to Memphis, Tennessee sanitation workers. This was Dr. Abernathy's final collaboration with Dr. King. Dr. Abernathy continued to work on SCLC activities until his resignation in 1977.

Howard Baugh, Sr. (1924-2007), a Collier Heights resident, was one of the first African-American police officers hired by the Atlanta Police Department. He was promoted over time to become the first African-American assistant chief of the department. He is also known for protecting Rev. Martin Luther King, Jr., during his visits to Atlanta and during the March on Washington.

William L. Calloway (1908-1999) was born in Atlanta and attended Tuskegee Institute in Alabama, graduating with a Bachelor of Science degree in 1933. That same year he returned to Atlanta to teach at the Booker T. Washington High School and later the David T. Howard High School. While teaching school, he also worked with his lifelong friend, Theodore ("T. M.") Alexander, owner-

operator of the Alexander Life Insurance Company, and in 1942 they formed a business partnership, the Alexander-Calloway Realty Company, which would become one of the major local African-American real estate companies, active in all African-American residential areas including Collier Heights. Calloway and Alexander later formed the Consolidated Mortgage and Investment Company to handle small business and home loans at a time when there were relatively few opportunities for African Americans to borrow money. Calloway, like Alexander, also served a term as president of the African-American Empire Real Estate Board; he also was the first African-American member of Atlanta's Commerce Club and, in 1975, the first African American to be elected as an officer (vice-president) of Central Atlanta Progress. With Mills Lane, he helped establish the Atlanta Action Forum in 1971. In 1972 Calloway and Alexander divided their company, with each of them specializing in one aspect of the company's business; Calloway formed the Calloway Realty Company to continue the earlier company's real estate activities.

George Coleman (1922-2008), a Collier Heights resident, was a reporter and editor for the *Atlanta Daily World,* Atlanta's principal African-American newspaper. Coleman received a degree in journalism from Lincoln University in Missouri. He worked for the *Atlanta Daily World,* first as a reporter, then city editor, and finally managing editor during the time when Collier Heights was being developed. His stories focused on local and national events related to desegregation and civil rights. His interviews include policemen, politicians, sports figures, and Civil Rights leaders. Coleman complemented his newspaper responsibilities by writing poetry to accompany stories. He was also an avocational historian on Atlanta's African-American history. Coleman was the first African-American member of Georgia's association of professional journalists.

Geneva Moton Haugabrooks (1904-1977), a Collier Heights resident, was the founder of Haugabrooks Funeral Home in 1929, an African-American mortuary located along Auburn Avenue near downtown Atlanta in what is now the Martin Luther King, Jr., National Historic Site and Preservation District. She attended Spelman Seminary (now Spelman College), one of the Atlanta University Center educational institutions, and married Thomas Haugabrooks shortly thereafter. Mrs. Haugabrooks worked as a cook for Georgia Governor John M. Slaton for some eight years, taught school at St. Marks School in Fayette County for three years, and managed the A. B. Cummings Funeral Home for eight years. Mrs. Haugabrooks organized Haugabrooks Funeral Home in 1929. Known as "Mama" Haugabrooks, she was active in community activities. She provided resources to support the Atlanta chapter of the NAACP and several Civil Rights protests and she was a member of the Women's Auxiliary of the NAACP. Among her later achievements was the establishment of the Haugabrooks Academy, a now-defunct school for young women, adjacent to the Collier Heights Historic District at 567 Hamilton E. Holmes Drive.

Donald B. Hollowell (1917-2004), a Collier Heights resident, is best known as a civil rights attorney. Born and raised in Wichita, Kansas, he experienced blatant racism while serving in the U. S. Army during World War II. After the war, he attended Lane College in Tennessee and then earned a law degree from Loyola University Chicago School of Law in 1951. Shortly thereafter he moved to Atlanta and established his law practice specializing in civil rights. He served as chief counsel or counsel for several landmark civil rights cases including *Ward v. Regents* (segregation at the University of Georgia School of Law), *Hunt v. Arnold* (segregation at Georgia College of Business,

now Georgia State University), and *Holmes vs. Danner* (representing Hamilton E. Holmes and Charlyne Hunter Gault seeking admission into the University of Georgia). He also was responsible for securing the release from jail of Martin Luther King, Jr., following protests of segregated restaurants in Atlanta. Hollowell was arrested along with Dr. Martin Luther King, Jr., and other civil rights workers during the Albany, Georgia, interstate bus desegregation campaign. Hollowell and Albany attorney C. B. King continued to represent the "Albany Movement" protestors. President Lyndon B. Johnson appointed Hollowell as regional director of the Equal Employment Opportunity Commission in 1966; Hollowell remained with the commission for nearly 20 years. He also served as president of the Voter Education Project which enrolled millions of previously disenfranchised black citizens onto local voting rolls. In 2002, the University of Georgia awarded Hollowell an honorary Doctor of Laws degree. Shortly after Hollowell's death, the city of Atlanta renamed Bankhead Highway, a major thoroughfare serving the Collier Heights community just north of the Collier Heights Historic District, in his honor.

Leroy R. Johnson (1928-), a native Atlantan and Collier Heights resident, in 1962 became the first African American since Reconstruction to be elected to the Georgia Senate, a seat he held until 1974. While serving in the Senate, he was elected chair of the Fulton County Senate delegation, the first African American ever to head a state legislative delegation. Johnson was a graduate of Morehouse College (one of the Atlanta University Center schools) and earned a master's degree from Atlanta University in 1951. In 1957 he received his law degree from the North Carolina School of Law. Subsequently he was admitted to the Georgia Bar and employed by the United States District Attorney for the Fifth Judicial District in Atlanta (Fulton County). He also served as legal advisor to the Council of Northwest Civic Clubs in the Collier Heights area during the time when Collier Heights was being developed. In 1963 Johnson was awarded the NAACP's "Freedom Award" and was recognized as one of the Atlanta Chamber of Commerce's "Five Outstanding Young Men." Johnson also was one of the founding members of the board of directors of the *Atlanta Inquirer*, a second local African-American newspaper started in 1960.

Rev. Martin Luther King, Sr., a.k.a. "Daddy King" (1899-1984), and **Alberta Williams King** (1926-1974), Collier Heights residents, were the parents of the late Dr. Martin Luther King, Jr. Rev. King (born Michael King) studied religion at Morehouse College (one of the Atlanta University Center schools) starting in 1926 and later served on the school's board of directors. In 1931 he became head pastor of the Ebenezer Baptist Church on Auburn Avenue, a position he held until 1975. Rev. and Mrs. King are known for their work in the community and in the Civil Rights Movement. Rev. King led the Atlanta Civic and Political League, the National Association for the Advancement of Colored People, and the Atlanta Negro Voters League. He chaired the Committee on Equalization of Teachers' Salaries to protest the disparities in pay for African-American teachers. He served on the board of Atlanta University. He was arrested for civil disobedience during an effort to desegregate Atlanta's public transit system (and was represented by Donald Hollowell in this case). Mrs. King, the former Alberta Williams, was active in the YWCA, the National Association for the Advancement of Colored People, and the Women's International League for Peace and Freedom. "Momma" King was killed in 1974. Their children include Willie Christine (who currently lives in Collier Heights), Dr. Martin Luther King, Jr. (deceased), and Alfred Daniel Williams (deceased).

Edward C. Miller (1904-1981) is considered to be the first licensed professional African-American architect in Atlanta. His Atlanta firm, organized in 1959, was for many years the only local avenue through which aspiring African-American architects could obtain the required professional experience before taking the state's licensing examination. Miller was involved in the early period of historic preservation in the city, serving on the committee to preserve the birthplace of Dr. Martin Luther King, Jr. Miller obtained a bachelor's degree from Lincoln University in Pennsylvania and continued his studies at Pratt Institute and New York University, both in New York. During World War II, he served as an instructor at Tuskegee Institute and managed the Tuskegee Housing Program (c.1941). Although Mr. Miller was not a resident of Collier Heights, he designed the striking Contemporary-style Radcliffe Presbyterian Church, a historic community landmark building in the Collier Heights Historic District.

Lorimer D. Milton (1898-1986), a Collier Heights resident, was president of Citizens Trust Bank from 1938 to 1971. Citizens Trust was one of three major African-American banks in Atlanta; it had been founded by businessman-developer Heman Perry in 1921. Starting in the 1950s, and especially after the creation of its home mortgage department in 1952, the bank under Milton's leadership began investing heavily in the development of African-American subdivisions on the west side of Atlanta including Collier Heights. Also at this time the bank established its first branch bank on Hunter Drive (now Martin Luther King Jr. Drive) in this area (the branch bank building is listed in the National Register of Historic Places as part of the Washington Park Historic District).

Milton was born in Virginia and attended Brown University where he was the second black student to graduate; while at Brown, he earned both a bachelor's degree and a master's degree in business. He moved to Atlanta in 1920, lured by John Hope--the first black to have graduated from Brown University and at the time president of Morehouse College--to teach economics at Morehouse. He also was mentored in business by Heman Perry, the founder of Citizens Bank (later Citizens Trust Bank), and worked for a short time in the early 1920s in the accounting department, juggling for a while his time between his teaching responsibilities and the bank's business before leaving his bank position. In the mid-1920s, Milton and local businessman Clayton Yates purchased Heman Perry's Gate City Drug Store on Auburn Avenue (it had been part of Perry's "Service Pharmacy" chain of drug stores) and renamed it "Yates and Milton Drugstore." Shortly thereafter they opened a second drug store on the growing west side of Atlanta. Also in the 1920s, Milton helped found the *Atlanta Daily World* newspaper after buying Heman Perry's "Service" printing company. In 1927 Milton rejoined the restructured Citizens Trust Bank as cashier (a position then equivalent to today's chief executive officer), and in 1938 he became president of the bank, a position he would hold until retiring in 1971. Through his bank, Milton supported African-American residential development westward along the Hunter Street (now Martin Luther King Jr. Drive) corridor where his former business partner C. A. Yates had built his new house, and by the 1950s the bank was financing development in Collier Heights. In 1959 he loaned money to the Paschal Brothers to relocate and enlarge their thriving restaurant on Hunter Drive (now Martin Luther King Jr. Drive)--Paschals Restaurant would soon become a meeting place for African-American civil rights leaders in Atlanta--and in 1966 he financed the Paschal brothers' hotel venture in the same area.

Joseph W. Robinson (1927-2008), one of Atlanta's first African-American architects, designed many houses in Collier Heights. Born in South Carolina, Robinson earned a degree in architecture from Hampton Institute in 1949 and moved to Atlanta that same year. For a while he lived in his wife's family house on McGruder Street in the Old Fourth Ward on the east side of the city. Unable to obtain an architect's license at the time because of racial impediments to the required apprenticeship, he accepted a position as mathematics teacher at the Booker T. Washington High School and began designing houses part-time (an architectural license was not required for designing houses at that time). Some of his first designs were for houses in Chicamauga Heights, a small early 1950s subdivision east of Collier Heights, including his own Contemporary-style home and office on Hopkins Street. From the mid-1950s through the 1960s he designed an undocumented number of the houses in Collier Heights as well as in other Atlanta neighborhoods. A hallmark of his houses (including his own) was a large recreation room ("rec room") where the homeowner could host "public" gatherings for friends and associates in the privacy of the home at a time when there were few venues for African-American social events. After receiving his professional license, in 1970 he established his own firm, J. W. Robinson and Associates, which designed many non-residential buildings including schools, libraries, fire stations, buildings at Hartsfield-Jackson International Airport, the C. B. King Federal Courthouse (in Albany, Georgia), and corporate buildings for BellSouth, Delta Airlines, and the Atlanta Life Insurance Company. Robinson also was an early promoter of historic preservation along Auburn Avenue in Atlanta. In 1995, Robinson became the first African-American architect from Georgia elected to fellowship in the American Institute of Architects. One of his sons, Jeffrey Robinson, an architect who continues with the company his father started, resides in a Collier Heights house designed by his father in the early 1960s.

Herman J. Russell (1930-), a former Collier Heights resident, founded H. J. Russell & Company in 1962; his company grew into the largest black-owned real-estate development and construction company in the United States. Russell was born in 1930, the youngest son of a plasterer and a maid, and grew up in the Summerhill section of Atlanta, a traditional African-American neighborhood. He attended Tuskegee Institute and graduated with a bachelors degree in building construction in 1953. While still a senior at Tuskegee, he went to work for his father's plastering company and assumed control of the company when his father died in 1957. He immediately expanded to company's business to include larger construction projects, often as a specialized subcontractor for white general contractors, which led to joint ventures in the 1960s. In 1962 he re-formed his company into H. J. Russell & Company, the name it still carries today. His new company's first big job was as a subcontractor on the Atlanta Fulton County Stadium (since demolished). In 1963 he became the first black member of the Atlanta Chamber of Commerce; in later years he served as the chamber's second black president. During the 1960s, his company specialized in HUD-funded housing projects through which he introduced "luxury"-style apartment complexes with clubhouses, pools, tennis courts, and other "community" amenities to Atlanta's African-American renters. Later in his career, he developed affordable housing and senior housing. The company's major construction projects in Atlanta include the Atlanta Life Insurance Company headquarters, the Georgia-Pacific skyscraper (with J. A. Jones Construction Company), Hartsfield International Airport, the Georgia Power Company headquarters, the Coca-Cola Company world headquarters, the Georgia Dome, Centennial Olympic Stadium (Turner Field), and Phillips Arena. Russell retired from active business at the end of 2003.

Russell lived in one of the largest custom-designed Ranch Houses in the Collier Heights Historic District. It is located on a large lot at the southeast corner of the intersection of Shorter Terrace and Skipper Drive in the Woodlawn Heights subdivision. His house was a long, low, Contemporary-style Ranch House built of dark red brick; it featured floor-to-ceiling window walls in the living areas and a high band of windows in the bedroom area. The front entry off Shorter Terrace was recessed behind a geometrically patterned metal screen. In the basement is a deluxe recreation room with a dance floor, a bar, a wine cellar which doubled as a fallout shelter, and an indoor swimming pool—one of the first in Atlanta—which opens onto a terrace with tennis courts and a basketball court. Russell's home was used for entertaining and provided a place for neighborhood residents to get together during the 1960s when, because of segregation, there were few places for black people to socialize. The house was designed in 1963 by Joseph W. Robinson, one of Atlanta's premier African-American home designers, who designed many other houses in Collier Heights.

Warren Whatley, Sr. (1916-2008), although not a Collier Heights resident, built many of the houses in the Collier Heights Historic District. Whatley learned carpentry and other construction trades from his father, and his construction jobs helped pay his way through Fort Valley State College and Morehouse College. With his two brothers he formed Whatley Bros. Construction. During World War II his company did carpentry work on a number of defense-related construction projects including the Tuskegee Army Airfield. The company also built the new Harris Memorial Hospital building for Atlanta's first black private hospital on Hunter Street (now Martin Luther King Jr. Drive) near Washington Park, which had been founded in 1928 by Sadye Harris Powell, an African-American nurse, and her husband Charles (the hospital building is including in the Washington Park National Register Historic District). Whatley Bros. Construction built more than 250 houses in Atlanta, many of them in Collier Heights.

Quentin V. Williamson (1923-1985), a Collier Heights resident, was an influential real estate broker whose behind-the-scenes land acquisitions laid the groundwork for the development of Collier Heights and whose real estate company later developed or handled sales for several Collier Heights subdivisions. An Atlanta native, Williamson graduated from Morehouse College with a degree in business administration in 1940 and immediately went into the real estate business as Williams Real Estate Company. He was among the first in Atlanta to adopt the professional title of "Realtist" to distinguish African-American real estate brokers who were not allowed to join the white "Realtor" professional association. In 1944 he was elected to the board of directors of the Empire Real Estate Board, an Atlanta association of African-American real estate brokers founded in 1939, along with fellow real estate broker William L. Calloway and his associate T. M. Alexander. In the late 1940s and early 1950s, Williamson began buying, sometimes surreptitiously, undeveloped tracts of land on the far western fringes of Atlanta in anticipation of future residential development for African Americans. These tracts became significant bargaining chips during the early discussions with white homeowners about a buyout in advance of African-American development in Collier Heights. Williamson also was the principal behind the formation of the National Development Corporation which did in fact buy out white property owners in 1954, clearing the way for the development of Collier Heights as an African-American suburb, and he went on to develop or handle sales for several Collier Heights subdivisions including the three-phase "Crescendo Valley" where he partnered with

the young Tom Cousins who was just getting started in real estate. He later served as member-at-large to the Northwest Council of Clubs (a super-neighborhood association) which advised the City of Atlanta on the growth of Collier Heights in the early 1960s. In 1965 he was the first African American elected to the city's Board of Aldermen.

Dr. Asa G. Yancey, Sr. (1916-), a native Atlantan and Collier Heights resident, is known for his work as Medical Director at Atlanta's Grady Memorial Hospital as well as his service at the Tuskegee Veterans Administration Hospital, Freedman's Hospital (Howard University), and Emory University's Medical School. Dr. Yancey also was a faculty member of Morehouse Medical School. Dr. Yancey is a 1937 graduate of Morehouse College and a 1941 graduate of the University of Michigan's School of Medicine. During World War II he served in the U. S. Army's Medical Corps. From 1948 to 1958 he served as the Chief of Surgery at Tuskegee Veterans Administration Hospital. In 1958 Dr. Yancey returned to Atlanta where he served as Medical Director of the Hughes Spalding Pavilion of Grady Memorial Hospital; he also became the first African-American doctor at Emory University's Medical School. He is known for his works published in peer-reviewed journals as well as his documentation of the life of Dr. Charles Drew, who pioneered the development of large-scale blood banks during World War II and protested the practice of racially segregating blood donors. He also wrote a centennial history of Grady Memorial Hospital ("Grady Memorial Hospital Centennial: History and Development, 1892-1992") which appeared in the *Journal of the Medical Association of Georgia.*

Developmental History/Historic Context: African-American Residential Development in Atlanta during the First Half of the 20th Century

This section of the "Developmental History/Historic Context" has been prepared by the Historic Preservation Division, Georgia Department of Natural Resources, from information compiled as part of its larger statewide study of mid-20th-century housing and suburban development. It forms the basis for the evaluation of Collier Heights as a mid-20th-century suburb in Atlanta and Georgia and as an African-American development.

Around 1960, advertisements were appearing in the real estate section of an Atlanta newspaper extolling the virtues of a new suburb. They might not seem very remarkable today in the suburban-subdivision-saturated metropolitan Atlanta area. And even at the time, Atlanta already was a hotbed of suburban subdivision development, ranked third in the nation in the number of new housing units constructed since 1950. But these ads were different. They appeared not in the white-oriented *Atlanta Journal* or *Constitution* but rather in the *Atlanta Daily World,* Atlanta's African-American newspaper, and they were aimed not at the stereotypical white suburban family but rather at an African-American homebuying audience. And the suburb being promoted was an exclusive African-American suburb on the west side of Atlanta known as *Collier Heights.* The creation of this suburb by and for Atlanta's African-American community was a remarkable accomplishment. It was unprecedented in Atlanta, it was pre-eminent in the country, and in 1959 it was recognized as such nationally in wire service newspaper articles distributed by the United Press International and in feature stories in newspapers such as *The New York Times.* Its claim to fame has been confirmed

recently by scholarship in books such as *Places of Their Own: African American Suburbanization in the Twentieth Century* by then-Columbia University professor Andrew Wiese.

To better understand what was accomplished here, it is necessary to take a step back and look at the broad pattern of African-American housing in Atlanta during the first half of the 20th century and how efforts to improve that housing led, eventually, to Collier Heights. The pattern is one of slow but unceasingly westward development of new housing opportunities for African-Americans from late 19th-century in-town housing just west of downtown Atlanta to mid-20th-century suburbs on the western city limits and beyond.

For most of the 19th century, Atlanta was a small, compact city, and African-American housing tended to be intermixed with white housing, with the larger white houses on the main streets and the smaller African-American houses on the back alleys. But after the passage of "Jim Crow" segregation laws starting in the 1890s, and especially after the 1906 Atlanta Race Riot, African Americans found themselves increasingly removed from white residential areas or sequestered in black-only areas. In 1913, the City of Atlanta passed its first racially restrictive zoning ordinance which mandated separate housing areas for blacks and whites, revised in 1917 and again in 1922. The result was that African Americans were pretty much restricted to three areas of the city: a traditional area in the Old Fourth Ward along Auburn Avenue on the east side; an area populated primarily with railroad and domestic workers on the south side (Pittsburgh and parts of Mechanicsville); and a newer area in the vicinity of what were becoming the Atlanta University schools of African-American higher education on the west side.

The housing in these areas varied widely, from well built and well maintained houses on landscaped lots to smaller and less-well-built houses crowded together on small lots. The Old Fourth Ward on the east side of town contained some of the largest as well as the smallest houses from this era--houses ranging from well-detailed two-story Georgian and American Foursquare houses to simply constructed Double Pen houses and Shotgun houses, sometimes on the same streets--all now listed in the National Register of Historic Places as the Martin Luther King, Jr., National Register Historic District. (And today this area contains the most well preserved examples, due in large measure to the catalytic presence of the National Park Service-managed Martin Luther King, Jr., Birth Home and other properties on Auburn Avenue.) The city's greatest African-American house at the time was on the west side, just north of Atlanta University: the 1910 Neoclassical Revival-style home of Alonzo Herndon, head of the Atlanta Life Insurance Company (a National Historic Landmark). But nearby, literally in the shadows of the Martin Luther King, Jr., Birth Home and the Atlanta University schools, was much more modest housing, and much of it not in very good condition.

After World War I, Atlanta's African-American population grew dramatically. But given the restrictions on where African Americans could live, and the limited availability of land for African-American residential development, where did all these new people go? Most moved to the less densely settled area around the emerging Atlanta University schools on the west side of the city, where there was already a concentration of black residents but also at least some room for new residential development. Houses already in this area tended to be Georgian and New South Cottages along

with Double Pen and Shotgun-type houses; most newly constructed houses were variations on the Bungalow, ranging from the small and simple to fairly large and elaborate.

During the first two decades of the 20th century, Ashby Street (now Joseph E. Lowery Boulevard) just west of the Atlanta University area was the residential "color line:" African-Americans lived on the east side, closest to the Atlanta University schools; whites lived on the west side. A few blocks to the south was another "color line"--this one separating white neighborhoods like West End on the south and black neighborhoods around the Atlanta University area on the north--along Greensferry Road and West View Drive, approximated today by the route of Interstate 20. But there was relatively little white residential development immediately west of Ashby Street north of Greensferry Road, most likely because of its proximity to the Atlanta University area.

By 1919, the Ashby Street "color line" had been broken, and black homebuyers began purchasing houses and property west of Ashby Street. Most of these houses were modest Bungalows, although some along Ashby Street were larger and more elaborate or were substantial two-story brick or stucco houses (one of these larger brick houses, the Brailsford Brazeal House, home of the famous Morehouse College economics professor, is individually listed in the National Register). Once the "color line" had been broken, new houses for African Americans were built in the blocks just west of Ashby Street in the late 1910s and 1920s. Again, most were small wood-framed Bungalows. Reflecting this demographic change, in 1919 the Atlanta Board of Education re-designated the Ashby Street school from "White" to "Negro," and nearby Washington Park was designated by the city's parks department as Atlanta's first public park for African Americans.

The first major African-American housing advance west of Ashby Street came in the early 1920s with the earliest residential developments by Heman Perry. Perry was an African-American entrepreneur who had established a diverse business empire in Atlanta during the first two decades of the 20th century. He had founded the Standard Life Insurance Company in 1913, one of just three such companies in the United States, and the first in Atlanta. It was through this company that he made his initial fortune, which he then reinvested in his other business enterprises. Most of his diverse business enterprises shared the words "standard" or "service" in their names.

In 1922 Perry's Service Realty Company platted what is believed to be the first "modern" Atlanta subdivision developed by an African American for African Americans. It was a small, four-block subdivision just west of Ashby Street (now Joseph E. Lowery Boulevard) and just south of Hunter Drive (now Martin Luther King Jr. Drive)--just across the traditional "color line"--known simply as the Service Realty Company subdivision. In this small subdivision his Service Engineering and Construction Company built a number of substantial middle-class Craftsman-style bungalows.

At about this same time, Perry's Standard Life Insurance Company bought out the much-larger but largely unfinished Washington Park development just to the north, across Hunter (now Martin Luther King Jr.) Drive, and over the next two decades his Service Realty Company completed it for African Americans. The Washington Park subdivision had been planned and initially developed as a white neighborhood west of the Ashby Street "color line." Both modest and substantial Craftsman-style Bungalow houses were built for white homeowners during the first two decades of the 20th century.

But with the expansion of African-American housing in the nearby Atlanta University area, Washington Park did not attract many white buyers, and by 1914, when the "phase 3" plat was filed, development was pretty much at a standstill. After Perry bought the stalled subdivision, his Service Realty Company replatted portions of it and his Service Engineering and Construction Company began building a variety of houses ranging from very large Four Square and revival-styled houses to middle-of-the-road Craftsman-style Bungalows and smaller, plainer, brick-and-wood Bungalows. While Perry's company built many of the houses in Washington Park, Perry also hired a newcomer to Atlanta, Walter H. Aiken, to build many houses as well. This was Aiken's entré into Atlanta's homebuilding market; he was destined to play a major role in Atlanta's African-American housing in the 1940s and 1950s.

Near the Washington Park subdivision was the public park of the same name which had been designated for use by African Americans in 1919--Atlanta's first public park for African Americans--and later "improved" by Perry's Service Engineering and Construction Company. Also nearby was Booker T. Washington High School, the first public high school for black students in Atlanta, opened in 1924, also built by Heman Perry's Service Engineering and Construction Company on land he had sold to the city next to his earlier Service Realty Company subdivision. (The Washington Park neighborhood including the park of the same name and the Booker T. Washington High School are listed in the National Register.)

In the 1920s, Heman Perry's companies also bought vacant land west and southwest of Washington Park, all the way down to Greensferry Road (now Interstate 20), with the express intention of "getting ahold" of it for African-American residential development before white developers could take it, and which did in fact lay the foundation for later African-American residential development in the area. As an example, on a small scale, several very large houses were built on this tract of land, along the north side of Hunter Drive (now Martin Luther King Jr. Drive), just west of Washington Park, in the late 1920s and early 1930s. These houses were built for prominent African-American businessmen including C. R. Yates who owned a chain of drug stores and W. A. Scott, publisher of the *Atlanta Daily World* (Atlanta's and the nation's first African-American daily newspaper, founded in 1928). They were built by Walter Aiken, the African-American builder-contractor who had been working with Heman Perry in nearby Washington Park.

The 1930s brought the Great Depression and a sharp decline in the number of new houses being built for both whites and blacks in Atlanta. The decade also saw a new development, the nation's first public housing for Negroes, in Atlanta: University Homes, adjacent to Spelman College, several blocks south of Washington Park (built at the same time as Techwood Homes, the nation's first public housing project for whites, several blocks north). University Homes replaced a neighborhood popularly believed to be an unredeemable slum but documented by W. E. B. DuBois as an overcrowded working-class neighborhood needing only revitalization. University Homes was designed as a new "superblock" housing project with large two-story brick buildings arranged around open-space courtyards. But public housing in Atlanta was a two-edged sword: while providing new, modern housing, it destroyed more older housing than it replaced, compounding the long-standing problem of overcrowding in the limited areas available for black housing.

As bad as things were for lower-income African Americans, some new affordable single-family housing was built during this time. An example is a small subdivision of modest houses west of Washington Park and south of Simpson Road, well outside the city limits at the time. The houses were American Small Houses--small, standardized, economical houses, containing four or five rooms. There is some indication that these houses may have been built by boxing champion Tiger Flowers, who lived in a large house off Simpson Road in the area (the house had been built by Walter Aiken). This small neighborhood is not well documented--the main inconsistency in the documentation is the fact that Tiger Flowers died in 1927, before most if any of these small houses, or at least the ones that have survived, were built. But on the other hand, the principle street in the neighborhood is named "Tiger Flowers Drive," and others are named (or mis-named) after schools in the Atlanta University area including Morris Brown Avenue, Morehouse Drive, and "Spellman" (Spelman) Street--names clearly intended to attract black homebuyers. It is also possible that these houses were built in a small pre-existing African-American hamlet on the outskirts of Atlanta; several such hamlets are known to have existed on the city's periphery.

In spite of Depression-era initiatives, by the end of the 1930s, housing for Atlanta's African Americans was in a well-documented state of crisis due to continued population growth, insufficient new housing, demolition of older housing, overcrowding, lack of municipal services, and generally poor conditions. To help solve the problem, Atlanta's African-American real estate companies and developers joined together to form the Empire Real Estate Board. Among its founding members were Walter H. Aiken, the local builder-contractor working in Washington Park and elsewhere, bringing his growing design and construction experience, and Robert Thompson, housing secretary for the Atlanta Urban League, who had hands-on experience with the nation's first-ever housing census in 1939-1940 and first-person experience with the new Federal Housing Administration's home mortgage guarantee programs. Thompson believed that land acquisition and suburban development were the twinned solutions to Atlanta's African-American housing crisis; his belief would shape African-American housing policy in Atlanta.

The first big housing project following the Great Depression was Fairview Terrace, the city's first from-the-ground-up African-American suburban development. It was located on undeveloped land west of Ashby Street (now Joseph E. Lowery Boulevard) and south of Washington Park--on some of the land that had been bought by Heman Perry back in the 1920s for hoped-for African-American residential development. Development began in 1940 with the laying out and grading of the streets in a traditional gridiron pattern, and the subdivision was completed by 1950 with more than 250 new housing units in single-family homes and duplexes. The houses in Fairview Terrace were mostly American Small Houses and duplexes that were essentially two American Small Houses joined at their end walls. They were aimed at the most critical aspect of the African-American housing crisis: the lack of affordable single-family homes for families of modest means. These small but well-designed and well-constructed houses have stood the test of time; for example, those along Rosser Street today look just like they did when they were built.

Fairview Terrace represented new African-American housing development on a scale never before seen in Atlanta. It was also the first to take advantage of new Federal Housing Administration home mortgage loan guarantees which made these houses even more affordable (thanks to Robert

Thompson's influence). And, interestingly enough, it was the first African-American subdivision to be underwritten by a white financial institution (the Life Insurance Company of Georgia).

Fairview Terrace was largely the work of Walter H. "Chief" Aiken (1892-1965), the progressive African-American homebuilder associated with Heman Perry's Washington Park subdivision and the large houses along Hunter (now Martin Luther King Jr.) Drive. Raised in Delaware, educated at Hampton Institute (1914), Aiken first worked in the building trades in Philadelphia, joined the Army during World War I and rose to the rank of captain, and then worked in Washington, D.C., for the YMCA and the athletics department at Howard University. In 1921 he moved to Atlanta and married Lucy Rucker. The Rucker family was prominent in early 20th-century business, finance, and real estate; Lucy's father, Henry Rucker, was the regional tax collector for the Internal Revenue Service and had built the first African-American office building on Auburn Avenue. Aiken was a strong proponent of Booker T. Washington's "self-help" philosophy; he believed in the credo of "recognition through achievement." He quickly became the leading African-American homebuilder in Atlanta and the key to providing new African-American housing in the city. By 1950, upon completion of his Fairview Terrace development, he was recognized as the leading African-American homebuilder in the country in a 1950 *Chicago Defender* feature story which was quickly picked up by the *Atlanta Daily World*. His success as a productive homebuilder was due to his use of standardized designs and engineering (modeled after the FHA's small-house standards) and highly rationalized "mass production" construction techniques in the field which increased efficiencies and lowered costs. These techniques were similar to those being used at about the same time by the better-known Levitt Brothers in building their super-subdivisions in the Northeast, and all of them were based on the brand-new "California Method" of homebuilding invented in the early 1940s by California merchant-builders such as David Bohannon, first president of the National Association of Home Builders.

The next incremental step westward for African-American residential development was a small one: Hunter Terrace, a very small subdivision on the south side of Hunter Drive (now Martin Luther King Jr. Boulevard) just west of the railroad bridge. Despite its small size, the Hunter Terrace subdivision triggered the greatest crisis ever experienced in the westward expansion of African-American housing. According to a fragmentary piece of the subdivision plat, Hunter Terrace was a pretty modest development, even by the standards of the time in Georgia. It had been platted back in 1929 on land that had been owned by Heman Perry's Standard Life Insurance Company in the early 1920s and then sold to a Washington D.C. African-American insurance company (National Benefit Life Insurance Company) in 1928. But development did not immediately take place, probably because of the onset of the Great Depression, and the National Benefit Life Insurance Company soon sold the property to several Atlanta investors including W. A. Scott, publisher of the *Atlanta Daily World,* who lived in one of the big brick houses nearby on Hunter (Martin Luther King Jr.) Drive. But even under local ownership, little development took place in the 1930s, as documented by a 1938 aerial photograph which shows some streets graded but few houses constructed. By 1940, however, the streets had been completed and a number of houses had been built; the rest of the houses were built right after World War II. The houses were mostly American Small Houses on small landscaped lots and the slightly larger version, the Extended American Small House, along with an as-yet undocumented type of five-room house found throughout the metropolitan Atlanta area and across the state at this time.

It may be hard to imagine today why such a small subdivision could cause the commotion that it did, but here's what had happened: for the first time, the westward advance of African-American housing was headed straight for a well-established white neighborhood, Mozley Park. Mozley Park was a classic early 20th-century streetcar suburb; although on the far western edge of Atlanta's city limits, it was connected to the city by a streetcar line running through the adjoining and older West End neighborhood to the southeast. Residents in their new Craftsman-style Bungalows had considered themselves isolated from the city to the east by an expanse of undeveloped land containing a high railroad embankment and low-lying land along Proctor Creek. In their relative isolation, they likely never thought that development would encroach so quickly, and they surely never imagined that it would be African-American development. Moreover, they had already thwarted the construction of several new homes along Chicamauga Avenue east of their neighborhood for influential upper-class African Americans including W. A. Scott, the powerful editor of the *Atlanta Daily World*, his brother and successor Cornelius Scott, and Dr. Henry F. Shorter in the late 1930s. But around 1940, development did come, across the railroad embankment, and over the creek, in the form of Hunter Terrace. Panic-stricken Mozley Park residents banded together to try to stop the expanding subdivision. Their first strategy, not successful, was to buy out the entire subdivision and stop its development. In fact, the subdivision continued to grow. A second strategy, also unsuccessful, was to propose other development for the contested ground including a landscaped parkway (the "West View Parkway") paralleling the railroad or public housing for white occupancy. A third strategy, largely symbolic, was to petition the city to change the names of the streets as they went from the white Mozely Park into the encroaching black residential area. But none of these counter-strategies was successful in stopping the development of Hunter Terrace. As a matter of fact, the outcome had been pretty much settled in 1940 when the city planning bureau had recognized Hunter Terrace and a small adjoining subdivision as a "Negro" housing area under the city's planning and zoning ordinance, apparently under the assumption that Mozley Park was well-enough established as a white community (associated with West End to the southeast) and well-enough buffered by Proctor Creek to withstand black encroachment from the east. In a last-ditch gesture of protest, Mozley Park residents did succeed in having several streets officially closed and barricaded to prevent their newly arrived African-American neighbors from having access into the Mozley Park neighborhood. (These streets remain closed to this very day, tangible evidence of the struggle for African-American housing opportunities.)

And then, in 1949, the unthinkable happened: a white homeowner in Mozley Park sold his house to a black family. The soon-to-be-classic phenomenon of blockbusting had come into play. Against all odds, black real estate broker John Calhoun had actually negotiated the sale of three houses from their white owners to new black homebuyers. This followed the unsuccessful attempt by W. A. Scott II, the surviving son of *Atlanta Daily World* publisher W. A. Scott and a World War II veteran, to build a house on land near Mozley Park that he had inherited from his father; he had been denied a building permit by the City of Atlanta which determined that the property was not within a zoned "Negro" area of the city. The first and only sale of the three Mozley Park properties to actually take place was to Rev. W. W. Weatherspool, pastor of Mt. Olive Baptist Church.

The sale of the house to Rev. Weatherspool triggered renewed protests on the part of Mozley Park residents, appeals to the city to stop the sale, revocation of real estate licenses from the brokers who participated in the transactions, the formation of a neighborhood group (the Mozley Park Home Owners Protective Association) which attempted to buy back the sold property from Rev. Weatherspool, and the establishment of an "unofficial" biracial housing committee to sort out the issues. An unfortunate collateral event was an inflamed but short-lived campaign of harassment and intimidation on the part of a recently formed white supremacist gang in Atlanta known as the "Columbians."

But all the protesting and countermeasures were to no avail. After several years of uncertainty and near paralysis in the housing market, and with the support of Mayor William Hartsfield, another "unofficial" bi-racial civic committee, the West Side Mutual Development Committee, was formed in 1952 with members from the black Empire Real Estate Board and the real estate committee of the white Atlanta Chamber of Commerce. The committee's charge was, generally, to promote "the orderly and harmonious development of the West Side of our City" consistent with the Metropolitan Planning Commission's 1952 land use plan which identified a critical need for "expansion areas ... for the colored population"; more specifically, the committee was to resolve the housing issues in Mozley Park. Employing open negotiations and strict monitoring of real estate sales to insure fair prices for all involved, the committee successfully oversaw the orderly transition of Mozley Park from white to black. The transition was complete by 1954 when the city officially designated Mozley Park as a "Negro" housing area. Mozley Park was the first Atlanta neighborhood to be so "transitioned."

During all the commotion over Mozley Park, African Americans were solidifying the housing gains they had made just to the east. For example, the Hunter Terrace subdivision, the southern part of which had been the focus of the controversy, also extended to the north of Hunter Drive (Martin Luther King Jr. Drive), beyond those big brick houses that had been built in the early 1930s. But while it looks like a fairly substantial development on maps, in fact it developed very slowly, in a piecemeal manner, from the late 1930s through the 1950s. A 1940 aerial photograph shows streets somewhat optimistically laid out and graded but only a scattering of houses. The development that eventually did take place consisted of a mix of small Bungalows, American Small Houses, and modest Ranch Houses.

Another very small subdivision was located directly in the contested ground between Hunter Terrace (South) and Mozley Park, just south of Hunter Drive/Gordon Road (Martin Luther King Jr. Drive), comprised of present-day Thurgood Street, Gideons Drive, Douglas Street, and Cerro Street. It too developed very slowly, in a piecemeal manner, from the late 1930s through the 1950s, with mostly modest American Small Houses. Not much is known about this small subdivision. The earliest houses appear to have been on the far eastern edge, closest to Hunter Terrace, with empty land between them and Mozley Park, and by 1940 the area already had been officially designated by the city as a "Negro" housing area in spite of its proximity to Mozley Park. One theory is that domestic servants who worked for the white families in Mozley Park may have lived here.

Two other "consolidating" developments in the Hunter Terrace-Mozley Park era took African-American housing in new directions. They received less attention in the press than Hunter Terrace

and Mozley Park, yet in their own ways they were just as precedent-setting. The first was Fountain Place, a small subdivision developed in the late 1940s and 1950s on a tract of land just east of Hunter Terrace (east of the railroad embankment) and north of Walter Aiken's 1940s Fairview Terrace. It was developed by former associates of Heman Perry and possibly Morris Brown College which filed the 1941 plat for the subdivision under the name "Just Us Neighbors." Fountain Place was a more "upscale" residential development, marketed to faculty and administrators at the nearby Atlanta University Center schools. It featured a variety of generally larger homes in a landscaped setting. Some of the earliest houses reflected "traditional" early 20th-century suburban designs, such as the English Vernacular Revival style. Others displayed more modern mid-century design trends including one striking two-story Moderne-style house with rounded corners, rounded corner windows, a second-story terrace with pipe railings, and a flat roof. Many others were up-to-date Ranch Houses. In fact, Fountain Place has the some of the earliest documented African-American Ranch Houses in Atlanta, dating from 1950. The Ranch House trend continued right through the 1950s until the subdivision was completed. Fountain Place also ushered in a new way of laying out and landscaping an African-American subdivision in Atlanta, evident from a 1949 aerial photograph showing the initial development of the subdivision, with its curvilinear street plan standing in sharp contrast to the earlier and more traditional gridiron layouts all around it, and from current aerial photographs showing a fully developed mid-20th-century suburban landscape. It could be said that Fountain Place was the first "modern" mid-20th-century African-American suburb in Atlanta.

The second important "infill" subdivision was Chicamauga Heights. It was developed by John Calhoun, an African-American real estate broker starting in 1951. (Calhoun had been directly involved in the 1949 Mozley Park blockbusting affair.) Calhoun had worked for the Atlanta branch of the Washington D.C.-based National Benefit Life Insurance Company (which at one point in the 1920s owned the tract of land on which this subdivision would be built) and then for a local real estate broker (Cornelius King & Son) before establishing the Calhoun Realty Company. Chicamauga Heights was among his company's early real estate developments. It was located just southwest of Hunter Terrace and just east of Mozely Park on the once-contested ground. Like nearby Fountain Place, Chicamauga Heights contained a mix of homes in older and more up-to-date styles. But most of the houses were the new, spacious Ranch Houses on larger landscaped lots along on Hopkins Street and Calhoun Terrace. Included in this group were some rather extraordinary Ranch Houses, such as the California Western-style Ranch House on a hilltop looking over lower Chicamauga Avenue, and numerous houses with distinctive stylistic details, like rounded corner windows, stone details contrasting with brick walls, and a canted picture window.

Also in this subdivision is a remarkable Contemporary-style Ranch House, on Hopkins Street, built between 1954 and 1956. It was the home and office of one of Atlanta's first African-American architects, Joseph Robinson (1927-2008). Robinson had earned a degree in architecture from Hampton Institute in 1949 and moved to Atlanta that same year. For a while he lived in his wife's family house on McGruder Street in the Old Fourth Ward on the east side of the city. Unable to obtain an architect's license at the time because of racial impediments to the required apprenticeship, he accepted a position as mathematics teachers at Booker T. Washington High School and began designing houses part-time (an architectural license was not required for designing houses). Some of his first designs were for houses in Chicamauga Heights. After designing and

building his own house in the mid-1950s, he went on to design a number of the houses in Collier Heights.

An important African-American builder also was involved with Chicamauga Heights. Several houses in the subdivision were built by Warren Whatley, Sr., who with his two brothers had established the Whatley Brothers Construction Company right after World War II. It would become one of the largest African-American construction companies in Atlanta. Whatley's company would go on to build many houses in Collier Heights.

The third and final important development near the contested ground around Hunter Terrace and Mozley Park consisted of more big houses being built along the north side of Hunter Drive (now Martin Luther King Jr. Drive) in the 1940s and 1950s, following the lead of those that had been built around 1930. Built for Atlanta's black elite, they included a chateauesque mansion (1941), big brick Colonial Revival houses, and a buff brick-and-stone Ranch House (1955) with exquisite masonry and an enormous picture window.

As early as 1946--even before the blockbusting in Mozley Park--a Temporary Coordinating Committee on Housing established by the Atlanta Urban League was looking even further westward for housing opportunities for Atlanta's African Americans. Based on Robert Thompson's analysis of housing census data, the committee identified an immediate need for nearly 5,000 new houses. In 1947 the committee published a report with a map recommending where at least some of this new housing should be built. It was the first public "blueprint" for westward expansion of African-American housing. Although the plan received a lukewarm reception on the part of the city of Atlanta, it did capture the attention of real estate brokers and developers, both black and white, particularly because it proposed new residential development outside the city limits which would not be regulated by Atlanta's racially restrictive zoning and land use ordinances. Whether by intent or otherwise, the plan also encouraged surreptitious purchases of undeveloped land in these western areas by African-American real estate brokers--"land-banking" is what it might be called today--to guarantee opportunities for future development and to serve as a bargaining chip at the table of housing negotiations.

One of the first developments to take advantage of this initiative was the Urban Villa subdivision (also known as "Urban Villas"), first platted in 1948. It was located some distance north and west of most of the previous African-American residential development--northwest of the intersection of Simpson Road and West Lake Avenue--in the vicinity of the earlier "Tiger Flowers" subdivision, but on the north side of Simpson Road, almost abutting the white neighborhood of Grove Park to the north. As proposed, it was the largest single African-American suburban development to date. The first houses to be built were American Small Houses, but they were quickly superseded by larger and more stylish Ranch Houses on landscaped lots. Many of the new homeowners were transplants from older neighborhoods, and they brought their churches along with them, built on the periphery of the neighborhood. Within a few years, Urban Villa also had a new neighborhood school and, along Simpson Road and West Lake Avenue, new commercial buildings for neighborhood shopping and services.

Another new development on the western frontier was the Waluhaje Apartment building. This monumental four- and five-story International Style building was built by the then-nationally famous Atlanta developer Walter "Chief" Aiken in 1951. In addition to apartments, it also contained a hotel catering to African-American travelers including businessmen entertainers, and tourists, and a restaurant and nightclub famous for jazz performances. The building also temporarily housed families who were waiting for new homes to be completed in one of Aiken's many subdivision developments. There was nothing else quite like it in the Atlanta metropolitan area and certainly not in the western suburbs.

The Waluhaje Apartment building was located on West Lake Drive, just beyond the Atlanta city limits at the time, seemingly in the middle of nowhere. But Walter Aiken knew that "nowhere" was about to become "somewhere." Around the apartment building, off both sides of West Lake Drive, Aiken also developed small subdivisions of single-family Ranch Houses. As residential development expanded west from Aiken's apartment building on West Lake, the Ranch Houses tended to become bigger and more stylish with larger landscaped yards.

Also by this time (mid-1950s), an area just east of Walter Aiken's West Lake Avenue developments was slowly coalescing into a distinct African-American neighborhood. Something like the North Hunter Terrace area just to the east across the railroad tracks, this area developed incrementally over three decades. It is filled with a diverse collection of small houses including American Small Houses and Ranch Houses dating from as early as the 1930s but mostly from the late 1940s and 1950s. Not well documented, its origins as an African-American neighborhood can be dated to at least the establishment of the Hunter Hill First Baptist Church in late 1938 (the church building has since been replaced with a newer structure). There is some indication that a white developer, Atlanta attorney Edgar Craighead, may have been responsible for at least some of the development in the neighborhood, providing economical terms for financing both the purchase of lots and the construction of houses, but through African-American financial institutions such as the Citizens Trust Bank and with FHA mortgage guarantees. There is also the suggestion that Walter Aiken may have built some of the houses in the area.

At about the same time that Walter Aiken was working along West Lake Drive, to the southwest the big Fair Haven development was taking shape, again just outside the then-city limits. Fair Haven was a sprawling series of subdivisions directly south of the much earlier Tiger Flowers development but intended for much the same market. And sprawling it was: the largest African-American suburban development in Atlanta, larger even than the slightly earlier and nearby Urban Villas subdivision, containing several hundred single-family houses and later a number of apartment buildings. Like other African-American residential developments in the area, Fair Haven started out with American Small Houses but quickly switched to the more up-to-date Ranch Houses, and it is the Ranch Houses that predominate. A large public school was later built on undeveloped land between Fair Haven and the "Tiger Flowers" subdivision to the north.

With Fair Haven, the "struggle" for westward African-American residential expansion seemed pretty well over. With all the land-development expertise gained in the past 40 years, and with all the resources accumulated, ready to be brought to bear, and with a new 1952 city-approved plan for

African-American residential development in newly annexed land to the west, the stage was set for the ultimate African-American suburban development: Collier Heights.

But even after all that had taken place, even this proved to be a challenge, at least at the outset. In that huge tract of land proposed for African-American residential development--recently annexed by the city of Atlanta--there were several small subdivisions of American Small Houses and modest Ranch Houses developed in the late 1940s and early 1950s for white homeowners. To deal with this situation in an orderly and responsible manner, the West Side Mutual Development Committee devised a two-part strategy, described in a February 11, 1954, letter to all the white property owners. One part was to query the existing residents about their future plans, with the idea of orchestrating an organized buyout; the other part was to point out that massive African-American subdivision development was about to take place just to the west of the existing white subdivisions, on land already owned by African-American real estate brokers and now unfettered by former racial zoning restrictions, but with some concessions to the existing white neighborhoods (such as an undeveloped buffer zone along a creek and provisions for limiting through traffic in the existing white neighborhood). With regard to the potential for a buyout, some property owners were ready and willing while others objected most strenuously, at least initially. In a follow-up letter on March 5, 1954, the committee advised property owners that a "land corporation" had been established and was ready to begin the buyout if approved. The "land company" was the newly formed National Development Company headed by Quentin V. Williamson, owner of Williamson and Company real estate brokers, and a major player on the Empire Real Estate Board; Williamson also had been buying up tracts of undeveloped land in the area since the late 1940s. After only a short period of consideration and reconsideration, nine out of ten white property owners agreed to the buyout proposal. The agreement was publicized immediately in the local newspapers, and just as quickly, the Empire Real Estate Board announced that land in Collier Heights was now available for purchase by African-American homebuyers.

With the 1954 announcement of new housing opportunities in Collier Heights, work began on building the preeminent African-American suburb in Atlanta and the nation which, within less that a decade, would stretch from Hightower Road (now Hamilton E. Holmes Drive) on the east almost to the Chattahoochee River on the west and from the Bankhead Highway (now Donald Lee Hollowell Parkway) on the north to Gordon Road (now Martin Luther King Jr. Drive) on the south, completing, for all intents and purposes, the westward expansion of African-American residential development first started early in the 20th century near downtown Atlanta.

Developmental History/Historic Context: Mid-20th-Century House Types and Styles in Georgia

This section of the "Developmental History/Historic Context" has been provided by the Historic Preservation Division, Georgia Department of Natural Resources, from information compiled as part of its larger statewide study of mid-20th-century housing and suburban development.

For the past five years, the Historic Preservation Division has been developing statewide historic contexts for mid-20th-century houses. Research reports on the

American Small House and the Ranch House have been prepared in the form of various PowerPoint presentations, several of which are available on the office's website (www.gashpo.org). Preliminary information about Split Level houses and Two-Story houses has been compiled collaterally with research and analysis on the American Small House and the Ranch House, and research notes have been collected on the Split Foyer House and the A-Frame House. Collectively, this information is now supporting the identification and evaluation of many mid-20th-century houses in the state. The end of the mid-20th-century study period is marked by the appearance in the early 1970s of the Cedar-Sided Geometric House inspired by the architecture of the San Francisco Bay area's mid-1960s "Sea Ranch" residential development.

This contextual information is the basis for identifying and evaluating the residential architecture in the Collier Heights Historic District.

The American Small House

The American Small House is a small, plain, economical house invented during the mid-1930s in response to desperate economic times and a distressed housing market. It is based on a four-room plan (living room, kitchen, and two bedrooms, along with a bathroom and closets); extra features like a porch, garage, or attic bedrooms could be added to the basic plan. The form of the basic house was a simple rectangular box, usually with a tight side-gabled roof. The house type was invented by a unique consortium of private interests, non-profit organizations, professional and trade associations, college and university extension services, and federal government agencies including, in particular, the newly formed Federal Housing Administration (FHA). The goal was to develop a "template" for an affordable single-family house based on national design, engineering, and construction standards that could be adopted and adapted by private-sector homebuilders and backed financially by the new FHA mortgage guarantees. Originally intended to help provide housing for economically distressed families during the Great Depression, the American Small House also provided war-related housing during World War II and helped meet the unprecedented nationwide demand for new single-family housing following the war.

During the late 1940s and into the 1950s, a slightly larger version known as the Extended American Small House appeared; this version contained larger rooms and often provided for a designated dining area between the enlarged living room and kitchen (usually just an extended space in the living room).

American Small Houses were built all across Georgia from the late 1930s through the mid-1950s in larger cities, smaller towns, and rural areas. Most were built individually or in small subdivisions, although there are some examples of larger subdivisions built by private developers. In a few instances, large manufacturing companies built American Small Houses for their mill workers. By the mid-1950s, the American Small House was eclipsed by economical versions of the new Ranch House.

The Ranch House

The mid-20th-century Ranch House originated in California during the early 20th century as a regional reincarnation of the traditional 19th-century Southwestern adobe ranch house. Its chief characteristics are its long, low, sometimes sprawling form, its variety of exterior building materials, its variety of window sizes and shapes, and its zoned interior with open-space plans for family living areas (living, dining, kitchen, and recreation areas) and closed-space plans for bedrooms, bathrooms, and sometimes a study or den. Ranch Houses also employed picture windows, sliding-glass doors, porches, and patios to integrate the interior spaces of the house with the surrounding yard. After an initial phase of development as a generally high-end custom-designed house in the 1930s, the Ranch House quickly morphed into a new standard middle-class suburban house. California merchant-builders were constructing thousands of new Ranch Houses in newly developing suburban communities by the early 1940s. Their efforts were cut short by World War II, but only temporarily. Following the war, the Ranch House regained its popularity in California and spread across the country, fueled by unprecedented demand for new single-family houses and a mass-media frenzy over this new type of single-family house. During the 1950s, the Ranch House was the predominant type of house being built almost everywhere, accounting for as much as 70 percent of all new houses in some parts of the country.

In Georgia, the Ranch House first appeared somewhat anomalously during the mid-1930s in the small central-Georgia town of Fort Valley in the form of a distinctive house built for a couple recently returned from a trip to California. Seemingly Spanish Colonial in design, it features distinctive Ranch House characteristics including an angled back porch derived from the new ideas of Cliff May and others in southern California. A few architect-designed Ranch Houses were built in Atlanta in the early 1940s. Following the end of World War II, in Georgia as in the rest of the country, the Ranch House appeared in a wide variety of sizes and forms and in dramatically increasing numbers. The earliest documented postwar Ranch Houses in Georgia were built starting in 1947; they include custom-designed houses in larger cities like Macon and Atlanta and the first middle-class Ranch House subdivisions in the Atlanta area. By about 1950, the new Ranch House had become the norm for new single-family houses across the state. The early 1950s were a period of experimentation with Ranch House forms and styles; houses built during these years included simple, plain versions, Colonial Revival-style versions, and elaborate and sometimes unconventional Contemporary-style versions with unusual massing and roof forms. By the late 1950s, Ranch House designs began to coalesce into three major forms--a simple, plain form; a Colonial Revival-style form; and a somewhat conservative Contemporary-style form--and these forms persisted well into the 1960s. By the late 1950s, Ranch Houses generally had become much larger, reflecting increasing prosperity and rising expectations. Across the state, Ranch Houses accounted for between two-thirds and three-quarters of all the new houses built during the 1950s and into the 1960s.

Although conforming to national norms in most respects, Ranch Houses in Georgia have several distinctive if not unique regional characteristics. Chief among them is the use of red brick as an exterior building material; indeed, from 1947 on, the "red-brick ranch house" is the "signature" Georgia Ranch House. Other distinctive characteristics include screened porches, integral carports and garages, picture windows with or flanked by operable sash for ventilation during warm weather,

and jalousie or awning windows also for ventilation during frequent summer thunderstorms. Most Ranch Houses in Georgia were built in subdivisions; the earliest Ranch House subdivisions date from 1947, but most were developed in the 1950s. Unlike the mega-subdivisions with hundreds and thousands of houses being developed in California, Texas, and the Northeast, Georgia's subdivisions were smaller in scale and more scattered throughout emerging suburban areas; but like those larger developments elsewhere, Georgia's ranch-house subdivisions were usually isolated from major thoroughfares and almost always employed the new curvilinear street layout with cul-de-sacs that was heavily promoted by the Federal Housing Administration starting in the late 1930s. In smaller cities and towns, however, the new Ranch House developments were sometimes built on a simple extension of an earlier gridiron street plan. Ranch Houses in Georgia also appeared as infill housing in established communities, in small pockets on the outskirts of established communities, and in rural areas where they often served as farmhouses on traditional or newly established farms.

The Split-Level House

Although less well documented than the American Small House or the Ranch House, the Split-Level House is recognizable as an important if less numerous form of mid-20th-century house in Georgia. The Split-Level House consists of two sections with three floor levels: a one-story section with family living areas including the living, dining, and kitchen areas, generally at or near ground level; and a second section with two floors, generally containing bedrooms and bathrooms in the upper section, a half floor up from the living section, and a garage, recreation room, or additional bedrooms in the lower section, a half floor down from the living section. Often thought of as a derivative of the Ranch House, and often displaying the same horizontal lines, low-pitched roof, overhanging eaves, and interior arrangement (through "zoning" of interior spaces), the Split-Level House developed concurrently with but largely independently of the Ranch House. Although it reached its greatest popularity in the mid- to late-1950s, nationally and in Georgia, the Split-Level House can be traced back through the 1930s with mass-marketed versions being offered by such companies as Sears, Roebuck and Company and with custom designs being developed by prominent architects including Frank Lloyd Wright. The apparent origin of the Split-Level House is early 20th-century California with innovative, multi-level houses designed for steeply sloping lots by Frank Lloyd Wright.

In some parts of the country, particularly around New York City, Split-Level Houses outnumbered Ranch Houses in the mid-1950s, but in Georgia the Split-Level House was always secondary, even in light of its suitability to sloping building sites in the more heavily populated Piedmont region of the state. The earliest documented Split-Level House in Georgia is a 1940 example in the Peachtree Park neighborhood of Atlanta. This house has a more vertical orientation than most later Split-Level Houses and is styled in the English Vernacular Revival mode; it is similar to some of the Split-Level Houses featured in the 1930s Sears catalogs. Most Split-Level Houses in Georgia date from the mid-1950s into the 1960s. They are generally interspersed among ranch houses in new subdivisions, although they also occur as infill in established communities, and there are occasional small subdivisions populated almost exclusively by Split-Level Houses. Stylistically, Split-Level Houses in Georgia are similar to ranch houses: the most popular style is Colonial Revival, followed somewhat distantly by the Contemporary, but most Split-Level Houses are relatively plain with no particular architectural style.

The Two-Story House

From evidence compiled collaterally in the studies of Ranch and Split-Level houses, it is clear that, comparatively speaking, the numbers of mid-20th-century two-story houses are generally quite small, accounting for only about 10 percent of all the new houses built in Georgia during this period. The two-story house appears in two versions: one is what might be called the "traditional" form, usually in a variant of the Colonial Revival style, with a "traditional" interior arrangement including a central stair hall and discrete rooms for specialized functions; the other is a more "modern" or "unconventional" form, with a more open floor plan combining family living spaces on the ground floor, and most often appearing in no particular architectural style (similar to the Ranch House), but sometimes in the Contemporary and occasionally even in the Modern (International) style. Versions with the unconventional open floor plan can be thought of as "stacked ranch houses," and many also feature red-brick exteriors and metal sash windows similar to those of the more common Ranch Houses.

A variant of the two-story house is the Monterey House. Modeled after early 19th-century houses in Monterey, California, the Monterey House is a somewhat long, narrow, two-story house, with a side-gable roof and often a shallow projecting cross-gabled bay at one end. A hallmark of the Monterey House is a second-floor front balcony projecting over much of the first floor and usually integrated under the main gable roof. The Monterey House is almost always styled in the Spanish Colonial Revival style. The Monterey House in Georgia has been little studied to date.

The Split-Foyer House

Little information has been compiled about the Split-Foyer House in Georgia or elsewhere beyond the simple recognition that it exists contemporaneously with the 1960s Ranch Houses and the Split-Level Houses. The Split-Foyer House is a two-level house, although not a full two-story house, because the lower level is partially depressed below grade. The upper level is the main living level and is usually arranged following the Ranch House model; the lower level provides half-daylight space for additional bedrooms, recreation rooms, and utility areas, and sometimes incorporates a single or double garage, especially on sloping lots. The main or front entrance to the house is at grade level, midway between the two floor levels--from the entry foyer, the main living level is a half-floor up and the lower level is a half-floor down--and it is this distinctive feature that accounts for the "split foyer" name of this house type (it also has been called a "raised ranch" in deference to its ranch-type main floor plan). Sometimes the exterior treatment of the two floor levels is consistent, possibly in an attempt to create an impression of a true two-story house; more often the exterior treatment of the two floor levels differs, with the lower level treated in a subordinate way, to emphasize the main ranch-house-like living level above. Like the Ranch House and the Split Level, the Split-Foyer House appears in Georgia in the Colonial Revival style, the Contemporary style, and even the Modern or International Style, as well as in a plain version with no architectural style.

Post-Mid-Century Houses

Ranch Houses and Split-Level Houses maintained their domestic architectural hegemony in Georgia

into the 1970s when they were eclipsed in popularity, if not in sheer numbers, by a new form of house: the Cedar-Sided Geometric House. The design of these new houses featured bold geometric forms, cedar siding applied in patterns to emphasize the geometry of the house, irregularly shaped windows, and multiple floor levels. Like its Ranch House predecessor, this new house form was inspired by architectural developments on the west coast--in this case, a mid-1960s condominium complex on the California coast north of San Francisco known as Sea Ranch. The first buildings at Sea Ranch were designed by a group of Bay-area architects intent on making a new residential architectural statement and at the same time integrating the architecture of the buildings into their dramatic landscape setting. Sometimes called "Bay Area Modern," this new style emphasized bold and complex geometric forms, sloping rooflines, varied window sizes and shapes, and redwood or cedar siding. These radically new buildings were critically acclaimed and heralded in popular media; within a decade they inspired the design of houses not only in resort and seasonal communities on the West Coast and the Northeast but also in entire new suburban subdivisions. In Georgia, subdivisions of Cedar-Sided Geometric houses can be found in Atlanta's outlying suburbs and in lesser numbers around the state's smaller cities and towns. And almost as quickly as they had appeared, they too virtually disappeared from the palette of suburban house design, in Georgia and elsewhere, replaced by a new interest in pseudo-European and neo-Craftsman Bungalow design.

Dating from the mid-1960s is the A-Frame House, a distinctive form of single-family house with a framing system forming a giant "A." The roof slopes down steeply to the ground on two sides of the house; the gable ends of the house are often left open with large plate-glass windows. A-Frame Houses often have raised lofts rather than full second floors. Originally intended as seasonal or recreational homes, A-Frame houses occasionally insinuated their way into suburban neighborhoods filled with Ranch and Split-Level houses.

Developmental History/Historic Context: Mid-20th-Century Suburbs in Georgia

This section of the "Developmental History/Historic Context" has been provided by the Historic Preservation Division, Georgia Department of Natural Resources, from information compiled as part of its larger statewide study of mid-20th-century housing and suburban development. This contextual information is the basis for identifying and evaluating the suburban nature of the Collier Heights Historic District.

Mid-20th-century suburban residential development in Georgia is dominated by subdivisions of single-family houses. These subdivisions generally conform to prevailing national conventions but with distinctive characteristics expressive of Georgia's physical environment and housing market.

Subdivisions are generally located on the fringes of established communities. They are usually interconnected with the older, contiguous residential development, but sometimes in an awkward arrangement of street alignments. Occasionally a mid-century subdivision is developed along a simple extension of a community's gridiron street plan. Subdivisions range in size from small (just a handful of house lots) to fairly large (a few hundred houses); most are on the smaller end of the

scale. They generally feature a curvilinear or irregular street layout, often with cul-de-sacs, sometimes fitted into the natural terrain, sometimes not. Straight streets are sometimes incorporated into an otherwise irregularly planned subdivision, and sometimes streets are laid out in a seemingly arbitrary winding or curving pattern. Occasionally a mid-century subdivision will be laid out entirely with straight streets in a traditional gridiron pattern. Entrance streets often are wider or have landscaped medians; major intersections are sometimes augmented with landscaped traffic islands or sweeping turns. Most subdivisions are situated off major roads and have no major thoroughfares within their boundaries, although some larger subdivisions may have a single "main street" with curvilinear or cul-de-sac streets branching off.

In Georgia, subdivisions tend to be relatively small, containing from a few to a hundred or so houses. Larger residential suburbs usually consist of multiple small subdivisions, sometimes by the same developer and sometimes by different developers acting independently in the same area, and usually pieced together over time, often with odd or awkward interrelationships of streets and lots at their boundaries. Individual subdivisions generally have similarly sized building lots and similar houses, but because of the relatively small size of these subdivisions, the larger suburb of which they are a part may have a wide variety of lot sizes, house sizes, and house types. Distinctly different subdivisions are often separated from one another by main highways, but it is also common to have subdivisions of different scales and sizes interconnected, even if awkwardly, through their street plans.

Subdivision house lots are generally irregularly shaped, resulting from the curvilinear streets and cul-de-sacs, although lots tend to be uniformly sized. Lots along straighter streets are generally rectangular in shape. Building lines or setbacks tend to be uniform, especially in subdivisions with smaller lots; subdivisions with larger lots may allow for customized, non-uniform siting of houses. Subdivisions with gridiron street plans often have their street intersections "softened" with broad curves and corner-lot houses set on the diagonal.

Landscaping in mid-20th-century subdivisions usually is shaped by the natural terrain, the layout of the subdivision streets, and prevailing ideas about residential landscape design. Overall, subdivision landscaping tends to be informal, somewhat naturalistic in appearance, with deliberate design treatments in the immediate yards of houses and with large backyard expanses of natural landscape. Some early mid-20th-century subdivisions may feature traditional street trees. But generally the landscaping of mid-20th-century subdivisions is more casual, accentuated by topography, curvilinear street layouts, and irregularly shaped lots. Open front lawns blending together from one yard to the next are a dominant landscape feature. Many lawns have a scattering of trees, either hardwood or pine, sometime both. Pine trees dominate many subdivisions because they were the first trees to grow back on abandoned farmland being converted to residential use. Dogwood trees were often planted in front yards for aesthetic effect. Irregularly shaped planting beds covered with pine straw and planted with azaleas commonly surround the trees. Foundation plantings around the fronts and sides of houses are almost ubiquitous; some are closely clipped, others are in a more natural state, depending on the types of shrubs and the owners' aesthetic preferences. Front entry terraces, patios, and planters are common and are commonly planted with a variety of shrubbery. Ornamental or specimen plants are frequently found around mailboxes or in planting beds at the street ends of

driveways; occasionally a planting bed is located in the middle of a front lawn. Some mailboxes are supported by elaborate brickmasonry "posts" made of the same bricks as the houses they are associated with; others are supported on ornamental metal posts similar to the faux-vine metal porch posts found on many houses. There are very few front-yard fences of any kind in mid-20th-century subdivisions. Front and side property lines are often not clearly defined; in other cases, property lines are delineated by low hedges or retaining walls or distinct changes in topography. Backyards are relatively large and often contain large trees, which create a dense wooded effect, and they are often fenced for privacy and security; in many subdivisions, chain-link fencing was the preferred type.

Concrete or occasionally granite curbs line the streets and define the front edges of yards; in a few subdivisions there are no curbs. As a general rule, sidewalks are not present except along major subdivision streets. Some early mid-20th-century subdivisions did not have paved streets, especially if they were beyond corporate limits and jurisdiction of city building and subdivision codes, although by the mid-1950s most subdivision streets were paved. Driveways and many front walks are generally of concrete, sometimes curbed, usually not. A few driveways have low brick or concrete retaining walls along one side, an accommodation to the steeply sloping lots in some parts of the district. Most driveways are full-width, although in some early subdivisions the driveways may consist of paved tire tracks only.

Subdivision land deemed unsuitable for house construction often was reserved for use as passive or active neighborhood parks. Some were left in their natural state; others were improved with recreational facilities. A distinctive subdivision landscape feature is signage at the main entrance or entrances to the subdivision featuring the name of the subdivision. Subdivision signage ranges from simple wood or masonry signs to elaborate architect-designed sculptures. Most subdivision signage is accompanied by some form of landscaping, usually shrubbery, sometimes flowering plants.

This type of subdivision landscaping is widespread throughout Georgia's mid-century suburbs and was popularized through numerous promotional features and "how-to" articles in *Southern Living* and other lifestyle magazines. Much of it results from the combined efforts of "do-it-yourself" home gardeners. Some subdivision yards, generally around the larger houses, have extensively landscaped grounds expressive of what has been called the "California Style" of landscaping loosely based on the work of the California landscape architect Thomas Church and publicized through feature articles in *Sunset* magazine (the same magazine that also promoted the new mid-century ranch houses that filled many of these subdivisions).

Most Georgia subdivisions are exclusively residential. Some may contain a small community clubhouse, a swimming pool, or tennis courts. Other kinds of suburban development generally took place on their periphery or nearby at major highway intersections or in "strips" along major highways outside the subdivision: churches, schools, stores, offices, restaurants and other places of entertainment and recreation, and cultural facilities such as libraries. In most cases, this development took place independently of the residential subdivision development, although sometimes the same developers were involved. Few subdivisions were located close to industrial plants with the exception of those which provided employee housing, and even those tended to be located some distance from the industrial facility.

To date, only one "master-planned" mid-20th-century suburb has been identified in Georgia: the Northwoods suburb, in the northeast Atlanta metropolitan area. It was developed starting in the early 1950s to provide housing for employees at the new nearby General Motors Assembly Plant. This master-planned suburb included more than 750 houses of several sizes, types, and styles, a strip shopping center along a contiguous highway, a professional office building, two churches, a school, and public parkland. There are no mega-suburbs on the scale of a Levittown in the state; even the state's largest home builders tended to develop numerous smaller and often discontiguous subdivisions rather than large ones.

Subdivisions in Georgia were developed by combinations of real estate companies, land developers, contractors and builders, and homebuyers. One combination involved a real estate company that would acquire the land, have it subdivided, build the infrastructure, and then sell individual lots to builders or prospective homebuyers. The builders would then either build on speculation or under contract; the prospective homebuyers would hire their own builders to build their houses. Another combination involved a land developer who would acquire the land, subdivide it, build the infrastructure, and then contract with one or more builders to build homes either on speculation or under contract with homebuyers. In a variation of this model, the land developer would also serve as the general contractor. Given the large numbers of small subdivisions throughout the state, almost any combination of land acquisition, subdivision development, and house construction can be found. In any combination, house designs could come from plan books, newspaper articles, architect-builders, or architects, and they could be supplied through the land developer, the general contractor, or the prospective homebuyer.

African-American suburbs in Georgia tend to be indistinguishable from white suburbs in terms of their plans, landscaping, and architecture with one exception: African-American subdivisions tend to have a greater range of house sizes, a greater diversity of stylistic treatments, and greater variation in lot sizes and to some degree somewhat smaller lots. Expansive custom-designed homes are often in proximity to the smallest and plainest compact Ranch Houses. This appears to be a continuation of a pattern of residential development dating from the late 19th-century when "Jim Crow" laws and practices put restrictions on land for African-American residential development. Even when land became available for African-American residential development, as it did in Atlanta with Collier Heights, the amount of land was still far short of what was needed. As a result, African-American suburbs appear to have a broader socio-economic population than their white counterparts which were more often than not "zoned" for a particular socio-economic group. This gives these black residential areas a distinct character and appearance. But even the most "inclusive" African-American subdivisions usually did not make provisions for housing working-class or economically distressed families; like their white counterparts, few included apartment buildings, for example, and "low-income" developments including public housing generally were resisted. African-American suburbs, like their white counterparts, were intended to service middle- and upper-middle-class families who could afford down payments and monthly mortgage payments, and again like their white counterparts they generally succeeded in meeting the expectations of their residents.

An Explanatory Note on the Nature and Significance of Collier Heights

Across the country and especially across the South, there are many other important mid-20th-century African-American suburban developments, some right in Atlanta, seemingly similar to Collier Heights. On the surface, many of them are—they provided new housing in a suburban setting for an emerging family-oriented black middle class. But behind the scenes, there are fundamental differences. Many mid-20th-century "African-American" suburbs were created for blacks but planned largely by white real estate interests, built by white developers, and funded by white-owned financial institutions; sales may have been handled by black agents, houses may have been constructed by black builders, and of course the homebuyers were black. Some examples include the older Washington Heights Park in Charlotte, North Carolina (developed by a white developer but sold through black real estate agents), the newer McCrorey Heights also in Charlotte (made famous in Sam Fullwood III's 1997 book, *Waking from the Dream*), Richmond Heights in Miami (built by a white developer), Pontchartrain Park in New Orleans with its precedent-setting African-American golf course (developed by a white developer and built by a white contractor), Ronak Park on Long Island (built by a "color-blind" white developer for African Americans and other ethnic homebuyers excluded from the nearby Levittown), and the expansive Hamilton Park in Dallas, Texas, (a true planned suburb with supporting commercial, educational, religious, and recreational facilities, contemporary with Collier Heights but planned and developed largely by local white real estate leaders and political figures and financed by white banks). Many smaller or less diverse suburbs built for and by African Americans are known to exist; some are located in Atlanta, on the west side of the city, predating Collier Heights (Fountain Place, Chicamauga Heights, or Fair Haven, for example), and others, in other communities, have already been listed in the National Register (for example, Edwards Heights in Oklahoma City and Burnett Avenue near St. Louis) or are being considered for National Register nomination (for example, Hanford Village in Columbus, Ohio). Another important African-American suburb just recently "rediscovered" is Berkley Square in Las Vegas, Nevada, with its 1950s development funded at least partly by the nationally prominent civil rights activist Thomas L. Berkley of Oakland, California, and its modest ranch houses designed by the noted California African-American architect Paul Williams. Most of these historically significant smaller developments were intended for a narrower or more specific market, and many would be more accurately described as "subdivisions" rather than "suburbs." To date, no other African-American suburbs approximating the size, scope, variety, and quality of Collier Heights built for *and* by African Americans have been identified.

9. Major Bibliographic References

The primary source of information for this National Register nomination is a "Historic District Information Form" for the Collier Heights Historic District prepared by graduate students in the Case Studies in Historic Preservation class (HIST 8700), Heritage Preservation Program, Department of History, Georgia State University, Atlanta, Georgia, May 2008, under the direction of Richard Laub, Instructor, on behalf of the Collier Heights Neighborhood Association, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. Students contributing to the project are: Emilie Arnold, Neil Bowen, Renee Brown-Bryant, Stephanie Cherry, Parinya Chukaew, Erica Danylchak, Emily Eigel, Hilary Morrish, Melina Vasquez, and Lillie Ward.

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Previous documentation on file (NPS): (X) **N/A**

( ) **preliminary determination of individual listing (36 CFR 67) has been requested**
( ) **preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
( ) **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 #**

Primary location of additional data:

(X) **State historic preservation office**
( ) **Other State Agency**
( ) **Federal agency**
( ) **Local government**
( ) **University**
( ) **Other, Specify Repository:**

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

10. Geographical Data

Acreage of Property 965 acres (acreage estimator)

UTM References

A)	Zone 16	Easting	731870	Northing	3740585
B)	16		732975		3740745
C)	16		733940		3740045
D)	16		734950		3738425
E)	16		734080		3738260
F)	16		733150		3738360
G)	16		732220		3738985
H)	16		731900		3739635

Verbal Boundary Description

The proposed Collier Heights Historic District is bounded generally to the south by Interstate 20, to the west by Interstate 285, to the north by Donald Lee Hollowell Parkway, and to the east by Hamilton E. Holmes Drive. The eastern boundary is Hamilton E. Holmes Drive (historically Hightower Road) between its intersection with Interstate 20 on the south and the northern property line of 711 Hamilton E. Holmes Drive, just south of Donald Lee Hollowell Parkway (historically the Bankhead Highway) on the north. Two contiguous historic properties on the east side of Hamilton E. Holmes Drive just south of Joseph E. Boone Drive (historically Simpson Road) are included in the district: Berean Seventh-Day Adventist Church (originally the Union Baptist Church) at 291 Hamilton E. Holmes Drive and Frederick Douglass High School at 225 Hamilton E. Holmes Drive (consisting of the historic school, track and field, and baseball field, and two recently constructed buildings). Otherwise the eastern boundary follows the western edge of pavement of Hamilton E. Homes Drive (i.e., the road itself is not included but right-of-way along the west side of Holmes Drive is included as it forms part of the front yards of residential properties along the west side of the road). The northern boundary is formed by the rear (southern) property lines of multi-family residential and commercial development along the south side of Donald Lee Hollowell Parkway. A small remnant subdivision of houses on Azlee Place, Callahan Street, and Jamima Street off Donald Lee Hollowell Parkway, non-contiguous with and historically independent of the Collier Heights neighborhood, is excluded from the proposed boundaries, along with intervening large, undeveloped lots and commercial development extending south of Donald Lee Hollowell Parkway. Apartment buildings unrelated to the historical development of Collier Heights north of Kingston Road are excluded from the historic district as well. The western boundary follows the eastern right-of-way of Interstate 285 and, south of Hobart Drive, the eastern edge of pavement of Harwell Drive which parallels the Interstate highway. The southern boundary follows the northern right-of-way of Interstate 20 but excludes the large tract of land containing radio-station broadcast towers between Linkwood Road and Chalmers Drive south of Valley Heart Drive.

Boundary Justification

The district boundaries encompass the area of intact, contiguous historic residential development associated with the Collier Heights suburb northeast of the interchange of Interstate Highways 20 and 285. Also included are historically related community landmark buildings and public parks on the

periphery. This area is the largest and most intact portion of the larger Collier Heights suburb which historically extended west and south across both Interstates 20 and 285. It also contains the oldest and most varied historic houses from the entire historic period of Collier Heights' development. Immediately west and south of the district are Interstate Highways 285 and 20 respectively. To the north is commercial development and a small unrelated remnant subdivision along Donald Lee Hollowell Parkway (formerly the Bankhead Highway) and a large historically unrelated apartment complex at the intersection of Skipper Drive and Harwell Road. To the east is residential development unrelated historically to Collier Heights and a large African-American cemetery, also not directly related to the development of Collier Heights (but containing the graves of many of its former residents).

With additional documentation and analysis, and in some cases with the passage of additional time, it may be possible in the future to separately nominate at least portions of the newer and less intact areas of the original Collier Heights suburb west and south of this historic district. These areas have been separated by not only the Interstate highway interchange but also a large electrical power line and right-of-way, tracts of vacant land alongside the Interstate highways, large-scale institutional development (churches and schools) along Fairburn Road, and historically unrelated residential and commercial development, particularly along Martin Luther King Jr. Drive (formerly Gordon Road).

11. Form Prepared By

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mailing address c/o Weems Law Firm, P.O. Box 50488
city or town Atlanta **state** GA **zip code** 30302
telephone 1-800-528-1922 (Collier Heights Neighborhood Association)
e-mail (optional)

Name of Property: Collier Heights Historic District
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: June 2008

Description of Photograph(s):

Number of photographs: 150

1. Godfrey Drive (2547 on right); photographer facing WNW.
2. Godfrey Drive (2614 on left); photographer facing WSW.
3. Log Haven Drive (2702 on left); photographer facing WSW.
4. West Simon Terrace (202 on left); photographer facing NW.
5. East Simon Terrace (210 on left); photographer facing NW.
6. Simon Terrace (254 on left); photograph facing NW.
7. 254 Chalmers Drive at Valley Heart Drive; photographer facing WSW.
8. Chalmers Drive south of Valley Heart Drive (257 on left); photographer facing SE.
9. 244 Chalmers Drive; photographer facing NW.
10. Chalmers Drive (233 on left); photographer facing SE.
11. Log Haven Drive (2580 on left); photographer facing WSW.
12. Hamilton E. Holmes Drive (222 on left) north of Log Haven Drive; photographer facing N.
13. Hamilton E. Holmes Drive (256 on left) north of Hightower Court; photographer facing NNW.
14. Hightower Court (2564 on left); photographer facing WSW.
15. Hightower Court (2614 on left); photographer facing SW.
16. Hightower Court (2665 on right); photographer facing NW.
17. Berean Seventh-Day Adventist Church (now First Missionary Baptist Church), 312 Hamilton E. Holmes Drive; photographer facing WNW.
18. Hamilton E. Holmes Drive (330 on left); photographer facing NW.
19. Collier Drive (2563 on right); photographer facing NW.
20. Collier Drive (2683 on right) at Simon Terrace; photographer facing NW.
21. Valley Heart Drive (2790 on left); photographer facing SW.
22. 2875 Valley Heart Drive; photographer facing ESE.
23. Valley Heart Drive (2879 on left); photographer facing WNW.
24. Linkwood Place (2983 on right); photographer facing NW.
25. Linkwood Place (2956 on left); photographer facing WSW.
26. Linkwood Road (250 on left); photographer facing NW.
27. Linkwood Road (253 on right); photographer facing N.
28. Collier Drive north of Linkwood Road; photographer facing N.
29. Harwell Heights Park, 3114 Collier Drive; photographer facing WNW.
30. Collier Heights Elementary School, 3050 Collier Drive; photographer facing SW.

31. Collier Drive (3061 on right); photographer facing NNE.
32. Collier Drive (2927 on left); photographer facing NE.
33. Collier Drive (2765 on right); photographer facing NW.
34. Collier Drive (2770 on left); photographer facing W.
35. Dale Creek Drive (2522 on left); photographer facing WSW.
36. Dale Creek Drive (2558 on left); photographer facing SW.
37. Dale Creek Drive (2788 on left) (note: the house to the right at 2796 has been remodeled since the photograph was taken); photographer facing WSW.
38. Dale Creek Drive (2850 on left); photographer facing NW.
39. Dale Creek Drive (2858 on left; 2866 on right); photographer facing NW.
40. Forrest Ridge Drive (442 on right); photographer facing SW.
41. Collier Ridge Drive (450 on left) south of Baker Ridge Drive; photographer facing NW.
42. Collier Ridge Drive (412 on right); photographer facing SW.
43. Santa Barbara Drive (2571 on right); photographer facing WNW.
44. Santa Barbara Drive at Santa Monica Drive; photographer facing W.
45. Santa Monica Drive (2631 on right); photographer facing NW.
46. Santa Barbara Drive at Santa Monica Drive (west); photographer facing NW.
47. Santa Barbara Drive west of Baker Road; photographer facing W.
48. Baker Road (2625 on right); photographer facing SSW.
49. Baker Road (2611 on left); photographer facing N.
50. Renfro Drive (2907 on left); photographer facing NE.
51. Hamilton E. Holmes Drive (428 on right); photographer facing WNW.
52. Hamilton E. Holmes Drive at Renfro Drive; photographer facing W.
53. Baker Road (2575 on right); photographer facing NW.
54. Collier Drive from Collier Ridge Road; photographer facing S.
55. 602 Hamilton E. Holmes Drive south of Oldknow Drive; photographer facing SW.
56. Hamilton E. Holmes Drive (596 on right) south of Oldknow Drive; photographer facing SSW.
57. 614 Hamilton E. Holmes Drive north of Oldknow Drive; photographer facing NW.
58. Hamilton E. Holmes Drive at Baker Ridge Road; photographer facing S.
59. Baker Ridge Road (2588 on left); photographer facing WSW.
60. Baker Ridge Road (2618 on right); photographer facing E.
61. Baker Ridge Road (2631 on right); photographer facing SSW.
62. Baker Ridge Road (2618 on left, 2628 on right); photographer facing SE.
63. Baker Ridge Road (2775 on right); photographer facing NNW.
64. Baker Ridge Road (left) at Duffield Drive (right); photographer facing W.
65. Duffield Drive (814 on right); photographer facing SSE.
66. Duffield Drive (787 on right); photographer facing N.
67. Baker Ridge Road (2865 on right); photographer facing W.
68. Baker Ridge Road (right) at Duffield Drive; photographer facing NE.
69. Baker Ridge Road (2950 on left); photographer facing SW.
70. Baker Ridge Road from Kildare Avenue; photographer facing S.
71. 3035 Kildare Avenue; photographer facing W.
72. Larchmont Drive (622 on left) looking north toward Larchmont Circle; photographer facing N.
73. Larchmont Drive (558 on right); photographer facing SE.

74. Larchmont Drive (330 on left) north of Collier Drive; photographer facing NNW.
75. 2924 Larchmont Court; photographer facing SE.
76. Larchmont Court (2937 on right); photographer facing WNW.
77. Larchmont Circle (504 on right); photographer facing S.
78. East Kildare Avenue (450 on left); photographer facing NNW.
79. Larchmont Drive (454 on left); photographer facing W.
80. Collier Drive (2895, center) at Waterford Road (right); photographer facing NW.
81. Waterford Drive (486 on left); photographer facing NW.
82. Waterford Drive (524 on left); photographer facing NW.
83. 591 Waterford Drive at Oldknow Drive; photographer facing SE.
84. Oldknow Drive (2694 on left); photographer facing SW.
85. Oldknow Drive (2798 on left) looking toward East Handy Drive; photographer facing W.
86. West Handy Drive at Handy Drive (2916 Handy Drive on left); photographer facing NW.
87. 2888 Engle Road south of West Handy Drive; photographer facing WSW.
88. East Handy Drive (right) at Handy Drive (foreground and left); photographer facing NNW.
89. Oldknow Drive (2930 on left) east of Waterford Road; photographer facing SW.
90. 2785 Engle Road; photographer facing NNW.
91. 2750 Engle Road at Collier Ridge Drive; photographer facing SW.
92. Collier Ridge Road (558 on left) north of Engle Road; photographer facing NNW.
93. Skipper Drive (732 on left); photographer facing NW.
94. Skipper Drive (824 on left); photographer facing NW.
95. Jones Road at Amhurst Drive; photographer facing SW.
96. Vanderbuilt Court (774 on left) north of Hobart Drive; photographer facing NW.
97. Jones Road (2055 on left) north of Amhurst Drive; photographer facing NW.
98. Kingston Road from Skipper Drive; photographer facing SW.
99. St. Paul of the Cross Catholic Church (right) and Imhotep School (left), 551 Harwell Road; photographer facing NE.
100. Drexel High School (now Bazoline E. Usher Elementary School), 631 Harwell Road; photographer facing E.
101. Hamilton E. Holmes Drive looking north toward Collier Road; Union Baptist Church (now Berean Seventh-Day Adventist Church), south of Simpson Road, on right; photographer facing N.
102. Douglass High School (225 Hamilton E. Holmes Drive, south of Simpson Road); photographer facing NE.
103. 714 Shorter Terrace at Waterford Road; photographer facing SE.
104. 720 Shorter Terrace; photographer facing ESE.
105. 723 Shorter Terrace; photographer facing W.
106. 732 Waterford Road; photographer facing SW.
107. 778 Waterford Road at junction with Skipper Drive; photographer facing S.
108. 765 Skipper Drive at Eleanor Terrace; photographer facing SSE.
109. 872 (on left) and 889 (on right) Harwell Road; photographer facing W.
110. Kingston Road (3240 on left); photographer facing SW.
111. 3189 (on right) and 3197 (on left) Jamaica Road; photographer facing NNW.
112. 863 (right) and 871 (left-center) Harwell Road north of Jamaica Road; photographer facing NE.
113. Harwell Road (792, left) north of Hobart Drive; photographer facing NE.

114. Harwell Road 723 left) south of Hobart Drive; photographer facing SE.
115. Eleanor Terrace (3099 on right); photographer facing NW.
116. 819 Venetta Place (on left) north of Eleanor Terrace; photographer facing SSE.
117. 3035 McLendon Circle; photographer facing NE.
118. 896 Woodmere Drive (left) at McLendon Circle (right); photographer facing SW.
119. Woodmere Drive (849 on left); photographer facing SSE.
120. Woodmere Drive (916 on left) north of McLendon Circle; photographer facing NW.
121. Venetta Place (860 on right); photographer facing SSW.
122. Eleanor Terrace at Eleanor Court (left); photographer facing W.
123. Eleanor Terrace (2887 on right); photographer facing W.
124. Eleanor Terrace (2849 on right); photographer facing NW.
125. Kings Grant Drive (890 on right); photographer facing W.
126. Kings Grant Drive (856 on right); photographer facing WSW.
127. Peek Road at West Peek Road (left) and Kings Grant Drive (right); photographer facing WSW.
128. Magna Carta Drive (796 on right) north of Peek Road; photographer facing W.
129. Magna Carta Drive (863 on left); photographer facing S.
130. Peek Road (2940 on left, 2948 on right) at West Peek Road (right); photographer facing SW.
131. 730 Indigo Road (left) south of Allegro Drive; photographer facing NW.
132. Allegro Drive (2861 on right) between Indigo and Symphony lanes; photographer facing WNW.
133. Caron Circle (809 on right); photographer facing SW.
134. Caron Circle (809 on left); photographer facing NW.
135. Caron Circle (714 on left); photographer facing NW.
136. Caron Circle (775 on right); photographer facing W.
137. West Peek Road (2990 on left); photographer facing SW.
138. West Peek Road (3120 on right) at Aline Drive (extreme right); photographer facing SE.
139. Aline Drive (640 on right) north of Waterford Road; photographer facing SW.
140. Aline Drive (674 on right); photographer facing SW.
141. Aline Drive (722 on right); photographer facing SW.
142. Laverne Drive (718 on right); photographer facing SW.
143. Crescendo Drive (2825 on right) south of Lyric Way; photographer facing W.
144. Lyric Way (619 on left); photographer facing W.
145. Lyric Way (668 on left) looking toward Crescendo Drive; photographer facing NNW.
146. Lyric Way (left) at Crescendo Drive (right); photographer facing SW.
147. Ozburn Road (630 on right) north of Oldknow Drive; photographer facing NW.
148. Albert Street (642 on right) north of Oldknow Drive; photographer facing N.
149. 3063 West Peek Road at Caron Circle; photographer facing NE.
150. Skipper Drive (628 on right); photographer facing NW.

(HPD WORD form version 11-03-01)