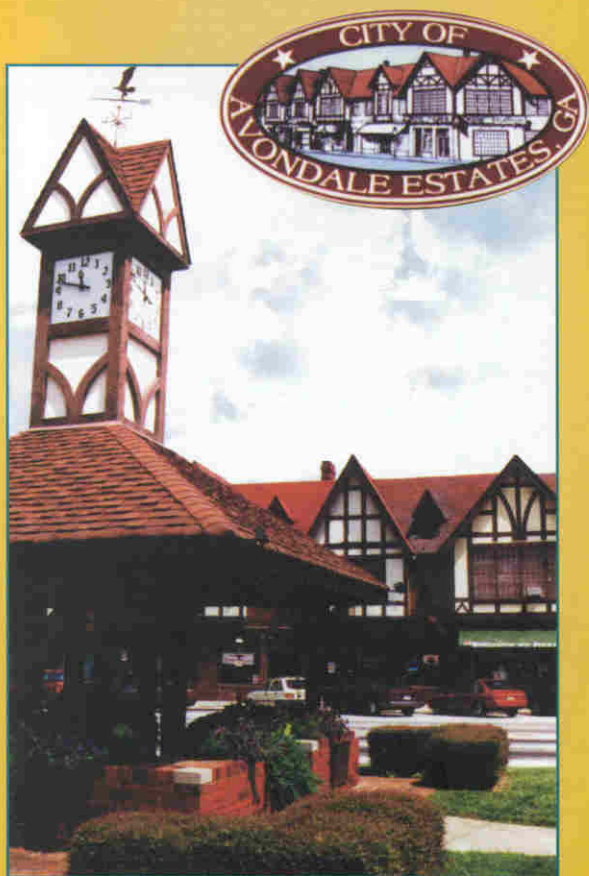


*Welcome to*  
**AVONDALE ESTATES**  
**G E O R G I A**

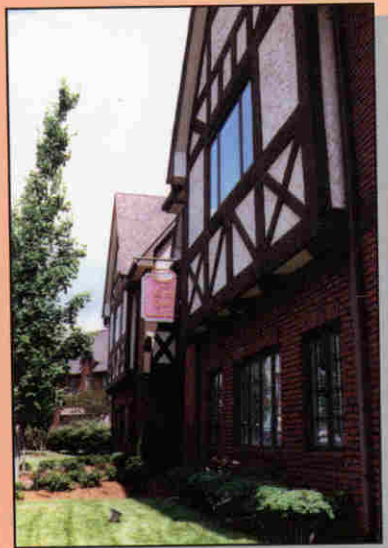


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## The Avondale Estates Historic District

**T**he Avondale Estates Historic District comprises the historic core, or about one-third of the city of Avondale Estates, a planned suburban town with an “English Village” theme developed in 1924. It is located seven miles east of downtown Atlanta and approximately a mile and a half east of Decatur, the DeKalb County seat. The district includes the town’s commercial center, the historic portion of the town’s residential area, several historic landscape features, a historic transportation corridor, two historic parks, and an entry gate, all tied together by the historically developed portion of the city’s plan. The district is surrounded by mid-20th century residential and suburban development, some of which is within the city limits of Avondale Estates and some of which is in adjacent unincorporated DeKalb County.



# Features

Overall, the Avondale Estates Historic District embodies planning and development features which reflect the planning principles and concepts promoted by developer George F. Willis in the mid-1920s. These ideas and features have guided the development of the historic district and the entire city ever since.

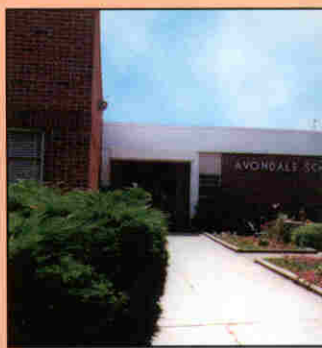
The commercial center stands today virtually as it did in the 1920s. It is located at the north edge of the historic district,

along the north side of Avondale Road/Covington Road, at what were historically the northern city limits. It consists of a relatively small yet architecturally impressive concentration of two-story commercial structures grouped around a major intersection.



To the south of the commercial center, occupying most of the land in the historic district, is the larger historic residential section of the community. Single-family suburban homes on informally landscaped lots predominate here. Two-thirds of the residential lots originally platted in this part of the city were developed by 1941; the remainder were developed with compatible but non-historic housing after World War II.

The residential section is laid out in a modified grid of gently curving streets that follow the undulating contours of the Piedmont terrain. Originally intended to extend from Avondale Road/Covington Road on the north all the way to Wiltshire Drive on the south, the residential section developed historically to Kingstone Drive and the Dartmouth/Clarendon Loop alongside some original (1926) homes around Avondale Lake. With the exception of a very few widely scattered houses, the remainder of the residential area did not develop until after World War II.



# Architectural Features

The commercial center of the district, located at the northern edge of the district, consists of three blocks of approximately fifteen stores arranged in a dense grouping along the north side of Avondale Road/Covington Road on either side of Clarendon Avenue. The oldest structure, built ca. 1908, is located at the west end of the commercial row, west of Center Street. Predating the planned development of Avondale Estates, it is a typical two-story early 20th-century brick commercial structure with an altered storefront. To its east are the two blocks of commercial structures built in 1925 at the onset of the planned development of Avondale Estates. These blocks consist of more than a dozen attached row-type buildings, each with a store on the ground floor and office space above.

The building blocks are designed in Tudor Revival style, featuring multiple gables, half-timbering, multi-paned sash, tile roofs and a picturesque roofline. They are built of brick, terracotta tile and wood. Some storefronts and windows have been



altered, as have most interior spaces, and some tile roofs have been replaced by shingled roofs. The angular east side of the building at the northeast corner of Avondale Road - Clarendon Avenue intersection accommodates the historic right-of-way for the trolley line. To the rear of the 1908 commercial building stands a utilitarian 1920s granite-block warehouse.





To fit in with the neighborhood's English village theme a great number of the historic houses are designed with medieval English references. Several of the larger houses, most of which are located facing the traffic islands at the northern rim of the residential area or along the Dartmouth/Clarendon Loop to the south, are fully developed examples of the Tudor Revival style. Others are more eclectic. Many of the smaller houses are examples of English Cottage-style structures. The Dutch Colonial Revival style is also well represented in the district. There are a few Craftsman /Bungalow-style houses, one fine Spanish Mission-style house and a number of eclectic houses with Victorian, Colonial Revival and Spanish Revival references. A number of the properties still retain their original garages. These range from crudely constructed one-story, wood-framed "boxes" to large two-story structures with a garage and living space above that are designed in the same style as the associated house. Among

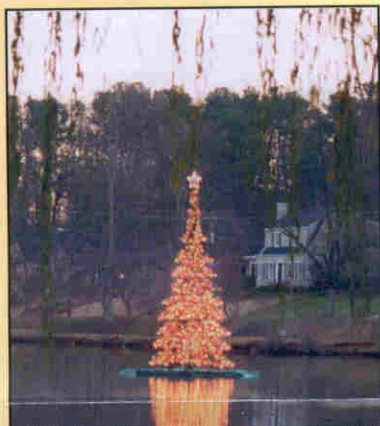
these is the Gutson-Borglum House where the sculptor of Mount Rushmore lived while beginning work on the Stone Mountain sculpture. As a result of the rich, architectural variety of Avondale Estates many movies, television features and commercials have been filmed here.



# Parks and Recreation



Between Berkeley Road and Lakeshore Drive is the lake park, featuring Lake Avondale, a man-made lake created in the 1920s by damming Cobbs Creek at Wiltshire Drive. It is bordered by picturesquely landscaped banks and, to the north, a small wooded reservation. The lake park also features a Tudor Revival clubhouse set at the end of one of the northern reaches of the lake. These small, irregularly shaped in-holdings are essentially communal extensions of rear yards, held in reserve for community use.



The original plan for the city fully integrated the

concept of preserving green space and providing natural areas, open plazas, and parks for the quiet enjoyment of residents.



Residents enjoy fishing, walking, picnicing and feeding the ducks and swans at the lake; the trees and cover in the habitat left natural for the wildlife in the

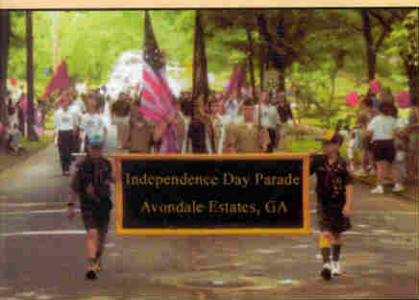
bird sanctuary; the ball field and playground at the central park on Dartmouth Avenue; as well as the two smaller parks recently added on Lakeshore and Milford. Residents enjoy tennis on the City's courts and have access to additional courts and swimming pool that are privately operated and maintained by residents.

Throughout the year the city coordinates a series of Special Events to bring neighbors together in celebration. These programs include: a picnic and

fireworks display at the lake on the 4th of July; carolling at the lighting of the city Christmas Tree; and Easter Egg



Hunt; a Labor Day Race; a Halloween Decorating Contest; and the



Autumn Antique and Attic Sale. Clubs and organizations sponsor an Annual Tour of Homes and a Pancake and Sausage Breakfast and the Community Clubhouse at the lake.