

## Local Historic District Designation Form

### 1. Name of Property

Historic name: Forest Hills Historic District

### 2. Location

The Forest Hills Historic District is located south of North Marietta Parkway and between Cherokee Street and Cole Street and north of Lemon Street. This area is located within close proximity to the Downtown Marietta Historic District. This area contains 61 parcels – two of which are vacant land.

### 3. Classification

<b>Ownership of Property</b> (Check as many boxes as apply.)	<b>Category of Property</b> (Check only <b>one</b> box.)
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Private:  Building(s)

Public – Local  District

Public – State  Site

Public – Federal  Structure

Object

### Number of Resources within District

	<u>Noncontributing</u>	<u>Contributing</u>
Primary Structures	4	55
Vacant Parcels	2	0
Total Parcels	6	55

*\*\* Marietta's Historic Preservation Ordinance does not apply to secondary/accessory structures not visible from the public right of way so they were not included in the survey.*

### 4. Function or Use

Historic Functions:	DOMESTIC/single dwelling
Current Functions:	DOMESTIC/single dwelling

### 5. Description

#### Architectural Classification:

Early 20<sup>th</sup> Century American movements.

#### Description

The proposed local Forest Hills Historic District is located approximately 1/5 of a mile northeast of the Marietta Square. The district is approximately 24 acres in size and contains 61 parcels, two of which are a vacant. The lots on Vance Circle are about a quarter acre in size and are smaller than most of the lots on Forest and North Forest Avenues. The properties on the north side of Forest Avenue have a secondary frontage along Blackwell Lane. The front setbacks along each street are generally uniform and sidewalks, aside from some gaps, run along both sides of the streets.

The following descriptions of house types is taken from the Georgia Historic Preservation Division's publication on *House Types in Georgia*<sup>1</sup>. There is quite a bit of diversity in house types within Forest Hills. However, the majority of homes are bungalows.

### **Bungalow**

A bungalow is often mislabeled as a house style. This house form is long and low with irregular floor plans within an overall rectangular shape. Porches are common in this type of house, as are low pitched roofs with wide overhanging eaves. The bungalow was most popular in Georgia between 1900 and 1930.

### **Georgian House**

The Georgian house was popular in Georgia from the early nineteenth century into the twentieth century, with greatest periods of popularity being 1850-1860 and 1900-1930. The Georgian plan consists of a central hallway with two rooms on either side. The plan shape is square or nearly so; the roof is usually hipped but sometimes gabled; and chimneys are sometimes in the exterior walls but usually in the interior of the house between each pair of rooms.

### **Queen Anne House**

The Queen Anne House type was popular in Georgia during the 1880s through the 1890s. It is characterized by a square main mass with projecting gables on the front and/or side and a dominant pyramidal roof. The rooms are arranged asymmetrically, and there is no central hallway. The roof is either pyramidal or hipped, and the chimneys are usually found in the interior of the house. The principal façade often has a number of bays, with a central entryway, and features such as wraparound porches and decorative woodwork.

### **Ranch House**

Ranch houses are from the middle 20<sup>th</sup> century and have just recently become recognizable as historically significant houses. Ranch homes are normally long and narrow with a rectangular shape and a low pitch roof. Living space, kitchen, and carports are typically on one end of the house with bedrooms on the other.

The Forest Hills historic district contains many different styles of homes; some homes even display elements from multiple different styles. The following description of house styles is taken from the Georgia Historic Preservation Division's publication *Georgia's Living Places: Historic Houses in Their Landscaped Settings*<sup>2</sup>. The Forest Hills area is mainly characterized by vernacular style residences, but there are a few examples of academic architectural styles found in the district, two of which are Folk Victorian and Craftsman styles.

**Folk Victorian** style is a simplified version of popular Victorian-era decorative detailing such as Queen Anne, Italianate and Gothic Revival. This style was common in both urban and rural Georgia from the 1870s to the 1910s. Rooflines on Folk Victorian houses are predominately gabled with a moderate slope. Porches are a prevalent feature. Decorative features were borrowed from Victorian-era architectural styles and added onto roof gables, porches, cornices and around window and door openings. More often, Folk Victorian houses have symmetrical facades and smooth, unbroken wall surfaces. Building materials are usually clapboard and detailed elements include jig-sawn woodwork such as brackets, spindle work, porch posts and gingerbread.

**Colonial Revival** characteristics include side gabled or hipped roof with dormers, topping a symmetrically arranged block building and floor plan. Entrances are centered and emphasized with pediments upheld by pilasters or columns. Front porches are common. Doors are often surrounded by transoms, sidelights and/or

<sup>1</sup> <http://georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf>

<sup>2</sup> [http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch\\_20080521100904\\_optimized.pdf](http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch_20080521100904_optimized.pdf)

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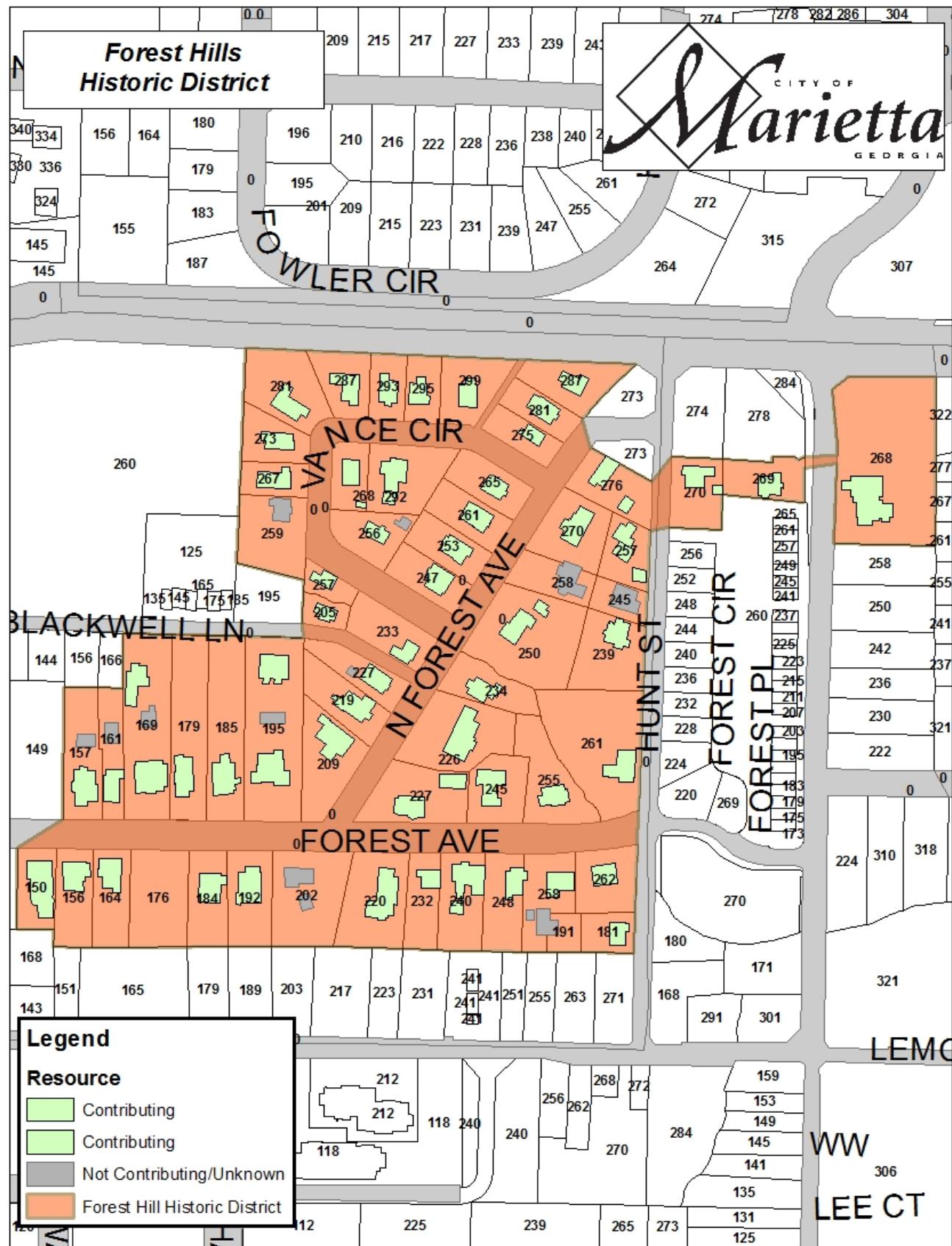
fanlights. Classical cornices with dentils or modillions are common. Windows are double hung with six-over-six or nine-over-nine panes and may be accentuated by shutters. Construction is usually a wood frame with clapboard finish but may also be masonry or masonry-veneer. Forest Hills Historic District has several houses with elements of the Colonial Revival.

**Craftsman** characteristics are with low pitched front - and side-gabled or, less often, hipped, rooflines, with large overhanging eaves exposing roof rafter tails. Whether hipped or gabled, the overall effect of the roof intensifies the horizontal alignment of this style. Decorative brackets or braces within the large eaves are also common. Full-width and partial porches with squat short columns set on heavy masonry piers extending to the ground are often seen. A variety of materials are employed for the structure and decorative detailing. Craftsman windows may have multi-paned windows over a single pane. Half timber or wood frames displaying rustic materials, often on a stone foundation, are typical of a Craftsman style house, though building materials vary throughout different regions.

**Tudor (English Vernacular Revival)** characteristics are a steeply pitched gabled roof with dominant front facing gable, and decorative half timbering in the gables. Almost all have masonry walls, and most are masonry-veneered. Some houses have patterned brickwork, while others are completely stuccoed. Massive masonry chimneys with decorative tops are common. Windows are generally tall and narrow, grouped together, multi-paned, and casements rather than double hung. Some openings, particularly the entrance, are emphasized by a round arch. Houses of this style are generally asymmetrical.

**Dutch Colonial Revival** houses borrow distinctive features from the Dutch tradition. Their major characteristic is the gambrel roof, steeply pitched and side-gabled with two different slopes. A continuous shed roof dormer is common, as are other kinds of single dormers. The first floor may have a small entry porch with columns, or the porch may be formed by the eave of the gambrel roof. Occasionally a front-facing gable in the gambrel shape is present.

## 6. District Map



**205 Blackwell Lane**  
**Tax Parcel: 16 11600 0110**

**Contributing (Architecture)**



**268 Cole Street**  
**D.C. Cole House**  
**Tax Parcel: 16 11610 0010**  
**David Cullison Survey (1994) CO-M-1420**

**Contributing (Architecture)**

- 1909
- Dutch Colonial Revival



**269 Cole Street**  
**Tax Parcel: 16 11600 0960**

**Contributing (Architecture)**

- No academic style
- Bungalow



**150 Forest Avenue**

**Tax Parcel: 16 11590 0650**

**GNAHRGIS Resource ID: 218694**

**David Cullison Survey (1994) CO-M-1440**

**Contributing (Architecture)**

- c. 1920 - 1929
- Craftsman
- Bungalow



**156 Forest Avenue**

**Tax Parcel: 16 11600 0470**

**GNAHRGIS Resource ID: 218728**

**Contributing (Architecture)**

- c. 1925 - 1934
- Colonial Revival
- Georgian House



**157 Forest Avenue**

**Tax Parcel: 16 11600 1100**

**David Cullison Survey (1994) CO-M-1439**

**Contributing (Architecture)**

- c. 1900 - 1909
- Colonial Revival
- Prairie Style
- Queen Anne House



**161 Forest Avenue**  
**Tax Parcel: 16 11600 1110**

**Contributing (Architecture)**



**164 Forest Avenue**  
**Tax Parcel: 16 11600 0480**  
**GNAHRGIS Resource ID: 218708**

**Contributing (Architecture)**

- c. 1920 - 1929
- Craftsman
- Bungalow



**169 Forest Avenue**  
**Tax Parcel: 16 11600 1160**

**Contributing (Architecture)**



**176 Forest Avenue**  
**Tax Parcel: 16 11600 0490**

**Non Contributing**

- vacant



**179 Forest Avenue**  
**Tax Parcel: 16 11600 0410**  
**David Cullison Survey (1994) CO-M-1434**

**Contributing (Architecture)**

- c. 1910 - 1918
- Craftsman
- Bungalow – front gable



**184 Forest Avenue**  
**Tax Parcel: 16 11600 0500**  
**GNAHRGIS Resource ID: 218729**  
**David Cullison Survey (1994) CO-M-1432**

**Contributing (Architecture)**

- c. 1910 - 1919
- Colonial Revival
- Georgian House



**185 Forest Avenue**  
**Tax Parcel: 16 11600 0420**  
**David Cullison Survey (1994) CO-M-1433**

**Contributing (Architecture)**

- c. 1910 - 1919
- Craftsman
- Colonial Revival



**192 Forest Avenue**  
**Tax Parcel: 16 11600 0510**  
**GNAHRGIS Resource ID: 218709**  
**David Cullison Survey (1994) CO-M-1431**

**Contributing (Architecture)**

- c. 1920 - 1929
- Craftsman
- Bungalow



**195 Forest Avenue**  
**Tax Parcel: 16 11600 0430**  
**David Cullison Survey (1994) CO-M-1430**

**Contributing (Architecture)**

- c. 1910 - 1919
- Craftsman



**202 Forest Avenue**  
**Tax Parcel: 16 11600 1120**

**Not contributing**



**220 Forest Avenue A**  
**Tax Parcel: 16 11600 0520**  
**GNAHRGIS Resource ID: 218732**  
**David Cullison Survey (1994) CO-M-1429**

**Contributing (Architecture)**

- c. 1920 - 1929
- Craftsman
- Bungalow



**227 Forest Avenue**  
**Tax Parcel: 16 11600 0860**  
**GNAHRGIS Resource ID: 218712**  
**David Cullison Survey (1994) CO-M-1427**

**Contributing (Architecture)**

- c. 1900 - 1910
- Folk Victorian
- Queen Anne House



**232 Forest Avenue**  
**Tax Parcel: 16 11600 1130**  
**GNAHRGIS Resource ID: 218733**  
**David Cullison Survey (1994) CO-M-1428**

**Contributing (Architecture)**

- c. 1940 - 1949
- No academic style
- Bungalow



**240 Forest Avenue**  
*Sarah B. Dewar House*  
**Tax Parcel: 16 11600 0530**  
**GNAHRGIS Resource ID: 218734**  
**David Cullison Survey (1994) CO-M-1425**

**Contributing (Architecture)**

- c. 1910 - 1919
- Tudor
- English Cottage



**245 Forest Avenue**  
**Tax Parcel: 16 11600 0850**  
**GNAHRGIS Resource ID: 218713**  
**David Cullison Survey (1994) CO-M-1426**

**Contributing (Architecture)**

- c. 1940 - 1949
- No academic style
- Bungalow



**248 Forest Avenue**

**Tax Parcel: 16 11600 0540**

**GNAHRGIS Resource ID: 218735**

**David Cullison Survey (1994) CO-M-1424**

**Contributing (Architecture)**

- c. 1920 - 1929
- Craftsman
- Bungalow



09/30/2014

**255 Forest Avenue**

**Tax Parcel: 16 11600 0840**

**GNAHRGIS Resource ID: 218714**

**Contributing (Architecture)**

- c. 1950 - 1959
- No academic style
- Ranch



09/30/2014

**258 Forest Avenue B**

**Tax Parcel: 16 11600 0550**

**GNAHRGIS Resource ID: 218736**

**Contributing (Architecture)**

- c. 1950
- No academic style
- Ranch



09/30/2014

**261 Forest Avenue**  
**Tax Parcel: 16 11600 0800**  
**GNAHRGIS Resource ID: 218715**  
**David Cullison Survey (1994) CO-M-1423**

**Contributing (Architecture)**

- c. 1920 - 1929
- Craftsman
- Bungalow



**262 Forest Avenue B**  
**Tax Parcel: 16 11600 1180**  
**GNAHRGIS Resource ID: 218737**

**Contributing (Architecture)**

- c. 1950 - 1959
- No academic style
- Bungalow



**181 Hunt Street**  
**Tax Parcel: 16 11600 0560**

**Contributing (Architecture)**



**191 Hunt Street**  
**Tax Parcel: 16 11600 1520**

**Non Contributing**

- Vacant
- Landlocked (parcel lines are skewed to the west)



**239 Hunt Street**  
**Tax Parcel: 16 11600 0780**

**Contributing (Architecture)**



**245 Hunt Street**  
**Tax Parcel: 16 11600 0770**

**Non Contributing**

- c. 2014



**257 Hunt Street**  
**Tax Parcel: 16 11600 0750**  
**GNAHRGIS Resource ID: 218711**

**Contributing (Architecture)**

- c. 1940 – 1949
- Bungalow



**270 Hunt Street**  
**Tax Parcel: 16 11600 0970**

**Contributing (Architecture)**



**209 N Forest Avenue**  
**Tax Parcel: 16 11600 0460**  
**David Cullison Survey (1994) CO-M-1446**

**Contributing (Architecture)**

- c. 1920 - 1929
- Colonial Revival
- Bungalow – side gable



**219 N Forest Avenue**  
**Tax Parcel: 16 11600 0450**  
**David Cullison Survey (1994) CO-M-1447**

**Contributing (Architecture)**

- c. 1928
- Colonial Revival
- Bungalow – t-roof



**226 N Forest Avenue**  
**Tax Parcel: 16 11600 0870**

**Contributing (Architecture)**



**227 N Forest Avenue**  
**Tax Parcel: 16 11600 0440**  
**David Cullison Survey (1994) CO-M-1448**

**Contributing (Architecture)**

- c. 1930 - 1939
- English Vernacular Revival



**233 N Forest Avenue**  
**Tax Parcel: 16 11600 0120**  
**David Cullison Survey (1994) CO-M-1449**

**Contributing (Architecture)**

- c. 1930 – 1939
- No academic style



**234 N Forest Avenue**  
**Tax Parcel: 16 11600 0880**  
**David Cullison Survey (1994) CO-M-1450**

**Contributing (Architecture)**

- c. 1930 – 1939
- Bungalow – t-roof



**247 N Forest Avenue**  
**Tax Parcel: 16 11600 0370**  
**David Cullison Survey (1994) CO-M-1458**

**Contributing (Architecture)**

- c. 1930 - 1939
- Colonial Revival



**250 N Forest Avenue**  
**Tax Parcel: 16 11600 0890**  
**GNAHRGIS Resource ID: 218730**

**Contributing (Architecture)**

- c. 1955 - 1964
- No academic style
- Ranch



**253 N Forest Avenue**  
**Tax Parcel: 16 11600 0360**  
**David Cullison Survey (1994) CO-M-1457**

**Original House**

**Contributing (Architecture)**

- c. 1928
- Craftsman
- Bungalow – t-roof



**258 N Forest Avenue**  
**Tax Parcel: 16 11600 0910**

**Not Contributing**

- Substantial renovation completed in 2015



**261 N Forest Avenue**  
**Tax Parcel: 16 11600 0350**  
**David Cullison Survey (1994) CO-M-1456**

**Contributing (Architecture)**

- c. 1930 - 1939
- Colonial Revival
- Bungalow – t-roof



**265 N Forest Avenue**  
**Tax Parcel: 16 11600 0340**  
**David Cullison Survey (1994) CO-M-1455**

**Contributing (Architecture)**

- c. 1930 - 1939
- English Vernacular Revival
- Bungalow – t-roof



**270 N Forest Avenue**  
**Tax Parcel: 16 11600 0920**  
**GNAHRGIS Resource ID: 218710**

**Contributing (Architecture)**

- c. 1940 - 1949
- No academic style
- Ranch



**275 N Forest Avenue**  
**Tax Parcel: 16 11600 0310**  
**David Cullison Survey (1994) CO-M-1454**

**Contributing (Architecture)**

- c. 1928
- Colonial Revival
- Bungalow – t-roof



**276 N Forest Avenue**  
**Tax Parcel: 16 11600 0740**  
**GNAHRGIS Resource ID: 218731**

**Contributing (Architecture)**

- c. 1940 - 1949
- No academic style
- Bungalow



**281 N Forest Avenue**  
**Tax Parcel: 16 11600 0300**  
**David Cullison Survey (1994) CO-M-1453**

**Contributing (Architecture)**

- c. 1928
- Craftsman/Colonial Revival
- Bungalow – front gable



**287 N Forest Avenue**  
**Tax Parcel: 16 11600 0290**  
**David Cullison Survey (1994) CO-M-1452**

**Contributing (Architecture)**

- c. 1928
- Colonial Revival
- Bungalow – t-roof



**256 Vance Circle**  
**Tax Parcel: 16 11600 0380**  
**David Cullison Survey (1994) CO-M-1459**

**Contributing (Architecture)**

- c. 1928
- Dutch Colonial Revival – high style



**257 Vance Circle**  
**Tax Parcel: 16 11600 0130**  
**David Cullison Survey (1994) CO-M-1460**

**Contributing (Architecture)**

- c. 1930 - 1939
- No academic style
- Extended hall parlor



**259 Vance Circle**  
**Tax Parcel: 16 11600 0160**  
**David Cullison Survey (1994) CO-M-1461**

**Not Contributing**

- c. 1930 - 1939
- Colonial Revival – high style



**267 Vance Circle**  
**Tax Parcel: 16 11600 0170**  
**David Cullison Survey (1994) CO-M-1462**

**Contributing (Architecture)**

- c. 1930 – 1939
- Colonial Revival
- Bungalow – t-roof



**268 Vance Circle**  
**Tax Parcel: 16 11600 0320**  
**David Cullison Survey (1994) CO-M-1469**

**Contributing (Architecture)**

- c. 1930 - 1939
- No academic style
- Bungalow – t-roof
- Joanne Woodward's childhood home



**273 Vance Circle**  
**Tax Parcel: 16 11600 0180**  
**David Cullison Survey (1994) CO-M-1463**

**Contributing (Architecture)**

- c. 1928
- Folk Victorian
- Bungalow – t-roof



**281 Vance Circle**  
**Tax Parcel: 16 11600 0190**  
**David Cullison Survey (1994) CO-M-1464**

**Contributing (Architecture)**

- c. 1930
- Colonial Revival
- Bungalow - hip



**287 Vance Circle**  
**Tax Parcel: 16 11600 0200**  
**David Cullison Survey (1994) CO-M-1465**

**Contributing (Architecture)**

- c. 1930 - 1939
- Colonial Revival



**292 Vance Circle**  
**Tax Parcel: 16 11600 0330**  
**David Cullison Survey (1994) CO-M-1470**

**Contributing (Architecture)**

- c. 1928
- English Vernacular Revival
- Bungalow – t-roof



09/30/2014

**293 Vance Circle**  
**Tax Parcel: 16 11600 0210**  
**David Cullison Survey (1994) CO-M-1466**

**Contributing (Architecture)**

- c. 1928
- Colonial Revival
- Bungalow – t-roof



09/30/2014

**295 Vance Circle**  
**Tax Parcel: 16 11600 0220**  
**David Cullison Survey (1994) CO-M-1467**

**Contributing (Architecture)**

- c. 1930 - 1939
- Colonial Revival
- Bungalow – hip gable



09/30/2014

**299 Vance Circle**  
**Tax Parcel: 16 11600 0230**  
**David Cullison Survey (1994) CO-M-1468**

**Contributing (Architecture)**

- c. 1928
- Colonial Revival
- English Vernacular Revival
- Bungalow – t-roof



**7. Statement of Significance**

**Official has considered the significance of these properties in relation to other properties:**

- ( ) nationally
- ( ) statewide
- ( X ) locally

**Applicable National Register Criteria:**

C. Properties embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.

**Areas of Significance:**

ARCHITECTURE

**Period of Significance:**

c. 1909 - 1964

**8. Areas of Significance**

The Forest Hills Historic district is significant under National Register Criteria C in the area of architecture.

The structures within the district are outstanding examples of many popular house types and architectural styles prevalent during the early to mid 20<sup>th</sup> century. Home types represented in this district are the Queen Anne house, bungalow, and ranch. Prevalent house styles include Colonial Revival, Queen Anne, and Craftsman.

**Background**

The owner and developer of Forest Hills was William L. Vance. Vance was born in Kentucky, went to school in Memphis, and lived in Chicago and Asheville before moving to Marietta in 1922. He was involved in real estate and was a member of the Country Club, the Rotary Club, and the Episcopal Church. He was the president of the local gun club and was “one of this city’s staunchest boosters.”

The Forest Hills development started in 1928 and was “believed to be destined as one of Marietta’s most beautiful and exclusive residential sections.” The development is located only six blocks from the Square and “forms one of the most attractive tracts in this vicinity.” Vance Circle, named for its owner, was set aside as an “ultra-restricted section” and “one of the most fascinating in the entire tract and is expected to meet with the

approval and favorable comments of those who see it.” The Forest Hills plan encompassed more than 10 acres and forty residential lots. The expected cost of completion was approximately \$200,000.

Today the Forest Hills Historic district is completely residential. The historic residences remain in good condition and the expansion of many smaller homes has taken place in recent years. The historic homes in the district are in good condition and are occupied by private residents.

## 9. References

- City of Marietta tax and parcel information
- Cobb County Tax Assessor’s Office
- Forest Hills Historic District Design Guidelines – approved by the Marietta Historic Preservation Commission on October 3, 2016 and the Marietta City Council on October 13, 2016.
- *Forest Hills is Destined as Modern Suburb.* Marietta Daily Journal. May 9<sup>th</sup>, 1929
- *2009 Forest Avenue Neighborhood (FindIt! Cobb)* by UGA
- *1994 Historic Resources Survey by David Cullison*
- Georgia Historic Preservation Division. “Residential Architectural Styles in Georgia.” *Georgia’s Living Places: Historic Houses in Their Landscaped Settings*. 1991.  
[http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch\\_20080521100904\\_optimized.pdf](http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch_20080521100904_optimized.pdf)
- Georgia Historic Preservation Division. *House Types in Georgia*. 1991.  
<http://georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf>

## 10. Geographical Data

**Acreage of Property:** Approximately 24 acres

### Verbal Boundary Description

The Forest Hills Historic District is bordered to the north by North Marietta Parkway and is made up of residences on Forest Avenue, North Forest Avenue, and Vance Circle and located primarily between Hunt Street and Cherokee Street. There two homes on Cole Street that are located in the district.

**11. Form Prepared By**

Name:	Shelby Little			
Organization	City of Marietta	Title:	Zoning Administrator	
Address:	P.O. Box 609			
City:	Marietta			
Email:	<a href="mailto:slittle@mariettaga.gov">slittle@mariettaga.gov</a>			
	State:	GA	Zip:	30061-0609

Signature: \_\_\_\_\_ Phone: 770-794-5671

**Marietta  
Historic  
Preservation  
Chairman**

Date:

David Freedman, Chairman