

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

Ownership of Property

(Check as many boxes as apply.)

Private: ☒

Public – Local ☐

Public – State ☐

Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☐

District ☒

Site ☐

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 20th 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*¹. 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 20th 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*². 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

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

² http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch_20080521100904_optimized.pdf

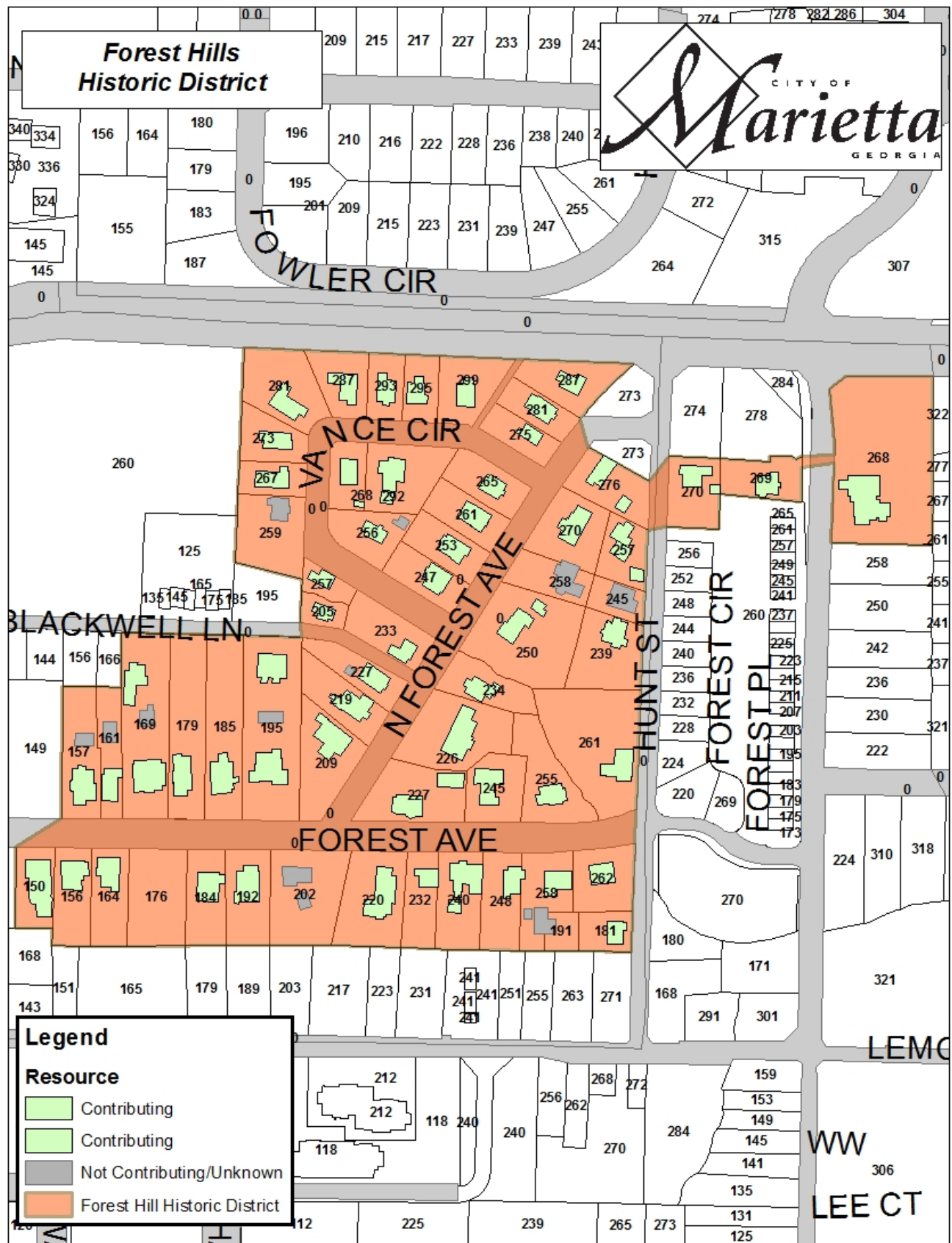
fanlights. Classical cornices with dentils or modillions are common. Windows are double hung with six-over-six or nine-over-nine panes and may be accentuated by shutters. Construction is usually a wood frame with clapboard finish but may also be masonry or masonry-veneer. Forest Hills Historic District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



255 Forest Avenue
Tax Parcel: 16 11600 0840
GNAHRGIS Resource ID: 218714

Contributing (Architecture)

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



258 Forest Avenue B
Tax Parcel: 16 11600 0550
GNAHRGIS Resource ID: 218736

Contributing (Architecture)

- c. 1950
- No academic style
- Ranch



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

Contributing (Architecture)

- Substantial renovation completed in 2014



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
- Bunaglow



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



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

Contributing (Architecture)

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



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



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 20th 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 9th, 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
- 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: slittle@mariettaga.gov State: GA Zip: 30061-0609

Signature: Phone: 770-794-5671

**Marietta
 Historic
 Preservation
 Chairman**

Date:

David Freedman, Chairman