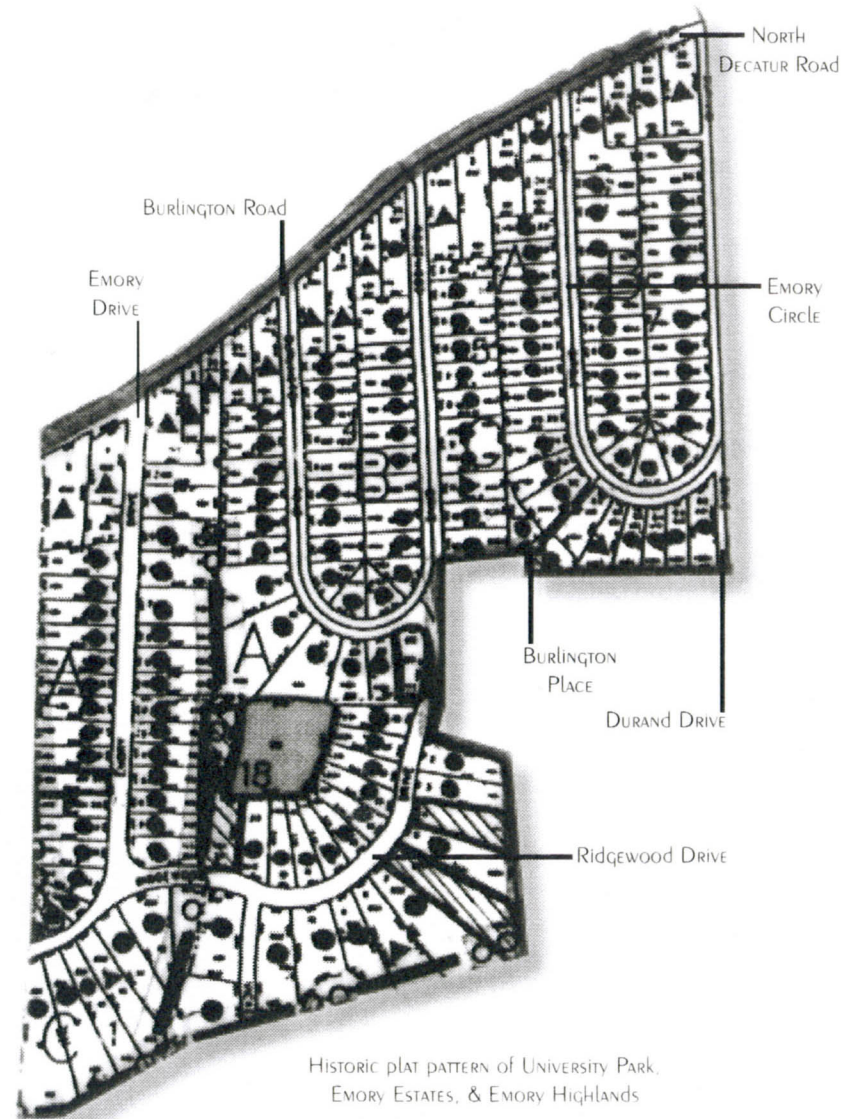


13.0 UNIVERSITY PARK / EMORY HIGHLANDS / EMORY ESTATES CHARACTER AREA

The University Park, Emory Highlands, and Emory Estates subdivisions are located on the south side of North Decatur Road and east of Emory University in the northeast quadrant of the local historic district. The area consists of three sections: (1) University Park along Emory and Ridgewood Drives, (2) Emory Highlands along Burlington Road and Ridgewood Drive, and (3) Emory Estates along Emory Circle and Durand Drive. A National Register nomination request for these neighborhoods is currently pending.

These neighborhoods were planned and developed during the late 1910s and 1920s and reflected the growing need for affordable suburban housing easily accessible by the automobile. While adjacent to the large Druid Hills suburb, these subdivisions were placed on small parcels of land. All of these factors resulted in a dense development pattern with streets placed closely together, small lots, and little open space, a much different situation from that in neighboring Druid Hills. The land was sold to the Druid Hills Company in 1916 but was then sold again to another developer, W. D. Thompson. The area was platted and laid out in three phases—University Park in 1916, Emory Highlands in 1923, and Emory Estates in 1925. O. F. Kauffman was responsible for the layout of both University Park and Emory Highlands. C. A. Nash was responsible for the layout of Emory Estates. This is the only neighborhood within the local district known to be associated with this civil engineer. Emory Highlands and Emory Estates were probably developed by the same developer, Augustine Sams.

The area is characterized by U-shaped streets, hilly terrain, uniform building setbacks, sidewalks, and a variety of landscaping. Overall, the development is small-scale with small lots and front yards and modestly-sized houses. The architecture of these neighborhoods reflects, at a modest scale, the early-twentieth-century movement toward period revival styles such as English Vernacular Revival, Colonial Revival, and Dutch Colonial Revival as well as the modernistic movement of the Craftsman style. Many of the houses have driveways and garages for the increasingly popular automobiles of the early-twentieth century. The houses were constructed from the 1920s into the 1940s.



HISTORIC PLAT PATTERN OF UNIVERSITY PARK,
EMORY ESTATES, & EMORY HIGHLANDS

CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- ☛ 25'- 35' range; setbacks in Emory Estates somewhat higher, in 30'-50' range

SIDE SETBACK

- ☛ 10'-20' range

TYPICAL LOT SIZE

- ☛ 50'-70' x 150'-200'; with a few oversized exceptions at curves and in areas of severe topography; .2 acres - .3 acres

TYPICAL BUILDING SIZE

- ☛ 1,300-2,300 square foot range; majority in the 1,800+ square foot range

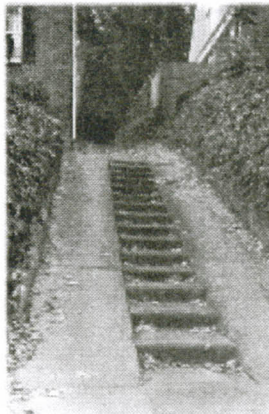
STREETSCAPE

- ☛ streetscape cross section illustrates the typical patterns and dimensions: asphalt street, granite curb, planting space, sidewalk, front yard
- ☛ sidewalks on both sides of street throughout - 4' in width
- ☛ planting space ranges from 6'-8'; Emory Drive within University Park is 6' wide and contains large hardwoods; combination of large and small trees used in 8' wide space on Ridgewood Drive within Emory Highlands; small trees predominant on Durand Drive within Emory Estates

OTHER

- ☛ drives and parking - lots typically contain paved access drive; parking within residential lots as well as on-street; street widths range from 20'-24' providing limited space for on-street parking

UNUSUAL DRIVEWAY
FEATURE IN
EMORY ESTATES
ILLUSTRATES SEVERE
TOPOGRAPHY.



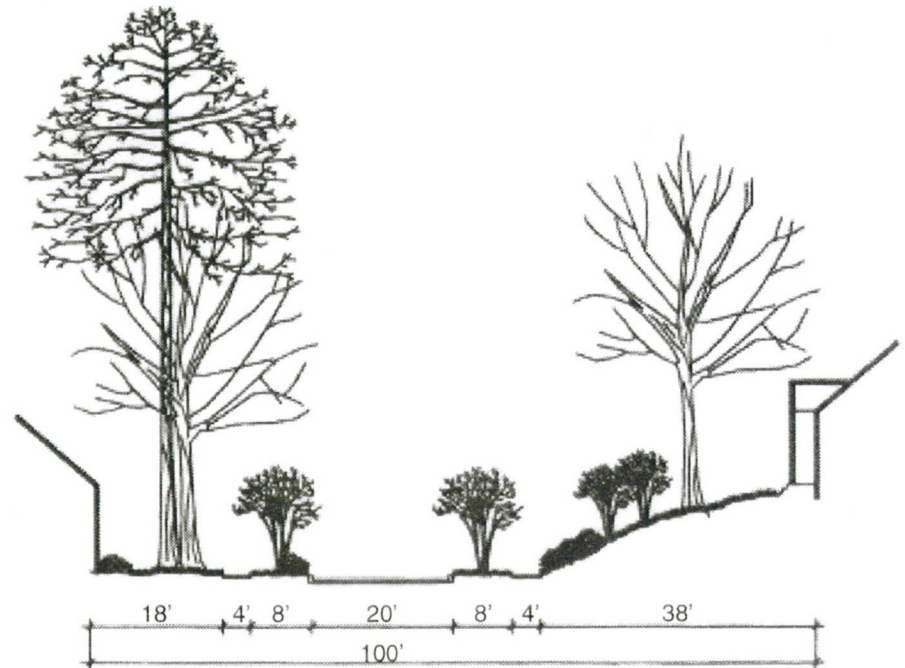
- ☛ traffic islands - two traffic islands within character area; one at intersection of Durand Drive and Emory Circle

LANDSCAPED
TRAFFIC ISLAND AT
DURAND DRIVE
AND EMORY
CIRCLE - EXISTING
LANDSCAPE FEATURE
WITHIN CHARACTER
AREA.

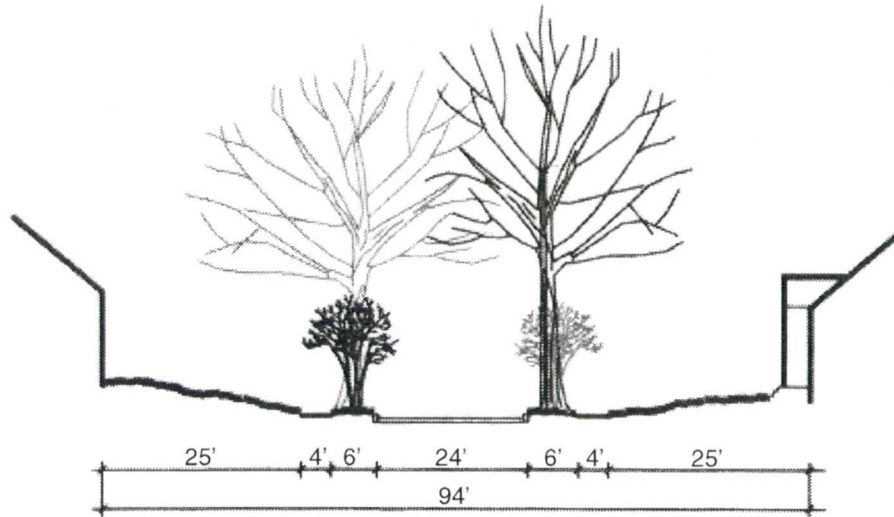


- ☛ other island at intersection of Ridgewood Drive, Burlington Road, and Durand Mill Drive has concrete surface

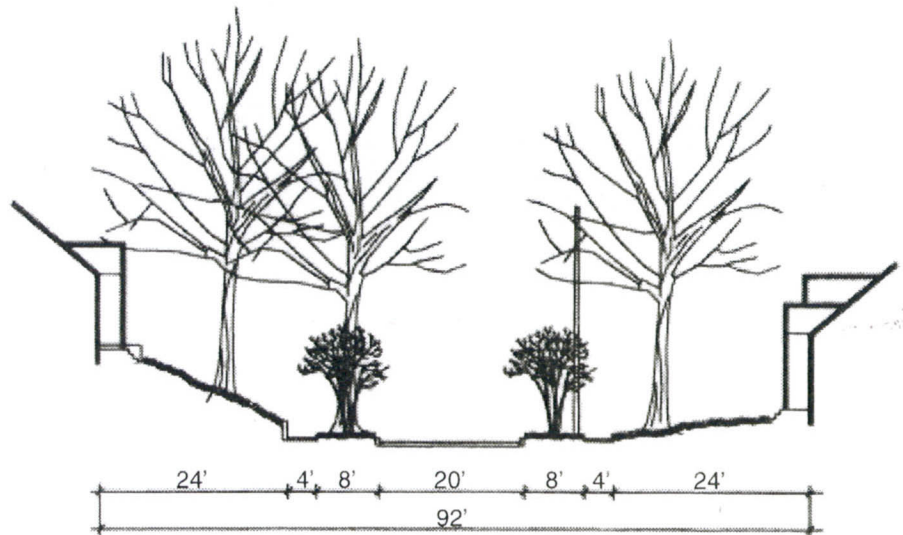
- ☛ front yard spaces - Severe terrain, particularly in the Emory Estates and Emory Highlands neighborhoods, results in residential structures elevated above the roadways. Front yard spaces in such situations are too steep for the maintenance of a lawn. For that reason, ground cover vegetation is predominant.



Durand Drive
Emory Estates



Emory Drive
University Park



Ridgewood Drive
Emory Highlands

Building CHARACTERISTICS:

SCALE

- ☛ 1-1 1/2 story

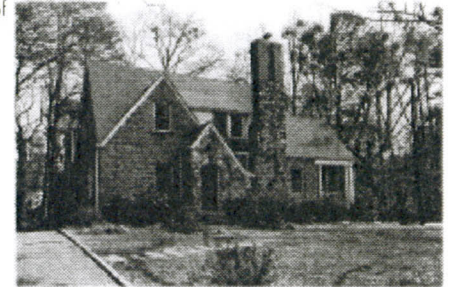
Good example of
English
VERNACULAR
REVIVAL style.

TYPE

- ☛ single-family detached dwellings

STYLE

- ☛ primarily English Vernacular Revival and Colonial Revival; Craftsman also represented, especially in University Park area



MATERIAL

- ☛ primarily brick veneer exterior; limited weatherboard siding and asbestos; weatherboard most common in University Park; granite used as accent material around entrances and porches and in chimneys

Roof FORM

- ☛ predominant side gable main roof with cross hips and gables; English Vernacular Revival examples display steeply-pitched front-facing gables

Roof Pitch

- ☛ moderate pitches main side gable; steeply-pitched projecting bays

MASSING

- ☛ asymmetrical front facade with multiple building elements such as projecting gables and entrances, dormers, chimneys, and variety of window arrangements; some Colonial Revival examples with symmetrical facades

DIRECTIONAL Emphasis

- ☛ main block of building - horizontal
- ☛ front-facing gables - in English Vernacular Revival examples, these front-facing gables have a vertical emphasis

STREET VIEW
ILLUSTRATING
RHYTHMS CREATED
BY FRONT-FACING
GABLES.



DETAILS

- ☛ foundations - water table with solid brick foundations; isolated granite foundations, primarily in Emory Highlands
- ☛ chimneys - Chimney placement varies; ridgeline, interior roof slope and front exterior all common
- ☛ porches - small front corner porches characteristic of the area
- ☛ entrances - frequently accented w/ decorative surrounds such as granite/fieldstone detailing, sidelights, other wood trim
- ☛ windows - double-hung sash, 6/6 and 6/1, most common but other treatments well-represented such as other sash combinations with decorative glazing patterns/multi-paned; casement also present throughout

INTRUSIONS:

Porch Infill

- ☛ Inappropriate porch enclosures detract from overall integrity of area.

SCREENING OF THIS PORCH PRESERVES THE OPEN CHARACTER; ALSO NOTE GRANITE ENTRANCE AND PORCH SURROUNDS.



NEW CONSTRUCTION

- ☛ New properties have been built without regard for prevailing scale, setback, and materials.

NEW CONSTRUCTION THAT DOES NOT CONFORM TO PREVAILING SETBACK, MASSING, PREDOMINANT AREA STYLISTIC FEATURES



Traffic Islands

- ☛ Traffic island at Ridgewood, Burlington and Durand Mill has been surfaced with concrete; this is not the historic treatment.

Adjoining Development

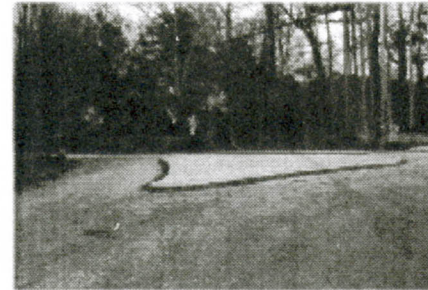
- ☛ Emory University's continued high rise expansion and development has had an adverse effect on the historic resources and the district's visual integrity.

ON-STREET PARKING

- ☛ Emory also appears to be having an adverse effect on the area created by extensive on-street parking.

Guideline - New construction should be compatible with the predominant architectural styles of the area, English Vernacular Revival and Colonial Revival, and should reference important building elements of these styles such as the projecting gables, prominent chimneys, and small-side porches of English Vernacular and the accented entrances of both styles.

Guideline - Traffic islands should be maintained as landscaped features and should not be paved.



CONCRETE TRAFFIC ISLAND AT INTERSECTION OF RIDGEWOOD DRIVE, BURLINGTON ROAD, AND DURAND MILL DRIVE - BEFORE AND AFTER STONE WALL ADDED