

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

00-0-1679  
2-00-90

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW SUBAREA TO BE ENTITLED THE SPRINGDALE/OAKDALE/LULLWATER SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT, 20B; TO ESTABLISH NEW REGULATIONS FOR SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT TO THE ZONING CATEGORY OF LANDMARK DISTRICT (LD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO LD20B DRUID HILLS LANDMARK DISTRICT; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

The City Council of the City of Atlanta, Georgia hereby ordains:

**SECTION 1.** That the properties to be designated as the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District, as shown and more fully described in Attachment "A" to this ordinance, which attachment is incorporated herein, meet the criteria for Landmark District as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and are hereby determined to be a new subarea of the Druid Hills Landmark District pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

**SECTION 2.** That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said properties described in Attachment "A" to the zoning category "Landmark District" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

**SECTION 3.** That the boundaries of the Springdale/Oakdale/Lullwater Subarea within the Druid Hills Landmark District shall be established as shown on the attached map marked Attachment "A", which attached map is incorporated herein.

**SECTION 4.** That the official zoning map of the City of Atlanta, now on file with the office of the Clerk of Council, be and is hereby amended so as to provide that the properties lying within said Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District bear the zoning designation "Landmark District," which designation shall be officially abbreviated as "LD" and which shall supplant the abbreviation for the existing R-3 zoning classification on said map.

**SECTION 5.** That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by adding subarea regulations for the Springdale/Oakdale/Lullwater Subarea, to be placed in Chapter 20B by amending certain parts therein and by deleting and inserting language in said Chapter 20B which shall read as shown in Attachment "C." The new subarea regulations, amendments to existing parts, and the deletion and addition of language as set forth in Attachment "C" are incorporated in this ordinance by this reference to the said Attachment "C" and adopted by this ordinance as if the same had been fully stated herein.

**SECTION 6.** All properties lying within said Springdale/Oakdale/ Lullwater Subarea of the Druid Hills Landmark District shall be subject to the Springdale/Oakdale/Lullwater Subarea regulations as set out in Section 16-20B.006, the General Regulations as set out in Section 16-20B.003 of the existing Druid Hills Regulations and the general regulations governing landmark districts contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

**SECTION 7.** That all ordinances or parts of ordinances in conflict with this ordinance are repealed.

A true copy,

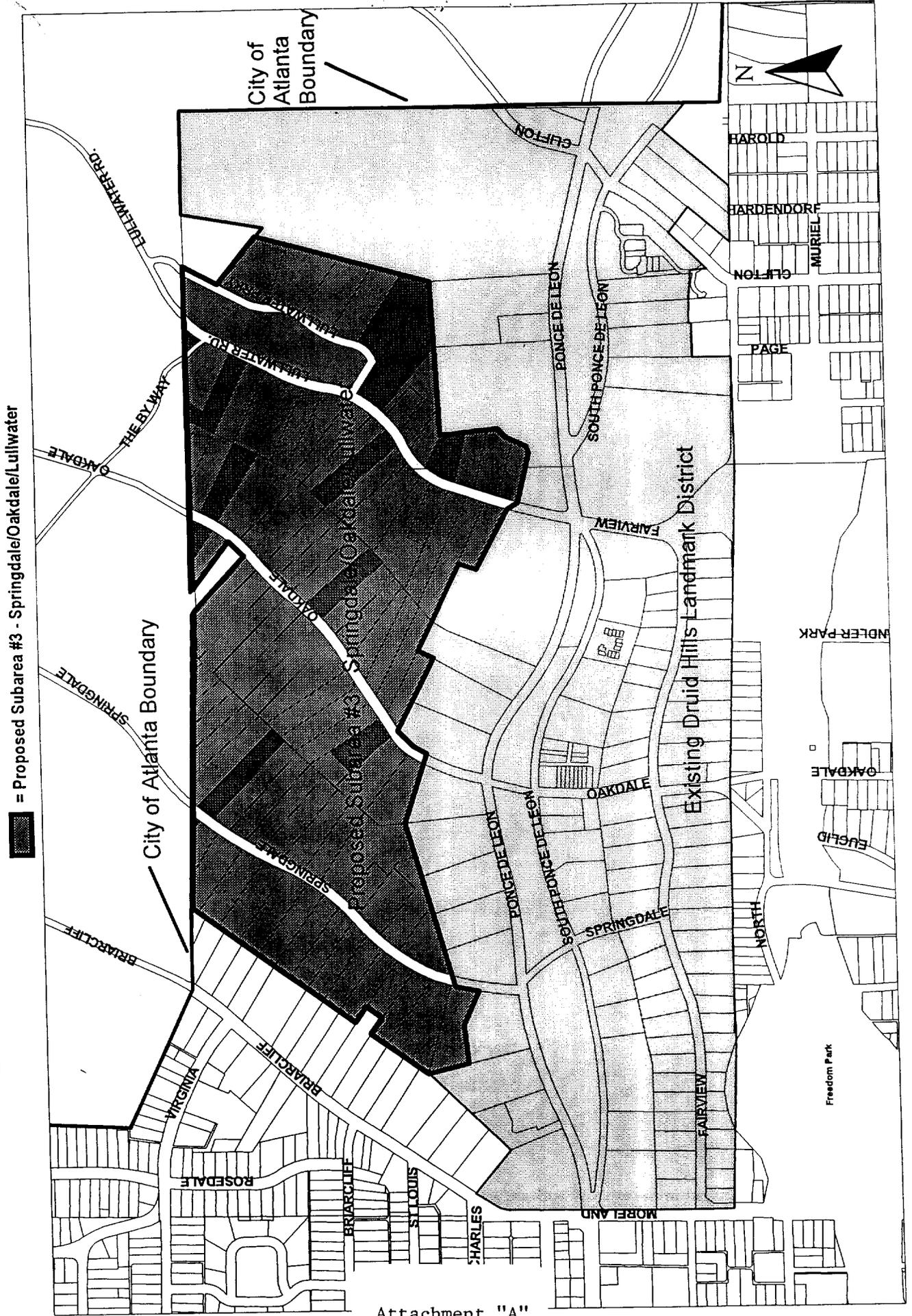
*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

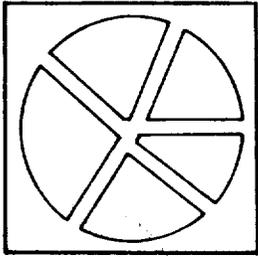
ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

JAN 16, 2001

JAN 25, 2001

# Druid Hills Landmark District (Chap. 20B): Proposed Subarea #3 - Springdale/Oakdale/Lullwater





ATLANTA  
URBAN DESIGN  
COMMISSION

ATLANTA CITY HALL  
55 TRINITY AVENUE, SW  
SUITE 3400  
ATLANTA, GEORGIA 30335-0331  
(404) 330-6200

**N-00-01**

## **RESOLUTION**

**Whereas**, an application was properly submitted by the requisite number of property owners within the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District pursuant to Subsection (a) of City of Atlanta Code of Ordinances Section 16-20.005 Nominations; and

**Whereas**, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to all property owners in the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District pursuant to Subsection (b) of said code section; and

**Whereas**, the Executive Director has caused to be conducted extensive research regarding this proposed nomination and has compiled a written report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

**Whereas**, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

**Whereas**, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and property owners pursuant to Subsection (e) of said code section;

**Now, therefore be it resolved** by the Urban Design Commission of the City of Atlanta as follows:

**Section 1.** That the designation report prepared by the Executive Director of the Urban Design Commission is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

**Section 2.** That the Commission hereby determines that the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District, a map of which delineating all boundaries is attached hereto as Exhibit "B", hereby incorporated by this reference, is architecturally, historically, and culturally significant and is hereby determined to be eligible for designation to the category of Landmark District (LD) as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section. The Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District is located in Land Lots: 241 and 242 (see map for boundaries), 15th District, DeKalb County, Atlanta, Georgia.

**Section 3.** That the Commission hereby further determines that said Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District meets the criteria set forth in Section 16-20.004(b)(2)d., specifically including those criteria in the following groups: Group I (1) (2), Group II (1) (2) (3) (5) (6) (9) (11), and Group III (2).

**Section 4.** That the Commission, having determined that the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District meets or exceeds the criteria as set forth herein, hereby nominates the Springdale/Oakdale/Lullwater Subarea to the category of Landmark District (LD), pursuant to Section 16-20.005(e)(3).

**Section 5.** That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning, Development and Neighborhood Conservation, and to notify by first class mail the owners of all properties within the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District.

Approved and nominated by the Atlanta Urban Design Commission on  
October 25, 2000.



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Danita Brown, Chairman  
Atlanta Urban Design Commission  
**N-00-01**

## ATTACHMENT "C"

### Attachment C – Part 1.

*That Section 16-20B.002 which reads as follows:*

#### **Sec. 16-20B.002. Division into subareas**

The Druid Hills Landmark District is divided into two (2) subareas for regulatory purposes. The two subareas are as follows:

1. Ponce de Leon Corridor
1. Fairview Road

*shall be amended to read as follows:*

#### **Sec. 16-20B.002. Division into subareas**

The Druid Hills Landmark District is divided into three (3) subareas for regulatory purposes. The three (3) subareas are as follows:

1. The Ponce de Leon Corridor
1. Fairview Road
2. Springdale/Oakdale/Lullwater

### Attachment C – Part 2.

*That the first sentence of the first paragraph of Section 16-20B.003 which reads as follows:*

The following general regulations shall apply to the entire district which includes (1) the Ponce de Leon Corridor and (2) Fairview Road.

*shall be amended to read as follows:*

The following general regulations shall apply to the entire district which includes (1) the Ponce de Leon Corridor; (2) Fairview Road; and (3) Springdale/Oakdale/Lullwater.

*No other language of Section 16-20B.003 is intended to be repealed, superseded or otherwise changed and shall remain in full force and effect.*

### Attachment C – Part 3.

*That the language of Section 16.20B.006 be stricken in its entirety and replaced with the following:*

**Sec.16-20B.006. Springdale/Oakdale/Lullwater regulations.**

The following regulations shall apply to any proposed development on any property located on Springdale Road, Oakdale Road, Lullwater Road or Lullwater Parkway:

- (4) Permitted principal uses and structures:
  - a. Single-family dwellings
  1. Parks, playgrounds and community buildings owned and operated by a governmental agency.
  
- (2) Permitted accessory uses and structures:

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures, including but not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this chapter.

  5. Greenhouse, fallout shelter, garden shed, private garage, storage room.
  - a. Guest house, servants quarters, dwelling or lodging facilities for caretaker or watchman.
  - b. Swimming pool and accessory buildings, tennis courts and the like not less than 25 feet from side or rear lot line.
  6. Home occupations.
  
- (3) Minimum lot requirements:
  1. Lot width: Each lot shall have a minimum lot width of 100 feet.
  2. Lot area: Each lot shall contain a minimum lot area of 38,000 square feet.
  
- (4) Lot coverage: Lot coverage for all structures, parking and driveways shall not exceed 35 percent of the lot area.
  
- (5) Minimum yard requirements:
  - a. Setbacks:
    9. West side of Springdale Road, Ponce de Leon Avenue to City limit:  
Front yard: 120 feet.  
Side yards: 25 feet.  
Rear yard: 50 feet.
    10. East side of Springdale Road, Ponce de Leon Avenue to City limit:  
Front yard: 100 feet.  
Side yards: 25 feet.  
Rear yard: 100 feet.
    11. West side of Oakdale Road, Ponce de Leon Avenue to City limit:

Front yard: 110 feet.  
Side yards: 20 feet.  
Rear yard: 100 feet.

12. East side of Oakdale Road, Ponce de Leon Avenue to City limit:

Front yard: 110 feet.  
Side yards: 20 feet.  
Rear yard: 100 feet.

13. West side of Lullwater Road, Ponce de Leon Avenue to City limit:

Front yard: 125 feet.  
Side yards: 25 feet.  
Rear yard: 100 feet.

14. East side of Lullwater Road, Ponce de Leon Avenue to City limit:

Front yard: 75 feet.  
Side yards: 20 feet.  
Rear yard: 50 feet.

15. East side of Lullwater Parkway, to City limit:

Front yard: 140 feet.  
Side yards: 25 feet.  
Rear yard: 100 feet.

16. East side of Lullwater Parkway, to City limit :  
Lullwater Conservation Garden.

(2) Maximum height: No building shall exceed a height of 35 feet.

#### **Attachment C – Part 4.**

*That the language of Section 16.20B.007 be stricken in its entirety and replaced with the following:*

#### **Sec. 16-20B.007. Status of permits issued or application filed prior to the adoption of the Landmark District Regulations.**

When an application, including plans, has been filed or when a building permit has been issued, prior to the effective date of this chapter, or an amendment, nothing contained shall require any changes in the plans, construction, size or designated use of a building, structure or part thereof if construction under such plans or permit is begun within 180 days of the effective date of this chapter. Where there are changes required under this chapter or an amendment thereto, failure to begin construction within 180 days, or discontinuance of construction for 180 days, shall have the effect of voiding the permit. In such case, the director, bureau of buildings, shall require a new permit, which shall be governed by regulations currently in effect.

#### **Attachment C – Part 5.**

*That a new section to be identified as Section 16-20B.008 be adopted to read as follows:*

**Sec. 16-20B.008. Variances and appeals.**

- (1) The board of zoning adjustment shall have the power to hear, grant or deny variances from the sections of this chapter as so listed below as will not be contrary to the public interest when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship, provided that the spirit of the chapter shall be preserved, public welfare and safety secured, and substantial justice done.

Section 16-20B.003(1)a. and c.

Section 16-20B.004(4), (5) and (6).

Section 16-20B.005(3), (4), (5) and (6).

Section 16-20B.006(3), (4), (5) and (6).

The procedure for such variances shall be as so specified in chapter 26 of this part.

- (2) The urban design commission shall have the power to hear, grant or deny variances from the sections of this chapter as so listed below as will not be contrary to the public interest when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship, provided that the spirit of the chapter shall be preserved, public welfare and safety secured, and substantial justice done.

Section 16-20B.003(3).

Section 16-20B.004(2).

Section 16-20B.005(2).

Section 16-20B.006(2).

The procedures for such variances shall be the same as so specified in chapter 26 of this part for the board of zoning adjustment.

- (3) Appeals from decisions of any administrative officials shall be made to the urban design commission, the same as so specified for the board of zoning adjustment in section 16-30.010, chapter 30 of this part.

**DRUID HILLS DISTRICT EXPANSION  
SPRINGDALE/OAKDALE/LULLWATER SUBAREA  
District 15, Land Lots 241 & 242  
DeKalb County, City of Atlanta  
Existing Zoning R-3**

**N-00-01  
Proposed Nomination:  
Landmark District**

The current Druid Hills District is part of Frederick Law Olmsted Sr.'s 1893 plan for an Atlanta suburban community. The project was initially conceived by Joel Hurt, planned by Olmsted, Sr., formalized by the Olmsted Brothers, and completed by the Druid Hills Company. The plan was executed with minimal changes even though it took approximately three decades to complete. When finished the project included a residential community, a series of parks, a parkway and a major transportation artery. The plan was not only very influential on neighborhood design elsewhere in Atlanta but was also a masterpiece of design created by a nationally known landscape architect, Frederick Law Olmsted, Sr.

### **BOUNDARIES**

The current Druid Hills District lies in the northeast quadrant of the City of Atlanta along Ponce de Leon Avenue and is west of the City of Decatur. The district includes properties between Briarcliff Road on the west and the Atlanta City limits on the east (just east of Clifton Road). The back lot lines of the properties on the north side of Ponce de Leon form the north boundary and the back lot lines of the properties on the south side of Fairview Road and South Ponce de Leon Avenue form the south boundary.

The proposed expansion to the current Druid Hills Landmark District would consist of a new subarea which includes the neighborhood streets of Oakdale Road, Springdale Road, Lullwater Road and Lullwater Parkway located north of Ponce de Leon Avenue. The Springdale/Oakdale/Lullwater Subarea includes all those properties within the following general boundary: Beginning at the southwest corner of the property at 747 Lullwater Road, thence southeasterly 227.5 feet to a point, thence northerly 514.6 feet, then easterly 800 feet, thence northerly 917.5 feet along the west property line of the Druid Hills Golf Club to the Atlanta City Limits, thence westerly 4405 feet along the Atlanta City Limits to a point, thence southwesterly 1887.2 feet along the rear property lines of parcels facing on the west side of Springdale Road, thence easterly 378.3

feet, thence northerly 114 feet, thence easterly 1257 feet to a point on the east side of Oakdale Road, thence northerly along the west property line of 1410 Ponce de Leon Avenue to a point, thence easterly 1509.28 feet along the rear property lines of parcels facing on the north side of Ponce de Leon Avenue to a point on the east side of Lullwater Road, thence southerly 100 feet to the point of beginning.

### **HISTORY OF DEVELOPMENT**

In the 1890s Joel Hurt, an Atlanta businessman and developer, began assembling approximately 1500 acres of land in the northeast area of Atlanta near Decatur for a residential suburban development project. The development site had been farmland with scattered native plants and a few roads and driveways leading to the farm sites. Frederick Law Olmsted, Sr. was working on a plan for the Biltmore Estate when Hurt invited him to come to Atlanta to study the site and prepare a plan for residences, parks, streets, and thoroughfares. Soon afterwards Hurt hired Olmsted and in 1893 Olmsted presented his plan to Hurt which included a major east-west through street, a parallel parkway for residential access, a series of parks, several north-south residential streets, two lakes, a tourist hotel, and planting suggestions for the parks and road sides. This plan reflected the same early design principles Olmsted used in Riverside, Illinois, and the ones he adhered to throughout his long and noted career.

Financial problems and an economic slump forced Hurt and his Kirkwood Land Company to put the Druid Hills project on hold. The project also had other problems. Olmsted was concerned about the plans for the two lakes because of the recent outbreak of malaria in other areas of Georgia. In addition, the nursery, created in 1894 to supply plants for the project, had been sadly neglected, resulting in a loss of much time and plant materials. Another problem was Olmsted's desire to place the trolley tracks beside the street instead of the customary placement in the center of the boulevard. Olmsted's plan prevailed on this matter when he showed it had economic benefits.

When the Kirkwood Land Company resumed the project in 1902, the Olmsted Brothers company (John Charles Olmsted and Frederick Law Olmsted, Jr.) took over the planning due to Olmsted's illness. The Olmsted Brothers officially named the project Druid Hills, and they

also named the main east-west street Ponce de Leon and the north-south residential streets Oakdale, Springdale, and Lullwater. In 1900, the work on the trolley lines had begun and was completed in 1913. By 1903, the grading work on the streets and the planting of the linear parks was underway.

By 1905, the Olmsted Brothers had completed their father's plan which involved subdividing the land lots and establishing house setbacks, engineering the surface drainage, and formalizing the restrictive deed covenants and park planting ideas suggested by their father. The parks were planned and planted true to Olmsted's original plan with the size and intended purpose varying from open green spaces for leisure activities to nearly impenetrable woods for viewing. The neighborhood streets to the north of Ponce de Leon were planned so that the residential sites were placed on knolls complete with natural contours. Shrubbery was to be planted to border the drives and roadways in an informal manner with the yards being open and sparsely planted. The streets were to follow the natural terrain in a curvilinear fashion. When finished, their plan was only modestly changed from Olmsted's original plan.

In 1908, Hurt sold the Kirkwood Land Company to a group of Atlanta businessmen who created the Druid Hills Company to finish the Druid Hills project. Coca-Cola magnate Asa Candler was the president of this organization. The new company did not continue to use the services of the Olmsted Brothers, but instead hired engineer O. F. Kauffman to complete the residential area development. Kauffman began making moderate changes to the plan in order to make it more economically feasible. Due to the malaria problem, along with the extreme cost of building them, the lakes were eliminated from the plan. In addition, the lots along the north-south streets were generally made somewhat smaller than those on Ponce de Leon, the residential streets were realigned to be more right-angled with Ponce de Leon, and some of the deed restrictions were removed. These changes did not affect the parks or the lots along the parks and parkway which remained true to Olmsted's original plan.

## **ARCHITECTURE**

Olmsted's only involvement in the architectural planning for the suburb was to present his general idea that the houses should be large, well-built, villa-type houses on generous lots, well set back from the roads. In the Druid Hills project Olmsted envisioned the

houses being a country home and a city home. The houses were to be far enough away from the city to enjoy country living benefits but connected and convenient to the city by way of the trolley lines. The Olmsted Brothers tried to preserve this plan to the best of their ability, but the Druid Hills Company did not retain these aspects. The houses built along Ponce de Leon and the parkway do represent Olmsted's ideals, but some of the houses built along the northern neighborhood streets were constructed on slightly smaller lots with shorter set-backs and are smaller in scale than those on Ponce de Leon.

Between 1908 and 1910 the house land lots along Ponce de Leon were laid out, the neighborhood streets were graded, and the landscaping for the parks was completed. Land lots were being sold during this time and houses began to appear in the suburb soon after the Druid Hills Company took over the project. The first house was built in 1909 by Judge John Candler. It was designed by architect G. L. Norrman in the French Renaissance style. The house styles and types which followed cover a wide variety of early twentieth century revivals and eclectic types. A few of the many styles found throughout the area are Tudor, Mediterranean, Jacobean, Italian Renaissance, and Prairie. By 1917, many of the houses had been built along Ponce de Leon. Throughout the Druid Hills neighborhood the early architecture and lots are similar in character, setback, scale, and landscaping. The overall effect of the architecture also reflects an aesthetic cohesion because of the spatial relationships of the buildings to each other and to the land.

Some of the noteworthy architects of the Druid Hills houses include Walter T. Downing; Arthur Neal Robinson; Henry Hornbostel; Hal Hentz; Hentz, Reid and Adler; G. Lloyd Preacher; Pringle and Smith; and Leila Ross Wilburn. Some of these architects suggested landscaping for the house lots or subcontracted with landscape architects, contractors or firms for some of the jobs. One of the landscape architects known to have done work in Druid Hills was C. A. Dahl Company of Atlanta. The end result of the landscaping work was most often an informal English-influenced landscaping with open lawns and scattered trees, shrubbery, flower gardens, and walks. While there was no single plan or landscape firm which did work in the Druid Hills neighborhood, the effect is a cohesive design which can be attributed to Olmsted's master plan.

By 1910, the infrastructure along the neighborhood streets was completed as far north as North Decatur Road. In the 1920s, the lots north of the Olmsted Brothers 1905 plan were laid out, but they were smaller than along Ponce de Leon. Many of these lots were purchased by contractors who bought several adjoining lots and built houses similar in setting, character, and style to those along Ponce de Leon. There are numerous homes in this later development area which were built by the above-mentioned architects. Professional landscaping is also present in this area. Even though this later development was not done exactly according to the Olmsted Plan, the major characteristics of Olmsted's residential community design are present.

In 1922, the parks were given to the City of Atlanta. By 1936, the Druid Hills project was completed with the Olmsted plan predominantly intact. Among the last alterations was the construction of a country club with a golf course on the site where the tourist hotel was first conceived to be built. In the 1970s, some of the lots along Ponce de Leon were aggregated to accommodate higher density apartments and condominiums.

## **SIGNIFICANT ASSOCIATIONS**

### **Frederick Law Olmsted, Sr.**

Frederick Law Olmsted, Sr. began his landscaping career late in his life; he was 43 years old when he decided to devote himself to this new career. After trying several other occupations, he eventually became involved in landscaping when he and Calvert Vaux co-designed a park for the Central Park design competition held in New York City in 1858. They won the contest and began the new profession of landscape architecture in America.

Before this time landscaping had involved working on small individual garden plans, not large parks or community sites designed as a cohesive unit. Olmsted objected to the term landscape gardener. He believed that his art had a broader scale and included larger sites and design components. Since he believed the term landscape gardening did not include building lakes, tunnels, bridges, or damming streams, he created a new title for a new profession-- landscape architect.

Once Olmsted had found his calling he began formulating his own design principles. Olmsted's principles for suburban development

consisted of three elements: a park for central focus, a parkway for transportation and a link to the urban area, and the residential buildings. In addition, Olmsted devised his own landscape philosophy by creating scenery that encouraged relaxation, and therefore good health, but appeared natural and enticed the mind at an unconscious level. He used the major design principles of "the picturesque" and "the beautiful" but did not stop at creating an art form. Olmsted expanded his design concepts to include elements intended to soothe the human soul.

While Olmsted also worked on smaller individual private projects, his reputation rests on his designs for larger urban and suburban neighborhood and park projects. Some of his better known design projects are the U.S. Capitol grounds, Riverside in Illinois, the Emerald Necklace Parks in Boston, the World's Columbian Exposition in Chicago, and the Biltmore Estate in Asheville. Many of his earlier suburban plans did not have all the components of Olmsted's principles; however, Druid Hills does.

### **Olmsted Brothers**

The Olmsted brothers, John Charles Olmsted and Frederick Law Olmsted, Jr., carried on Olmsted, Sr.'s landscape design business after his death. In 1898 they formed the Olmsted Brothers company to continue the landscape architecture tradition started by their father. In addition to assisting Olmsted, Sr. with numerous projects during his later years, the brothers oversaw approximately 3500 new projects between 1895 and 1950. John had worked with his step-father for more than 20 years by the time he created the new company. Frederick was much younger and had only been in the practice for about four years when he joined his brother in establishing the company. Both of these men went on to contribute their own personal landscape architecture talents to the profession. The brothers founded the American Society of Landscape Architects and helped establish standards and codes of practice for the profession. John became the first president of this organization. Frederick later became a president and is also responsible for establishing the first formal training program for landscape architecture at Harvard University, in 1900.

### **Joel Hurt**

Joel Hurt was an Atlanta businessman, engineer, horticulturist, developer, and entrepreneur. Hurt was responsible for creating a new street railway system for Atlanta; the city's first planned

residential suburb, Inman Park; and the South's first skyscraper, the Equitable Building. He was also responsible for consolidating and converting the street railways to electric power. In addition, Hurt was involved with several other Atlanta businesses and organizations, including the Trust Company of Georgia, the Georgia Iron and Coal Company, and the American Street Railway Association. Hurt was one of Atlanta's most innovative and forward-looking developers.

### **The Druid Hills Land Company**

The Druid Hills Land Company was created in 1908 by a syndicate of Atlanta businessmen including Coca-Cola magnate Asa Candler, Railway and Power Company president Preston Arkwright, and Realtors Forrest and George Adair. Candler was very involved with real estate development in the city at this time. He was making many efforts throughout the City of Atlanta to stabilize the real estate market and pull the city out of its economic slump. The new company was created for the purpose of completing the Druid Hills project and finished the Olmsted, Sr. and Olmsted Brothers' plan between 1910 and 1935.

## **SITE AND ARCHITECTURAL SIGNIFICANCE**

### **Landscape Architecture**

Olmsted's plan for Druid Hills embodies the general principles he set forth in his first suburban plan, Riverside, but it also reflects Olmsted's lifetime of experience in planning suburbs. Olmsted's early philosophy of planning picturesque landscapes which were also functional and livable is very much present in Druid Hills. In his late plans, and especially in Druid Hills, he also recognized improved technology and the new need for the business and dwelling places to be separate.

Druid Hills is one of 16 of Olmsted's community plans which were completed and one of the few to be executed almost as originally planned. The changes which were made include smaller lots, re-alignment of intersections, the removal of some deed restrictions, and the elimination of the two lakes. On the other hand, the integrity of the plan can be seen in the parks and parkway, the curvilinear streets, the topography and plants, and the sidewalks and set-backs.

## **Architecture**

Olmsted's Plan originally intended for the neighborhood to have large mansions set well back from the street on large lots. Ponce de Leon follows this plan while the northern streets--Springdale, Oakdale, and Lullwater--have smaller lots but maintain the same character and type of architecture on a smaller scale. The character of the architecture is in keeping with Olmsted's original theme of a country villa in a country setting.

The homes in the neighborhood are well-built structures, many of which were designed by well known architects. The architectural styles range from early twentieth century revivals to eclectic. Among the architects whose work is present in the district are Neel Reid; Walter T. Downing; Robert Pringle; Arthur Neal Robinson; Leila Ross Wilburn; Henry Hornbostel; Hal Hentz; Hentz, Reid and Adler; Edward Dougherty; Edmund Crook; and Pringle and Smith. Six of these architects built their own personal homes in Druid Hills.

## **Culture**

The development of Druid Hills was a major influence on other Atlanta suburban developments. Many other neighborhoods of similar design character followed in Atlanta in the early twentieth century, including Ansley Park, Brookwood Hills, Peachtree Heights, and Westview. Curvilinear streets and more natural landscaping became popular design characteristics throughout the city's many new suburbs. The plan also introduced the idea of separating the dwelling place from the business place. Olmsted had created a new prestigious residential area for Atlanta, where many prominent citizens made their homes. Among these were Asa Candler, his four sons and other Clanders; Neel Reid, the noted architect; Guy Woolford, founder of Retail Credit; William D. Thompson, Dean of Emory University Law School; Charles F. Stone, president of Atlantic Steel; John Ray Patillo, President of Patillo Lumber Company; William Brownlee, President of Coca-Cola Bottling Company of Atlanta; and Simon Selig, President of Selig Disinfectant Company. This is a partial list of the many prominent Atlanta families who chose to live in Olmsted's landscape masterpiece.

## **CONCLUSION**

The Druid Hills project was completed by the mid 1930s with Olmsted's plan predominantly intact. The end result is a strong representation of Olmsted's ideals and life-long philosophy of

landscape architecture. Druid Hills is one of Olmsted's many landscape plans but one of only a few to be executed nearly as first conceived.

Joel Hurt's contributions are also significant to the development of Druid Hills. His innovative ideas, drive to create a "new south" suburban neighborhood, and determination to involve Olmsted in the project led to a monumental work of landscape architecture.

Druid Hills was one of the first major projects of the Olmsted Brothers. The dedication to their father's plan was not only an honor to Olmsted, Sr. but a credit to their future as landscape architects following in their father's footsteps. The Olmsted Brothers continued in the profession and created a practice noteworthy in its own right.

The financial stability which the Druid Hills Land Company and Asa Candler brought to the project may have made it possible to maintain more of the integrity of the plan than what may have occurred under the direction of another firm. This is mostly due to Asa Candler's influence and his concern for stabilizing real estate values in Atlanta. Instead of opting for quick sales, the Company made minimal changes to make the project economically feasible and only began to sell the lots when the project was near completion. As a result, the neighborhood developed with cohesion and unity of plan.

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White, Dana R. and Kramer, Victor A. Olmsted South: Old South Critic/New South Planner. Westport, Conn.: Greenwood Press, 1979.

### **CRITERIA**

Group 1 (1) (2)

Group 2 (1) (2) (3) (5) (6) (9) (11)

Group 3 (2)

### **FINDINGS**

The proposed nomination of the Springdale/Oakdale/Lullwater Subarea of the Druid Hills District Expansion meets the above referenced criteria, as well as the minimum criteria, for a Landmark District as set out in Section 16-20.004 of the Code of Ordinances of the City of Atlanta.



RCS# 2539  
1/16/01  
2:22 PM

Atlanta City Council

Regular Session

MULTIPLE

Zoning Summary Report Items 1-7  
1891; 1893; 1896; 1898; 1892; 1679; 1448  
ADOPT

YEAS: 15  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

*Unanimous*

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE

00-0-1679

(Do Not Write Above This Line)

AN ORDINANCE BY: ZONING COMMITTEE Z-00-90

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW SUBAREA TO BE ENTITLED THE SPRINGDALE/OAKDALE/LULLWATER SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT, 20B; TO ESTABLISH NEW REGULATIONS FOR SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT TO THE ZONING CATEGORY OF LANDMARK DISTRICT (LD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO LD20B DRUID HILLS LANDMARK DISTRICT; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Unanimous ADOPTED BY

JAN 16 2001

COUNCIL

- CONSENT REFER
REGULAR REPORT REFER
ADVERTISE & REFER
1st ADOPT 2nd READ & REFER

Date Referred 11/6/00

Referred To: Zoning

11/20/00
ZAB & Zoning

First Reading

Committee: Zoning
Date: 10-31-00
Chair: Devin M. Starns

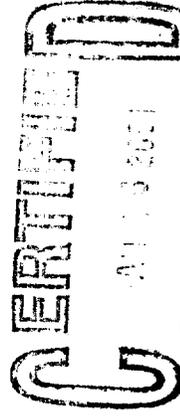
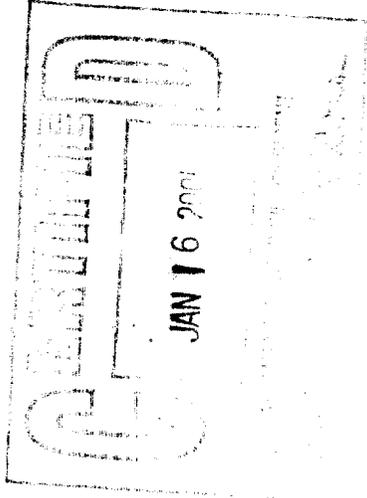
Committee: Zoning
Date: 11-14-00
Chair: Devin M. Starns
Actions: No recommendations
Fav, Adv, Held (see rev. side)
Members: [Signatures]

Committee: Zoning
Date: 1-7-01
Chair: Devin M. Starns
Actions: [Signatures]
Fav, Adv, Held (see rev. side)
Members: [Signatures]

COUNCIL ACTION

- 2nd [checked]
1st & 2nd Readings [ ]
3rd Readings [ ]
Consent [ ]
V Vote [ ]
RC Vote [checked]

CERTIFIED



Handwritten signature and title: Municipal Clerk

MAYOR'S ACTION

APPROVED

JAN 24 2001

WITHOUT SIGNATURE BY OPERATION OF LAW