

PEACHTREE CITY: AN EVOLUTION AND ASSESSMENT OF DESIGN VALUES AND
CHARACTER-DEFINING FEATURES OF FIVE NEIGHBORHOODS WITHIN FOUR
VILLAGES

by

KATHERINE WHEELER MITCHELL

(Under the Direction of Cari Goetcheus)

ABSTRACT

Architecture conceived between the end of the second World War and the late Twentieth Century has defined American suburban living. The desire to be close to cities while far enough away from the negativities begins with careful planning and transportation. As populations in America grew post-war, extra housing was needed. With the growing Atlanta metropolitan population, Peachtree City, Georgia, was born. This new city is unique for a New Town, as it resembled no other at its beginning, was free from many tract housing practices, and was intended to be an entirely self-sustaining community for the working class. This thesis explores the original character-defining features and design values of Peachtree City and focuses on how these have been maintained and evolved over the decades. With this knowledge, the conversation and study of post-war through late 20th century architecture will be expanded and understood greater within the historic preservation field.

INDEX WORDS: Architecture, Architectural History, Atlanta, Design, Development,
Fayette, Garden City, Georgia, Greenbelt Town, Mid-Century, Modern,
Neotraditional, New Town, Peachtree City, Post-war, Residential
Architecture, Suburb, Tract Housing, Village

PEACHTREE CITY: AN EVOLUTION AND ASSESSMENT OF DESIGN VALUES AND
CHARACTER-DEFINING FEATURES OF FIVE NEIGHBORHOODS WITHIN FOUR
VILLAGES

by

KATHERINE WHEELER MITCHELL

BA, College of Charleston, 2017

A Thesis Submitted to the Graduate Faculty of The University of Georgia in Partial Fulfillment
of the Requirements for the Degree

MASTER OF HISTORIC PRESERVATION

ATHENS, GEORGIA

2022

© 2022

Katherine Mitchell

All Rights Reserved

PEACHTREE CITY: AN EVOLUTION AND ASSESSMENT OF DESIGN VALUES AND
CHARACTER-DEFINING FEATURES OF FIVE NEIGHBORHOODS WITHIN FOUR
VILLAGES

by

KATHERINE MITCHELL

Major Professor:	Cari Goetzeus
Committee:	Wayde Brown
	David Spooner
	Robin Cailloux

Electronic Version Approved:

Ron Walcott
Vice Provost for Graduate Education and Dean of the Graduate School
The University of Georgia
May 2022

DEDICATION

I dedicate this to my wonderful parents, Bill and Leigh, without whom I would not have received the unconditional support to even join the MHP program; to Shelby Reed for constantly putting up with my rants and breakdowns; to my sister and my brother-in-law, Sarah and Lee, for allowing me to crash at their place countless times for easy commutes to Athens and field studies; and to my beloved dog, Huey, who comforted me most when I needed it and who I miss every day.

ACKNOWLEDGEMENTS

Thank you to everyone who has helped me and encouraged me along my academic career,
including but not limited to:

Wayde Brown
Christian Butler
Robin Cailloux
Donna Gabriel
Cari Goetcheus
Mary Beth Heston
Marty Hilton
Jennifer Martin Lewis
Sean McMillan
Leah Melnik
Bob Miklos
James Reap
Mark Reinberger
Daniel Sniff
David Spooner
Linda Stevenson
Anders Yount

TABLE OF CONTENTS

	Page
ACKNOWLEDGEMENTS	v
LIST OF TABLES	viii
LIST OF FIGURES	x
CHAPTER	
1 INTRODUCTION	1
Methodology	7
Thesis Organization	8
2 BACKGROUND RESEARCH	10
Background on Historic Resources.....	11
‘New’ Historic Resources	11
New Town Development	16
National History, Trends, and Patterns of Suburbs.....	22
History on Suburbs; Atlanta-Regional.....	30
Terminus	32
History on Suburbs: Peachtree City	37
Early History of Peachtree City	39
Peachtree City’s Plan and Character-Defining Features.....	44
Peachtree City’s Natural Landscape	58
Character-Defining Features and Design Values.....	62
3 CASE STUDIES	66

Case Study Selection Criteria	67
.....	
.....	
.....	
Methodology	67
Historic Resource Survey Form.....	70
Case Studies	72
Aberdeen Village	73
Aberdeen Village: Lake Peachtree Neighborhood	74
Aberdeen Village: Golfview Neighborhood	83
Glenloch Village: Hunters Glen Neighborhood	94
Braelinn Village: The Summit Neighborhood	102
Kedron Village: Smokerise Plantation Neighborhood	108
Summary of Findings.....	116
4 ANALYSIS	119
5 CONCLUSION.....	127
Future Research	128
REFERENCES	130
APPENDICES	
A Edited Historic Resource Survey Form	133

LIST OF TABLES	Page
Table 2.1: Principles of Town Development ((Taken from <i>Peachtree City, Georgia: A New Town in the Atlanta Urban Area</i> , William C. Byrd & Associates with Hammer & Company	48
Table 2.2: Peachtree City Data (United States Census 2020, peachtree-city.org).....	62
Table 2.3: Conceptual Planning Character-Defining Features and Design Values (table by author)	63
Table 2.4: Village Design Character-Defining Features and Design Values (table by author).....	64
Table 2.5: Neighborhood Design Character-Defining Features and Design Values (table by author)	64
Table 3.1: Lake Peachtree House Styles (table by author)	82
Table 3.2: Lake Peachtree House Types (table by author)	82
Table 3.3: Golfview House Styles (table by author).....	92
Table 3.4: Golfview House Types (table by author).....	92
Table 3.5: Aberdeen Village, Golfview, and Lake Peachtree’s Character-Defining Features and Design Values (table by author)	93
Table 3.6: Hunters Glen House Styles (table by author)	100
Table 3.7: Hunters Glen House Types (table by author)	100
Table 3.8: Glenloch Village and Hunters Glen’s Character-Defining Features and Design Values (table by author)	101
Table 3.9: The Summit House Styles (table by author).....	106
Table 3.10: The Summit House Types (table by author).....	106

Table 3.11: Braelinn Village and the Summit’s Character-Defining Features and Design Values (table by author).....	107
Table 3.12: Smokerise Plantation House Styles (table by author).....	114
Table 3.13: Smokerise Plantation House Types (table by author).....	114
Table 3.14: Kedron Village and Smokerise Plantation’s Character-Defining Features and Design Values (table by author).....	115
Table 3.15: House Type Statistics (table by author).....	117
Table 3.16: House Style Statistics (table by author).....	117
Table 3.17: House Construction Decade Statistics (table by author)	118
Table 4.1: Villages’ Character-Defining Features and Design Values (table by author)	122
Table 4.2: Neighborhoods’ Character-Defining Features and Design Values (table by author).123	

LIST OF FIGURES

	Page
Figure 2.1: 201 Smokerise Trace (Photo by author).....	15
Figure 2.2: 208 Chattan Trail (Photo by author).....	15
Figure 2.3: 300 Chimney Sweep Circle (Photo by author).....	15
Figure 2.4: 219 Smokerise Trace (Photo by author).....	15
Figure 2.5: 233 Smokerise Trace (Photo by author).....	15
Figure 2.6: 267 Smokerise Trace (Photo by author).....	15
Figure 2.7: Diagram No. 2, Garden City (Ebenezer Howard, <i>To-morrow: a Peaceful Path to Real Reform</i>)	18
Figure 2.8: Diagram No. 7, Group of Slumless Smokeless Cities (Ebenezer Howard, <i>To-morrow: a Peaceful Path to Real Reform</i>)	18
Figure 2.9: Front Cover of <i>Greenbelt Towns</i> (Booklet Resettlement Administration, 1936, Greenbelt Museum Collection).....	19
Figure 2.10: Interior page of <i>Greenbelt Towns</i> (Booklet Resettlement Administration, 1936, Greenbelt Museum Collection).....	19
Figure 2.11: San Lorenzo Tract Development in <i>The Ranch House in Georgia Guidelines for Evaluation</i> by Georgia Transmission Corporation and New South Associates (Atlanta: 2008) Page 15	26
Figure 2.12: Cover Page of <i>The Ranch House in Georgia: Guidelines for Evaluation</i> by Sullivan, Patrick, Mary Beth Reed, and Tracey Fedor.....	28
Figure 2.13: Cover Page of the <i>Ranch and Colonial Homes Pattern Book</i> by Leila Willburn Ross in <i>The Ranch House in Georgia: Guidelines for Evaluation</i> page 26	30

Figure 2.14: William McIntosh, a Creek Chief by Albert Newsam, 1836 (NPG.94.107 National Portrait Gallery)	31
Figure 2.15: Airplane View, Showing New Spring Street Viaduct Historic Postcard Collection, RG 48-2-5, (Georgia Archives)	35
Figure 2.16: Indexed Railroad and County Map of Georgia 1883 by George Franklin Cram (G3921.P3 1883 .C7 Library of Congress Geography and Map Division, D.C.)	40
Figure 2.17: Map of Georgia & Alabama Exhibiting the Post Offices, Post Roads, Canals, Rail Roads & c. 1839 by David H. Burr (G3920 1839.B8 Library of Congress Geography and Map Division, Washington D.C.)	41
Figure 2.18: Bonner’s Pocket Map of the State of Georgia 1851 by William G. Bonner (G3920 1851.B6 MLC Library of Congress Geography and Map Division Washington, D.C.) ...	41
Figure 2.19: Fayette County Highway Map 1940 (cmf0663 County Maps, Surveyor General, RG 3-9-66, Georgia Archives)	42
Figure 2.20: Peachtree City Villages map (multi-use map from Peachtree City government, edited by author)	51
Figure 2.21: First Phase Development Plan 1957 by Walter R. Hunziker and William C. Byrd and Associates (Peachtree City Library).....	52
Figure 2.22: Principles of Town Development 1957 by Walter R. Hunziker and William C. Byrd and Associates (Peachtree City Library).....	52
Figure 2.23: Peachtree City Road Map with Hand-Drawn Path and Numbers 1975 by Garden City Corporation (Peachtree City Library)	55
Figure 2.24: Golf Carts used in Independence Day Parade (Peachtree City online calendar)	56
Figure 2.25: Multi-Use Path Map (Peachtree City Planning and Development Department).....	57

Figure 2.26: Author’s dog sitting on large granite boulders in Kedron Village (photo by author) ..	59
Figure 2.27: Peachtree City Soil Map (<i>Peachtree City Comprehensive Plan 1992-2015</i> Page 45).	60
Figure 3.1: Golf Cart paths connected to dining and shopping (Kohler Homes)	66
Figure 3.2: Overall Neighborhood Survey Map (map taken from Multi-use Path Map, edit by author)	72
Figure 3.3: Map of Lake Peachtree Neighborhood (Georgia Tax Assessor).....	74
Figure 3.4: Peachtree City, Georgia - Plan of Lake Peachtree Neighborhood (Peachtree City Road Map).	76
Figure 3.5: View of Lake Peachtree from Loblolly Circle (Photo by author).....	77
Figure 3.6: 203 Cedar Drive, contemporary split-foyer house situated on a hilly, narrow lot (Photo by author)	78
Figure 3.7: 233 Cedar Drive, a Dutch Colonial revival Mid 20th-Century Two-Story (Photo by author)	79
Figure 3.8: Map of Golfview Neighborhood (Georgia Tax Assessor)	83
Figure 3.9: Design A 1442 (Antique Alter Ego).....	86
Figure 3.10: Foster Residence (Photo by City of Los Angeles, Wikipedia Commons)	86
Figure 3.11: 515 Golfview Drive (Photo by author).....	86
Figure 3.12: 19 Argyll Drive (Photo by author)	86
Figure 3.13: 516 Golfview Drive (Photo by author).....	87
Figure 3.14: Map of Hunters Glen Neighborhood (Georgia Tax Assessor).....	94

Figure 3.15: Locations of DeKalb County Single-Story Houses Built Between 1950 and 1975 by DeKalb County Property Appraisal Department in <i>The Ranch House in Georgia:</i> <i>Guidelines for Evaluation</i> page 33	95
Figure 3.16: Map of the Summit Neighborhood (Georgia Tax Assessor).....	102
Figure 3.17: 122 Summit Walk (Photo by author)	105
Figure 3.18: 301 Viewpoint Dr. (Photo by author).....	105
Figure 3.19: Map of Smokerise Plantation Neighborhood (Georgia Tax Assessor)	108
Figure 3.20: 240 Smokerise Trace, a High-Style Neoclassical Revival Neotraditional House (Photo by author)	111
Figure 3.21: 235 Smokerise Trace, an example of a Neotraditional House taking advantage of the hilly topography (Photo by author).....	111

CHAPTER 1

INTRODUCTION

While suburbs as Americans know them today have only been around since the 19th century, planned communities have existed since the Golden Age of Ancient Mesopotamia.¹ Planned communities were a way for city officials to design a city or portion thereof to fit defined needs and specifications for the government and the planned city's occupants. If an industry building was constructed, such as the Royal Saltworks at Arc-et-Senans, a planned village was built surrounding it to provide the workers with housing. The Palace of Versailles was constructed with King Louis XIV's court in mind, and as a result, the town of Versailles was born. While the overall approach to the design of planned communities has changed over the millennia as governments change and human desires have evolved regarding what was desired in a planned community, the concept is essentially the same. They all had either similar lot sizes or designated boundaries of neighborhoods that featured different lot sizes yet similar architectural styles and types. Since the 1900s, communities were planned with the car in mind, which greatly influenced the design and layout of more modern planned communities. As technology changed and populations grew, the need for planned towns and other suburban communities, adjacent to historic city cores, became a priority, particularly after thousands of men returned home after World War II (WWII). Financial relief after a terrible economic depression, affordability of cars

¹ Khan Academy. "The World's First City," <https://www.khanacademy.org/humanities/big-history-project/agriculture-civilization/first-cities-states/a/uruk>

and gas, and a spike in population growth were additional factors pushing the demand for housing development following the second World War.

The first suburb in the United States is debated, primarily based on the time period one chooses to start with and the dominant mode of transportation available during that time (streetcar, automobile, etc.). Some declare Frederik Law Olmsted's 19th century Riverside in Illinois is the first suburb, while others claim the 20th century Levittown, New Jersey, is the first suburb. Although Olmsted was not the first person to create a suburban planned community, in the United States his 1869 Riverside is considered the first self-sustaining example. This is due to its combination of the conveniences of the city with the picturesque landscape of the countryside.² Green space and trees were prominent features as well as curving roads to resemble the winding, wild nature of old hamlets. Olmsted's design contrasted with earlier planned communities which often utilized the grid system to maintain order while also incorporating squares and parks for the residents to enjoy. Saint Augustine, Florida, predates Riverside by three hundred years and was planned to be fortified with a large fortress and wall surrounding the city. Charleston, South Carolina, was planned sporadically between 1670 and 1672 and had a wall surrounding the original gridded area of the peninsula. Savannah, Georgia, was planned from its beginning in 1733 consisting of squares, residential blocks, commercial blocks, and green spaces. The difference between these three cities and Riverside is the fact that they were intended to be capitals or city centers from the beginning, while Riverside was designed to be a suburban retreat from the city.³ Other planned communities followed in Riverside's footsteps to

² Sarah Faiks, Jarrett Kest, Amanda Szot, Molly Vendura, "Revisiting Riverside: A Frederick Law Oldmstead Community" (master's thesis, School of Natural Resources & Environment, University of Michigan, 2001) Chapter 5, pages 1-10.

³ "Riverside: Frederick Law Olmsted's Illinois Masterpiece," The Frederic Law Olmstead Society of Riverside, published July 19, 2018, <https://www.enjoyillinois.com/illinois-200/riverside-illinois-frederick-law-olmsted/>

be an individual entity unique from the city. One well-known example is Radburn, an unincorporated community within the Fair Lawn borough of New Jersey that was established in 1928 as a “town for the Motor Age”.⁴ Levittown, created in 1946, was specifically constructed to house veterans returning from World War II. Levittown often is considered the first modern suburb, perhaps because it was created with the automobile in mind to commute directly into New York City or to train stations. The houses were built quickly, and all were similar in appearance and contained a carport and driveway. After Levittown, planned suburbs became a societal norm created all over the country and throughout Europe.

Robert W. Caves, a professor of City Planning in the School of Public Affairs at San Diego University, defines the suburb as “an outer district lying within [a] commutable distance of a city or urban area”.⁵ Modern suburbs tend to follow specific plans and resemble each other no matter how their regional geography may be different. Homes looked similar because developers desired to keep costs low, which they did by purchasing several adjacent lots and having similar architectural styles, thus hastening production. In fact, for Levittown, the development philosophy was affordability and speedy production. Levittown essentially developed ‘tract housing’ after embargos limited the private use of raw materials and the need to house many people quickly.⁶ Uniformity and interchangeable features of houses became ideal. Home designs then became more standardized, which further helped cut down on the cost. Planned communities and suburban towns began utilitarian, then became picturesque with winding roads and lush green spaces, and eventually evolved to be more grid-like, uniform, and easy to replicate. Children raised in post-war suburbs had surroundings that were new,

⁴ “Riverside: Frederick Law Olmsted's Illinois Masterpiece,” Enjoy Illinois, July 19, 2019, <https://www.enjoyillinois.com/illinois-200/riverside-illinois-frederick-law-olmsted/>.

⁵ Roger W. Caves, *Encyclopedia of the City* (London and New York: Routledge, 2005) 640.

⁶ Levittown Historical Society, n.d., <http://www.levittownhistoricalsociety.org/history.htm>.

prefabricated, and mass-produced, or what many describe as “cookie-cutter”. This implies that the homes or neighborhood layouts with their house setbacks and driveway placements were pre-cut like cookies and replicated hundreds of times, often lacking architectural diversity, individuality, or unique characteristics.

Films like *Greener Grass*, *the Virgin Suicides*, *the Stepford Wives*, and *Vivarium* showcase the cringe-worthy and horrific qualities that many critics focus on regarding the aesthetics of both early and current suburbs. From suffocation by boredom, being stuck two decades in the past, to living in a rut, the suburbs have received much criticism over the decades with horror film writers using them as settings.

Despised by many, ‘the suburbs’ are also greatly loved by others. Anthony Alofsin is an architect, artist, art historian, published author, and professor at the University of Texas at Austin’s School of Architecture. Alofsin is in favor suburbs, describing how construction in the American suburb is better than ever and that suburbs are now being built for specific uses, designs, and other consumer needs, especially noting that they often take much less time to construct in comparison to custom-built homes and for a fraction of the cost. Architecturally, early suburbs utilized the efficient ranch house and mid-20th century two-story as primary house types. The ranch house was low, long, affordable, open, and had a solid connection to the outdoors, while the mid-20th century two-story took up less space on a lot and had a clear separation of uses and aesthetically pleasing local symmetry. By the suburbs of the 1980s, the “McMansion,” or Millennium Mansion, was the preferred architectural style in the suburbs, described as a house with mass-produced luxury and an abundance of useless features.⁷ He explains that what is said about the “McMansion” can also be said about mid-century

⁷ Sarah Buckley, “McMansion: Good, Bad or Ugly - What Is a McMansion?,” *Architecture & Design*, March 8, 2020, <https://www.architectureanddesign.com.au/features/list/mcmansion-good-bad-or-ugly-what-is-a-mcmansion#>.

skyscrapers in urban downtowns; they are too large in volume for their lot and feature replicated ornamentation.⁸

Growing up in Peachtree City, Georgia, I never really knew what historic preservation was because the houses all felt new compared to older, more established towns in places I visited. In history classes, it seemed that most of America was an infant compared to the rest of the world and that most of the country had been developed after the automobile became a necessity to American life. While I understood that I lived in a suburban city, it felt vastly different from those I had seen. It felt more natural, hospitable, and by no means cookie-cutter. Peachtree City is often humorously referred to as “the Bubble” due to the unique qualities that set it aside from other suburban towns in the area. Driving around town, I would admire the houses that I thought were simply small, humble, and quintessentially “American”. I never knew that there was a name for their form. If I heard the term “ranch house,” I would picture a house on a farm. I also did not grasp that these homes were historic because my definition of “historic” was something from the 1800s. After spending six years in one of America’s oldest cities and obtaining bachelor’s degrees in Historic Preservation and Art History from College of Charleston, I knew that I needed to continue and study a different perspective in the historic preservation field. College of Charleston is an incredible university for learning the art history side of historic preservation, but I understood I needed to be exposed to the theoretical side. This led me to the University of Georgia, which I knew would challenge me to look beyond the romanticized side of preservation and study its practical side. Here, I was introduced to the intensive process of surveying historic resources through UGA’s FindIt Program. This program is part of an ongoing inventory of Georgia’s cultural resources, and it follows survey guidelines

⁸ Anthony Alofsin, “A defense of the Suburbs”, *The Atlantic*, published June 6, 2018, <https://www.theatlantic.com/technology/archive/2018/06/a-defense-of-the-suburbs/562136/>

established by the Georgia Department of Natural Resources Historic Preservation Division. Through surveying, FindIt is not only able to identify historic resources, but also assists and supports local preservation efforts. Most of the resources I have surveyed through FindIt have been ranch houses and other urban homes. This program taught me everything I know about surveying and ultimately prepared me for doing the necessary survey work in this thesis.

My interest was sparked to this topic after learning what those neat houses around the corner from my childhood home were called, how truly valuable they are to my community, and how unique they are. Each time I came home, I learned how different my town was from other “newer” communities in the state and how it truly is its own entity. Every time I walked or drove by these houses in Peachtree City’s ubiquitous golf cart, I noticed something I had never seen before on these houses. Though simple at first glance, there is so much love, attention, and care that went into making those post-war houses into homes. When I drove around other newer parts of the city, I easily felt as if I had traveled to another decade. Each neighborhood appeared to be from a different era. The homes, neighborhood layouts, and landscape features were all different. To me, Peachtree City gives off an energy and appearance of what suburbs were originally intended to be. This made me wonder how trends in suburban design shaped the city as it developed and if this was intentional? All of these thoughts ultimately helped me define my research question as, *How have the neighborhoods (1956-2000) of Peachtree City, Georgia, maintained the original design values and character-defining features and how have they evolved?*

Methodology

To answer the research question, I needed to do background research not only on the history of Peachtree City and its original plans, but also look at the city, both at a large and small scale. In addition, I needed to gain a greater understanding of Atlanta regional history, Georgia history, and American history involving suburban development. I studied the suburb's complex history, as well as the historic preservation of suburbs. The Peachtree City Public Library has a history room with a certified historian. There, I researched Peachtree City's history as well as the history of the area to better understand the land, why this city looks the way it does, and why the original developers chose this area. I also hoped to find information about any architects that designed the houses, whether they were designed and then sold, or if the land was sold then the architect was hired. I wanted to discover what the original design values of the city were in order to see if they were fulfilled. The National Register of Historic Places has a list of resources known as bulletins. These can be used as guides for many types of historic resources to undertake such things as documentation. All bulletins are available to the public. The bulletin on surveying historic suburbs benefitted me in understanding forms, context, and history of suburbs. I planned to identify character-defining features of suburban development and specific design values of Peachtree City with the help of this bulletin. Once the context of suburban development was understood on a national, regional, and local scale, I completed a number of case studies in order to create an architectural survey of Peachtree City to further identify the character-defining features and design values of the city.

After understanding the history of the city and its plans, I set out to complete field research of the neighborhoods, to choose one neighborhood from each of the original four villages that best represent their village due to significant time period, location, similarities to

other neighborhoods, and architecture. My training from FindIt aided me in completing thorough architectural surveys of these neighborhoods. Full surveys involve documenting each individual historic resource with photographs and an architectural survey. The survey includes an architectural description which tells the story of the house and any changes that have taken place over time. These surveys assisted in identifying the character-defining features of the neighborhoods and the villages.

Historic map design concepts for the city and its villages were compared to see if the placement of these villages corresponded to the original plan. All this information would then be compared to other historic suburbs around the state to identify their differences and similarities. Once all village neighborhood case studies had been completed and all information had been compared and analyzed, I hoped to determine if these character-defining features and values have remained intact and how they may have evolved over time. Evolution of a city ultimately tells us its story and further aids the public in determining how to plan and preserve the city for the future.

Thesis Organization

Chapter One introduced the focus of the thesis research and the methods that will be used to answer the question. **Chapter 2: Background Research** examines the history of suburbs in national, state/regional, and local scales as well as a background on historic preservation. **Chapter 3: Case Studies** details the criteria used to identify several case study sites, and the survey process conducted of selected neighborhoods in the four original villages in Peachtree City. **Chapter 4: Analysis** compares the findings of the history of suburbanization as well as all survey data collected to reflect on answering the research question. Any changes that were

observed are evaluated here. **Chapter 5: Conclusion** summarizes all findings and recommends further research that may build on the findings of this work.

CHAPTER 2

BACKGROUND RESEARCH

In order to answer the research question, “*How have the neighborhoods of Peachtree City Georgia (1956-2000) maintained their original design values and character-defining features and how have they evolved?*”, it is important to first understand the historical development of suburbs and their recent acknowledgement as historic resources. The field of historic preservation plays a key role in defining and acknowledging the historic significance of the development of suburban communities. While some people may not think suburbs are old enough to be considered historic resources that could be preserved yet, historic preservation documents styles and types of architecture and land planning patterns that serve as models and inspiration to the various forms of suburbs. Historic preservation also defines the philosophy and theory behind historically significant buildings and districts. By understanding the importance of preserving structures from all eras, one can determine the significance of the suburb and how it has shaped modern history. This, in turn, helps guide how to document and preserve suburbs and their architecture. This chapter focuses on several key topics, including an overview of the discipline of historic preservation, specifically the methods and processes used to identify, survey, and acknowledge historic resources, and the developmental context of suburbs nationally, in the state of Georgia broadly, the Atlanta region, and specifically Peachtree City.

Background on Historic Preservation

Roger W. Caves defines *historic preservation* as a “philosophical concept that became popular in the twentieth century, which maintains that cities should be obligated to protect their patrimonial legacy” (Caves 345). The 1995 Secretary of the Interior, Bruce E. Babbitt, and his committee, refined the definition to “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property” in the *Standards for the Treatment of Historic Properties*.⁹ Across the globe, historic preservation has many names such as heritage preservation and heritage conservation, but they all aim for the common goal of preserving heritage both tangible and intangible. Humans have always needed shelter, and construction could be expensive and time-consuming, so it needed to last to prevent costly repairs down the line. Historic preservation also aims to preserve the ‘new historic’ structures and is an ever-expanding field.

‘New’ Historic Resources

While having information about what to do with significantly old cultural resources is essential, there will come a time when architectural historians and other historic professionals will be tasked with surveying ‘new’ historic resources. These resources are anything that has yet to be academically categorized into a type or style and has recently aged or is approaching fifty years. This will forever be a challenge unless architectural style and type books are updated, and the buildings associated with said types and styles are further studied. Many students in the historic preservation and architecture fields read the book *What Style is it* by John C. Poppeliers and S. Allen Chambers Jr. This book aids in explaining how architectural styles got their name.

⁹ National Park Service, “The Secretary of the Interior’s Standards for the Treatment of Historic Properties,” <https://www.nps.gov/tps/standards.htm>

Architectural nomenclature is often shared with that of a specific era or historic events such as Victorian, Craftsman, and Colonial; Victorian being developed during the reign of Queen Victoria, Craftsman being from a time when an appreciation for architectural craft and industry was wide-spread, and Colonial being from the early days of the American colonies. Revival styles resurrect past eras' styles, such as Greek Revival and Gothic Revival. Architectural types were named for physical features of the structure such as how many rooms it was or the type of room such as double-pen and hall-parlor. Saddlebag houses are named for their symmetrical rooms flanking the central chimney. Other house types are named for the shape of the floorplan, such as a gabled ell house resembling the letter "L". Several other types are named for historic events and historic vernacular structures, such as the bungalow and the shotgun. The bungalow derived from the term *Bengali* referring to the Bengali style house. The shotgun possibly stems from the Yoruba word *togun* meaning house.¹⁰ Many times, no academic style or type can be applied to a building. This does not mean that the building lacks significance. Architectural historians spend countless hours studying and surveying historic resources to understand patterns and changes in the built environment. When it comes to surveying, most institutions follow the fifty-year rule, which suggests that cultural resources fifty years or older are considered historic. The subjects on the Georgia SHPO historic resource survey form tend to stop around the 1960s, which puts resources fifty-years-old today at a disadvantage because they need information up through the 1970s. While most buildings constructed fifty years ago still fall into the mid-century category of building types and styles, several were constructed in new types and styles that need to be thoroughly documented, analyzed, and defined. The names given to these younger buildings should be determined in the same manner that older, academically recognized ones are.

¹⁰ National Parks Service Ethnography Program, "Shotgun Houses," https://www.nps.gov/ethnography/aah/aaheritage/frencham_pop11.htm

Architectural historians are to thank for these terminologies, and as the fifty-year rule continues to move forward in the twentieth century, students and surveyors will rely on architectural historians to do the same for these unnamed types and styles.

The 1990s saw the rise of new styles and types of architecture. Many of these were marriages of two or more styles incorporated into medium to large size homes that combined several elements from different house types. Many of these styles and types are called Neotraditional, Neoelectic, or Neocolonial revival, but for this thesis they will all be categorized under “neotraditional”. These names have one thing in common: the root word *neo*, meaning *new*. These are completely new and have not been broadly academically documented or studied. Neotraditional architecture focuses on function and fashion without the omittance of ornamentation. Where previous building styles and types were designed from the inside out, neotraditional structures seem to be designed around the exterior’s appearance. Unfortunately, over time this caused it to gain a bad reputation for being unsightly. Blogs like *McMansion Hell*, by Kate Wagner, bring forward some of the most tragic examples. Neotraditional homes, including McMansions, are often criticized for their large scale, commonly taking up seemingly every square inch of the lot. This is not always the case, especially in a place like Peachtree City which takes green space very seriously. The 1990s was a time of great wealth for Americans, and they wanted to own a large house to raise their families. They felt the importance of nostalgia and incorporated it into their homes. These stylistic elements often serve no purpose other than suggesting a historic influence and keeping appearances.¹¹ Unfortunately, this was not always executed in the best manner. Occasionally, styles that were not historically involved would be selected or were simply pasted on without proper planning. Not all homes during this time fell

¹¹ Jackie Craven, “What is Neotraditional Architecture?,” ThoughtCo. Updated March 18, 2019. <https://www.thoughtco.com/what-is-neotraditional-architecture-178016>

into the hands of poor judgement, however. Many blend similar historic styles onto houses that are fitting in size. Much of the more significant examples of Neotraditional houses came from the late 1980s through the 1990s and 2000s. Newer, less expensive building materials allowed people to build larger, more grand-looking homes. It is not just the ornamentation that shifted during these decades of architectural experimentation. Functional elements of the house were also tinkered with to fit the wants and needs of the homeowner. The main contributing shift seemed to be the automobile.

When the automobile became an important aspect of the American suburb, garages and carports began to be integrated to the home. These were often stylistic elements and decorated with brick screen walls, piers, glass block walls, half walls, or even fashionable garage doors. After all, they were not just places to house the family car; they also served as extra storage and occasional recreational activities. Because of this, they were highly notable features of the home. After a while, they became less stylized and more simplified and commercialized, serving strictly as a useful feature that did not necessarily have to be attractive or designed by an architect. This led to large garages taking up a majority of the façade, distracting the viewer from the stylistic elements of the house. This may have backfired as houses in the post-modern suburbs began to hide their parking situations or disguise them as living spaces by means of symmetrical placement and design. Of course, depending on the style and type of house, this can change. Mid-20th-century two-story homes tend to disguise the garage, where neotraditional types hide it. The changes seen are not limited to just the parking situation, and since the neotraditional type covers a broad range of house shapes and styles, it can be a challenge to survey. Figures 2.1-2.6 show just some of the diverse exteriors that can be found under this category.



Figure 2.1: 201 Smokerise Trace (Photo by author).



Figure 2.2: 208 Chattan Trail (Photo by author).



Figure 2.3: 300 Chimney Sweep Circle (Photo by author).



Figure 2.4: 219 Smokerise Trace (Photo by author).



Figure 2.5: 233 Smokerise Trace (Photo by author).



Figure 2.6: 267 Smokerise Trace (Photo by author).

The styles that can be found in these examples are Colonial Revival, Neoclassical Revival, Rustic, and Craftsman. With the help of architectural historians, this type will need to be refined and further understood, just as it was done for mid-century through post-modern house types.

Post-War America has certainly provided thousands of examples of suburbs with differences varying from minuscule to drastic, but one element has remained the same; the need for housing close to the city that feels as if it is in the countryside. The mass-production of building materials and wide distribution of architecture magazines and catalogues made the same house types spread far and wide across America. With the suburb's goals and ideals remaining mostly the same over time, but the appearances adapting to fit the needs of the residents, scholars have been presented with an exciting yet challenging goal of how to document, describe, and define them. Many scholars and professionals also address the need to accept change. Some are not too keen on developing names for every new type of style, but instead prefer to appreciate these as significant changes to architectural history and historic preservation. Nevertheless, they still need to be documented and categorized in some manner.

New Town Development

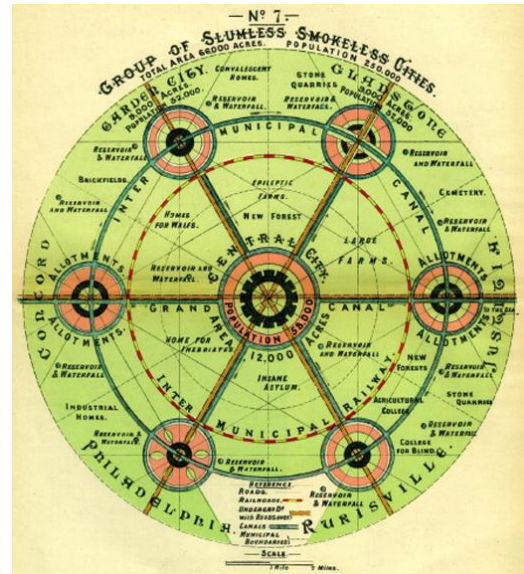
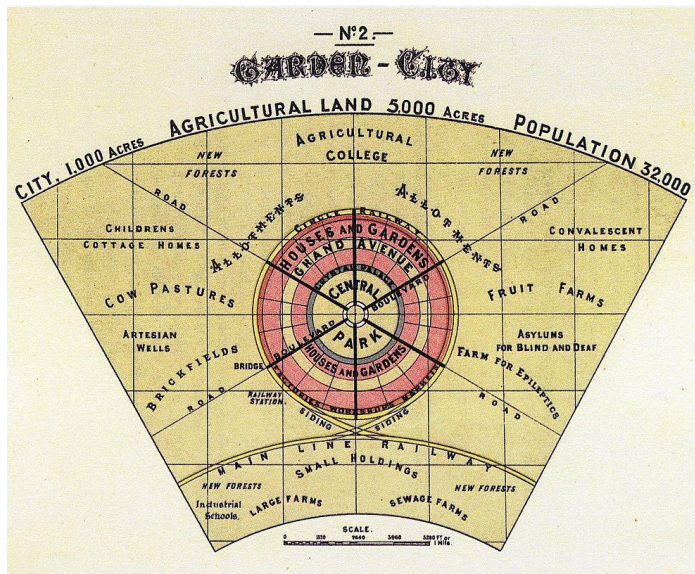
After the Great Depression and World War II, there was a great need for increased housing. As stated previously, veterans were returning home from war in substantial numbers, and they needed places to live. Entire new towns were needed, and quickly, to accommodate the increased population. With such an urgent project, inspiration was sought and found from earlier examples of urban planning.

Ebenezer Howard was notably most famous for his Garden City Movement which was both physical and philosophical. He intended to provide an ideal living situation for the working

class through means of providing all the benefits of the urban city without the negative aspects. This process led to “a progressive reconstruction of capitalist society into an infinity of co-operative commonwealths”¹². Like other urban planning movements, Howard took inspiration from the “Back to the Land” Movement of the late Victorian era that was shared by new towns developed after the first World War. The general concept was simple: A centralized business district and residential housing with a large park as its nucleus, all surrounded by open green space. Once it reached population capacity, other satellite garden cities would be developed and connected to one another via radial boulevards and open greenbelts. These cities were intended to be entirely self-sustaining with the open greenspace, or greenbelts, to be used for industry and agriculture as well as recreation. Howard went on to design several garden cities, and many were developed and still exist today; the first being Letchworth Garden City about 62 kilometers outside of London, United Kingdom. For him to begin construction, he needed a team and land. Land was obtained far enough from the city to ensure it was affordable and no longer being used for agriculture.¹³ Once the land was obtained, his team would attempt to convince industrialists to move their factories there which would ensure their employees would have to relocate and then construction could begin.

¹² Peter Hall, *Cities of Tomorrow* (Oxford: Blackwell Publishers, 1996), 91.

¹³ Hall, 96.

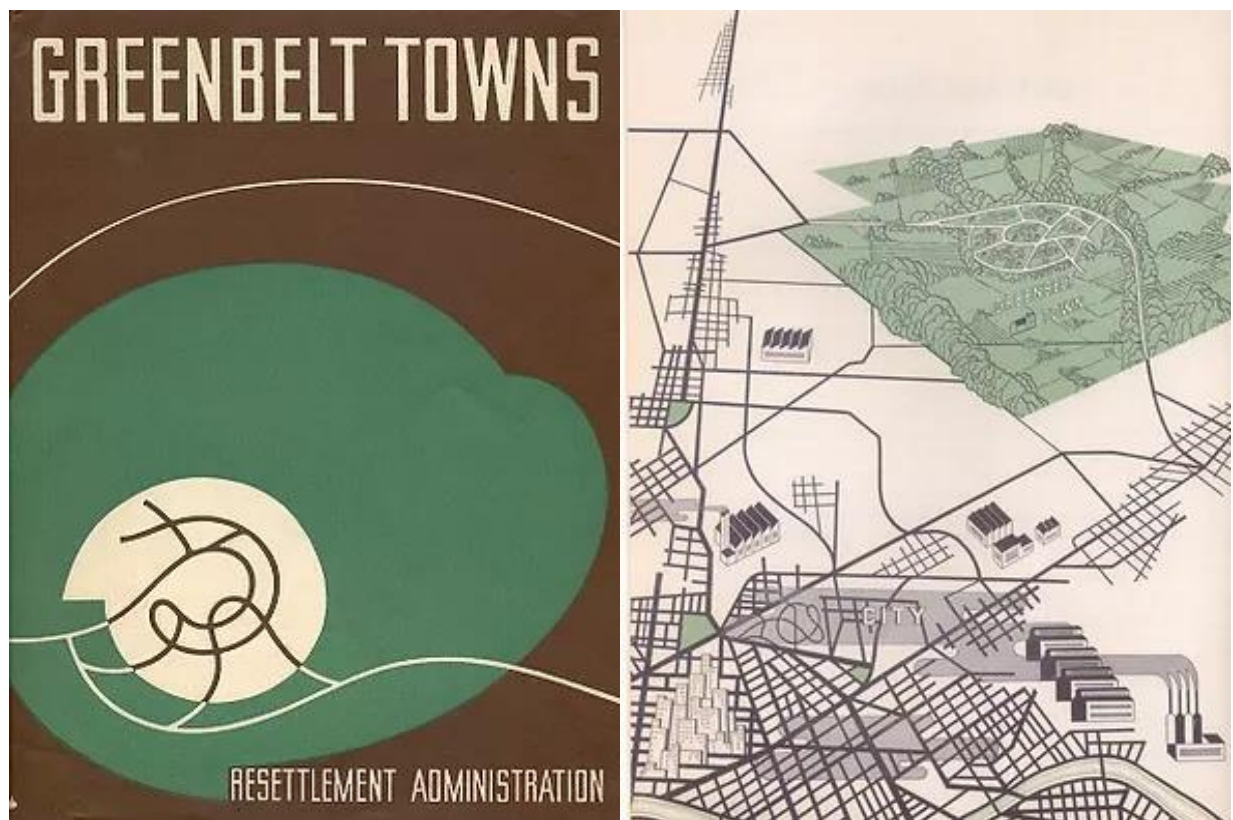


Left: Figure 2.7: Diagram No. 2, Garden City by Ebenezer Howard, 1898. This diagram shows the individual city with a central park and other city ‘districts’ in rings.
 Right: Figure 2.8: Diagram No. 7, Group of Slumless Smokeless Cities by Ebenezer Howard, 1898. This diagram shows what multiple garden cities would look like if they were connected through greenspace.

In total, over one-hundred garden cities were established. Howard’s plan had such an impact on urban planning that new towns were developed with similar ideals but on a smaller scale. When the Great Depression devastated the American economy and housing market, there was an additional crisis of homelessness and a lack of safe housing. As a result, President Franklin Delano Roosevelt (FDR) established a New Deal project under the Resettlement Administration called the Greenbelt Town Program. K.C. Parsons, former Dean of the College of Architecture, Art, and Planning at Cornell University, describes this program as one of Roosevelt’s “most innovative and radical interventions in American city building”.¹⁴ These greenbelt towns were influenced directly from Howard’s Garden Cities as these were standardized and built with the working class in mind, and they are often categorized as such. Financially burdened families in urban and rural communities were intended to be relocated to

¹⁴ K. C. Parsons, “Clarence Stein and the Greenbelt Towns,” *Journal of the American Planning Association* 56/2 (Spring 1990).

new communities planned by the federal government. The Greenbelt Town project hired the unemployed to build these affordable housing developments outside of cities and surround them with green belts. These belts served as borders, separating them from other greenbelt towns, and served as open greenspace for recreation and agriculture. Unlike garden cities, these towns were not intended to reform capitalism but were instead intended to work alongside it as new government bodies were needed to execute them. Greenbelt, Maryland, was the first of these towns to be developed and is located outside of Washington, D.C. Greenhills, Ohio, north of Cincinnati, and Greendale, Wisconsin, outside of Milwaukee, were other greenbelt towns developed later.



Figures 2.9 (left) and 2.10 (right) Front cover and interior page of Greenbelt Towns booklet (Greenbelt Museum). Similar to a Garden City, and Greenbelt Town strives for greenspace to be a major component of the city.

Dr. Mark Reinberger, a professor of Historic Preservation at the University of Georgia and published author, wrote “If Howard was the grandfather of Peachtree City, the father was Frederic J. Osborne (1885–1978) and prominent uncles were Henry Wright, Clarence Stein, and Clarence Perry.”¹⁵ Peachtree City’s design can be described as a unique mix of a garden city, new town, and greenbelt town. Architect and planner Clarence S. Stein was hired to prepare design guidelines suitable for the Greenbelt town project. He also had a profound influence over the character-defining features and the quality of these communities. Stein was a huge supporter of new towns to shape urban development. Even after the end of WWII, Stein urged Congress to pass legislation designed to maintain the original social and physical characteristics of these towns after they were sold to private owners. Before there were greenbelt towns, there were Garden City concept towns such as Radburn, New Jersey, designed by Clarence Stein and Henry Wright. The two drew inspiration from Clarence A. Perry’s Neighborhood Unit Plan, which was an effort to create neighborhoods that met the needs of family life and all the accommodations necessary. Perry’s plan included a centrally located elementary school, scattered neighborhood parks, local shops for everyday needs accessed via points on the periphery of the neighborhood, and a residential environment created by the community. Stein and Wright used these themes to create Radburn, a two-mile plot in Fairlawn Borough just sixteen miles from Manhattan. Because of its proximity to the city, Wright and Stein included the automobile into the plan, and the neighborhood was intended to have a picturesque, rural quality. The housing crash devastated the county and the project, leaving it incomplete and forcing them to sell the rest of the undeveloped land. Though Radburn never grew to its originally intended size, it left a significant influence on American housing development and the American Garden City Movement.

¹⁵ Mark Reinberger, “Peachtree City, Georgia: Improvisation and Progressivism in a Post-War Southern New Town,” (Journal of Planning History 2014, Vol. 13(3) 2013) 259.

Hundreds of other new towns sprang up across the country after World War II; many of which were similar in appearance due to tract housing. This standardization of plan and appearance allowed these neighborhoods and towns to develop quickly and affordably to provide appropriate homes for the new American baby boom. Many were designed outside of large cities as suburban cities or towns. Others were designed as suburban neighborhoods of larger cities. Regardless of their intended use, they were, for the most part, designed the same way with the same philosophy of providing a community for the American nuclear family. While this idea is enthusiastic, it has been met with negative criticism by both the adults and children that grew up in these housing developments. New towns often get grouped alongside the nightmare of the cookie-cutter suburb, which lacks diversity and individuality and an absence of the desired community feeling. Due to over-standardization, many qualities that would be necessary in certain areas are overlooked, and the “standards for streets that virtually dictate a dispersed, disconnected community pattern providing automobile access at the expense of other modes”.¹⁶ Attempts to rethink and reshape these standards tend to be met with resistance from several government and city bodies without the input of the civilians. This is perhaps another contributor to this ebbing of population mentioned by Dr. Catherine Ross, a professor and Director of the Center for Quality Growth and Regional Development (CQGRD) at the Georgia Institute of Technology in *Planning Atlanta*¹⁷. While people often move to the suburbs to escape the overcrowding, alleged crime, pollution, and noise of the city, only to move back once the suburbs reflect these conditions, the new urbanistic trend involves people desiring the comfort and peace of the suburbs while still having those transportation options and micro urbanistic feel.

¹⁶ Michael Southward and Eran Ben-Joseph. “Street Standards and the Shaping of Suburbia,” (Journal of the American Planning Association, Vol. 61, No. 1, Winter 1995) 65.

¹⁷ Catherine Ross, “Regional Growth, Transportation, and Congestion: The Atlanta Problem,” in *Planning Atlanta*, edited by Harley F. Etienne and Barbara Faga, (New York: American Planning Association 2014.)

They want to walk places rather than drive, and they want to do so safely and in a short time.

Outcry of the public and population trends did capture the eyes of urban planners, however, and some changes and outright different directions were taken.

National History, Trends and Patterns of Suburbs

Before there was ever a philosophy of progressive reform or garden cities and neighborhood units, there was simply the residential community outside of the city. Robert W. Caves gives a very brief history of suburbs; “In medieval times, defensive walls often demarcated the boundary between a suburb and a city. In modern times, however, the boundaries between the city and suburb are more difficult to identify”.¹⁸ He then continues to explain that a single definition may be unobtainable because it is a concept that is used to “describe a variety of morphological forms, landscapes, communities, and political spaces”.¹⁹ Suburbs, or suburban neighborhoods, have existed almost as long as cities have existed. As Caves described, the area just beyond the city was the suburban region. Possibly the earliest description of the suburban ideal came from a Cuneiform clay tablet to the King of Persia in 539 B.C.E. This letter discusses a landowner’s property’s close proximity to Babylon, allowing the family to enjoy the city’s advantages, but far enough away for peace, quiet, and cleanliness.²⁰ The desire to combine both the countryside and urban amenities has been felt throughout recorded history. The modern suburb is no different, but its appearance has certainly adapted over the millennia.

The 2002 National Register Bulletin on Historic Residential Suburbs states “the evolution of the American suburbs from 1830 to 1960 can be divided into four stages,” based on

¹⁸ Caves, 640

¹⁹ Caves, 640

²⁰ Kenneth Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, (New York, Oxford: Oxford University Press, 1985) 12

transportation evolution periods. Each of these stages is chronological and corresponds to the ever-evolving primary mode of transportation of that time: Railroad and Horsecar Suburbs, 1830 to 1890; Streetcar Suburbs, 1888 to 1928; Early Automobile Suburbs, 1908 to 1945; and Post-World War II and Early Freeway Suburbs, 1945 to 1960.²¹ [NR page 16] In the earliest stages of suburban development in the United States, architects and art critics stressed the importance of returning to nature, using honest materials, and practicing craftsmanship to achieve an illusion of country living close to the city.²²

America is a country vast and diverse, but there is one thing each region has in common: The suburb. Each region has its own slight characteristic differences from its suburbs, but they all exist for the same reasons and function, for the most part, in the same way. Trends in urban sprawl and returning to the city shaped how suburbs were located and designed. Transportation adaptations and the increase in its availability made it easier for people to live further outside of the city. Families were able to afford to live in rural or suburban communities and commute to their jobs. The development in the mid-nineteenth century suburbs was located close to the city and called ‘Borderland suburbs’. As transportation changed and expanded over time, suburbs were located further away from cities. Each one of the suburban development eras was influenced by a number of “push and pull” factors. As cities became overcrowded, disease spread, and housing conditions diminished, this caused people to move away from the urban downtown. As more and more people left the city, the suburbs became overcrowded, which then caused people to return to the city until it, too, became overcrowded and the cycle continued. As transportation improvements occurred over time, the mode of transportation impacted the layout

²¹ National Register of Historic Places, Ames, D. L., & McClelland, L. F., *Historic Residential Suburbs: Guidelines for evaluation and Documentation for the National Register of Historic Places* 16 (n.d.).

²² Lauren Patterson, “The Modern Classic City: Analyzing Commercial Development in Athens, Georgia, from 1930 to 1981” (master’s thesis, University of Georgia, 2019), 24

and width of accessways, as well as lot size, layout, and locations of residences in proximity to the transit system of the time.

Like the stages of suburbs, there are five suburban forms defined chronologically and associate with various trends in landscape and architectural design: rectilinear, curvilinear, picturesque, garden, and tract. One of the earliest forms of city planning is the grid. Hence the oldest suburban form is based on *rectilinear* grids, straight streets, walkability, and greenspace. This layout is very legible and efficient. The second suburban form is *curvilinear*. The curvilinear layout was less strict and followed the topography of the land hence the lots and residences more naturally fit the ‘lay of the land’. This form led to the *Picturesque* suburban form which focused on nature and semi-rural appeal. These suburbs fit more into the historically accurate layouts of old colonial settlements or English hamlets and were more natural-looking which made residences feel as if they were in the countryside and perhaps living in the past. Garden suburbs are a rendition of the picturesque suburb whose designs were intended to look very natural and reinforce the separation from the city. Meticulously designed landscaping is what set this apart from the Picturesque. Neighborhood entrances and signs had planting beds to make it feel more rural.

After World War II, there was a substantial number of troops returning from overseas. The Serviceman’s Readjustment Act of 1944, also known as the “G.I. Bill of Rights,” saw that veterans were provided guarantees on home mortgages when returning home from military deployment. They were able to obtain a house with ease. Unfortunately, there simply were not enough existing homes for the troops and their expanding families. It is at this time a huge increase in the development of tract housing occurred, which is the subdivision of tracts of land where comparable homes are constructed quickly. Coupled with the changes in construction

technology, veterans were able to buy a brand-new house at a very reasonable price. Suburbs like Levittown and others that took after it were perfect locations for veterans because they were considered safe, quiet, had large lots to raise families, and provided an easy commute to work. Many of the houses in these communities were multiples of only three or four designs with minor variations.²³ The distance from the city meant that families were more reliant on cars to get around. As a result, highways and major arterial and connector system roads were beginning to define access to and around suburbs and their associated suburban commercial centers. The idea of tract housing still exists today and much of contemporary suburban development in the United States is tract housing. The time between the end of World War II and contemporary development has allowed for some diversity in residential design and change in materials, as well as smaller lot sizes and more walkable communities, but the general idea of tract housing is still existent. However, as mentioned previously, trends in aesthetic wants and physical needs of the community have changed over time. So much that has happened to the suburbs since the mid-century has not been documented thoroughly.

²³ Dan Cray, "15 Milestones that Changes Housing," *This Old House*, <https://www.thisoldhouse.com/21015408/15-milestones-that-changed-housing>



Figure 2.11: San Lorenzo Village tract development, 1944 (Alan Hess via *The Ranch House in Georgia Guidelines for Evaluation* Pg 15). This image captures both the neat and orderly development of tract housing while also capturing the lack of individualism that many dislike.

It is important to note that the National Register released their bulletin on suburbs in 2002; unfortunately, it does not touch on suburbs constructed since the middle of the century or the changing trends. As a result, the bulletin may need to be updated in the coming years. Today, Americans desire less driving, more community, and a return to urbanism without the city density, noise pollution, and crime. This is where New-urbanism communities enter the timeline. The Congress for New-Urbanism defines new urbanism as “a planning and development approach based on the principles of how cities and towns had been built for the last several centuries: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. In other words: New Urbanism focuses on human-scaled urban design”.²⁴ Similarly to Howard’s Garden City, these new urbanistic communities are also based in philosophy. They wish to rely less on cars as transportation and more on walkability and public transportation as means of both physical health and environmental consciousness. These developments are still located in close proximity to the city for those that need to commute for

²⁴ “What is New Urbanism?,” Congress for new urbanism, <https://www.cnu.org/resources/what-new-urbanism>

work, but the new urban plan allows for multiple jobs to be offered within the community. Many strive to be self-sustaining. The concept of New Urbanism also rejoins the architect and the engineer, as it requires small designers and developers in order to achieve that human-scale design.

On a scale of the individual lot, there are chronological trends that correspond to the trends in the entire development. Early suburban home designs resembled rural villas. As trends in architecture changed, so did the suburban home. The picturesque saw a huge increase in Queen Anne, Gothic Revival, and Tudor styles and types of homes. This led to the Arts and Crafts movement which desired hand-made craftsmanship and unique beauty. The bungalow was a great house type for the suburb as well as urban neighborhoods and could feature a number of architectural styles. By the time World War II was over, the bungalow became elongated and simplified into the ranch house.

The Georgia Transmission Corporation released a detailed field guide to surveying ranch houses in Georgia titled *Guidelines for Evaluation: The Ranch House in Georgia*, though this guide is a good reference for the basics of ranch houses around the country.

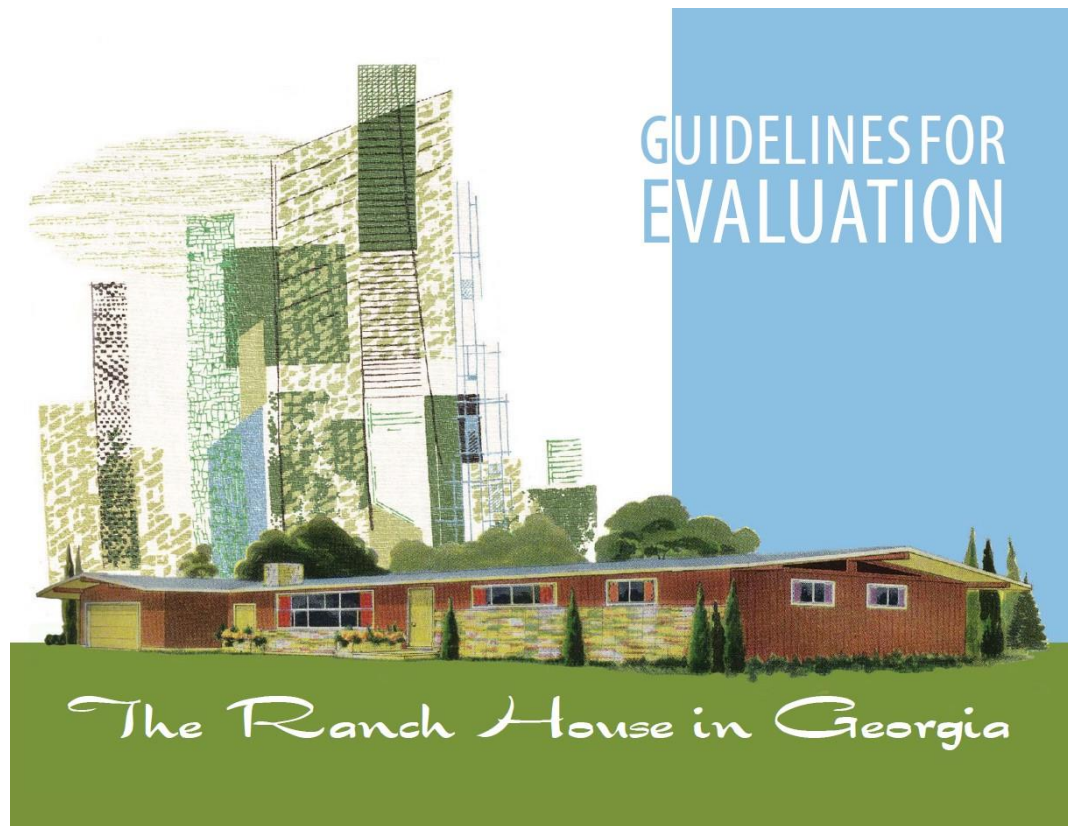


Figure 2.12: Cover of *The Ranch House in Georgia Guidelines for Evaluation* (GA Transmission Corporation).

Ranch houses became a national appeal, and many professionals agree they are among the most significant house types of the twentieth century. Along with the Bungalow, the ranch house is “one of the most ubiquitous residential building types” in America.²⁵ These single-family homes dominated the suburban and urban residential landscapes. They were the ideal house type to meet the domestic needs of the nuclear family. Its design and characteristics derive from early vernacular ranch structures built primarily by Spanish-speaking pioneers known as “Californios”. The most distinguishable connection would be the long and low silhouette with low-pitched roofs. The Arts and Crafts era shined light onto these buildings, and houses like the

²⁵ Tracey Fedor, Mary Beth Reed, and Patrick Sullivan, “The Ranch House in Georgia: Guidelines for Evaluation,” (Stone Mountain, Georgia. New South Associates) 5.

Bandini House and the Gregory Farmhouse were born. They displayed a rusticity reminiscent of the vernacular structures from which they were inspired. These, among others, helped bring about a ranch house revival and popularity. The desire to be close to the city but with the feel of the countryside was pertinent to the times and so homes and landscaping were meticulously thought out to achieve this. “Interior living spaces such as the living room, dining room or kitchen became physically linked to the outdoors via patios and decks,” while the landscaping became a prominent feature of the lot.²⁶ Both front and rear yards often had landscape features to make the homeowners feel closer to nature such as ponds, gardens, and selective plantings. The modern ranch house was also an ideal design to incorporate the automobile. Carports and garages were included in the plans, and neighborhood layouts were shaped because of them. There was no longer a need for streetcars in the suburbs. Ranch houses were relatively legible and inexpensive to build. Like previous eras of American architecture, the ranch house was often found in pattern books.²⁷ Because the ranch house was a straightforward design and inexpensive to build, the US Military took advantage of it and partnered with developers to create residential plans to accommodate veterans returning from WWII. These houses were either planned out in the iconic cookie-cutter post-WWII suburban neighborhood, into more planned garden city communities, or even into urban neighborhoods. All-in-all, the modern suburb relied on transportation and was centered around the American nuclear family. Much of the architecture remained the same with a few changes over time. It was not until the last two decades of the twentieth century that architecture appeared to take a drastic turn.

²⁶ Fedor, Reed, and Sullivan 20

²⁷ Richard Cloues, Ph.D., “The Ordinary Iconic Ranch House, Mid-20th Century Ranch Houses in Georgia,” Part 1: Introduction to the Ranch House (September 2011). 20

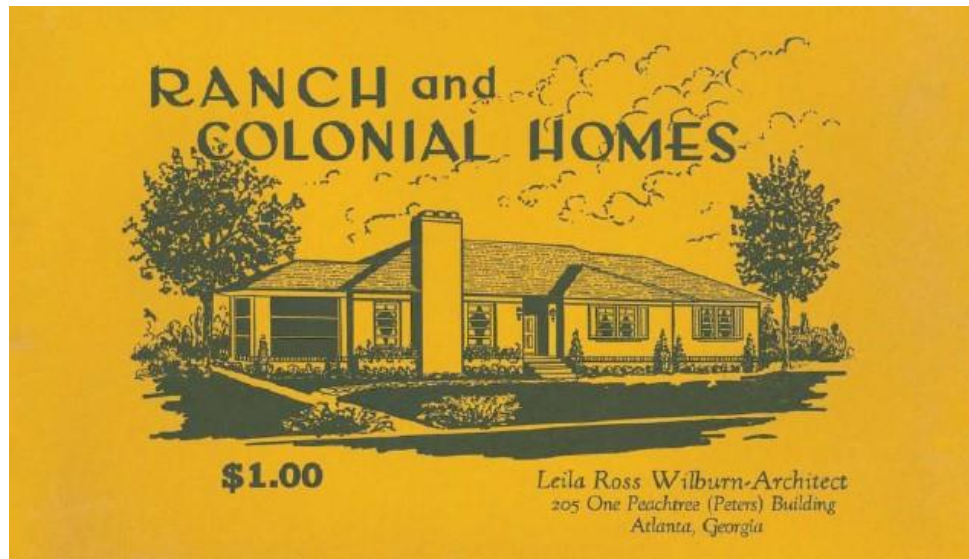


Figure 2.13: Cover of the *Ranch and Colonial Homes Pattern Book*, Leila Ross Willburn (Agnes Scott Archives McCain Library and the McDonough-Adams-King Highway Historic District Page 26).

History of Suburbs; Atlanta-Regional

Suburbs exist where cities exist; one simply does not thrive without the other. Areas like New England and the Northeast have urban cities closer to one another, so that their suburbs tend to merge. In areas across the country that are not as old or densely populated, cities and their suburbs are separated by agricultural land, mountains, forests, deserts, rivers, and lakes. In the southeast, suburban growth came much later than it did in the Northeast and New England since the southeast was primarily agricultural land until after the American Civil War. The southeast's largest city, Atlanta, was no exception to this.

Several indigenous tribes and nations long occupied Georgia before European settlement. The Muscogee (Creek), Cherokee, and Yamacraw Nations played significant roles in the early colonial period of Georgia. When James Oglethorpe was tasked to establish the new colony, he chose Yamacraw Bluff along the present-day Savannah River. The original plan was to hire ex-prisoners to establish the town and protect the people, but this did not prove to be the best plan.

Oglethorpe needed capable men. As an Englishman, he was familiar with the strength and pride of the Scottish Highlanders. These Highlanders settled in quickly, and some even married into Creek tribes. As such, there is a strong Scottish influence in Georgia. William McIntosh was a half-Scottish-half-Creek chief of the Lower Creek tribe. His cousin was governor of Georgia, and his half-brother was chief of a neighboring tribe, which gave him many connections throughout the South.



Figure 2.14: William McIntosh by Albert Newsam (National Portrait Gallery). William McIntosh often dressed in both Scottish and Creek garments to show his connection to both of his heritages. McIntosh's land contained what is modern-day Peachtree City

Many of his portraits depict his fashions of combining both Scottish and Creek garments, proudly honoring his ancestral ties. One of his significant accomplishments was improving a Creek trail that spanned through Alabama and Georgia to allow easier contact between the Lower and Upper Creeks. Parts of this trail are included in the Interstate Highway System and is today known as the McIntosh Trail in Georgia.

If history has taught us anything, it is that the Indigenous People of North America have been wronged by white settlers. Due to pressure from the United States government, the State of Georgia began attempting to negotiate the trade of Creek land. McIntosh led a group of six other chiefs to negotiate their land in exchange for payment and new land out west. On February 12, 1825, McIntosh and his team signed the Treaty of Indian Springs which ceded all Creek land in Georgia and three-million acres in Alabama over to the government. The Upper Creeks saw this as a treacherous act and ordered the execution of McIntosh and his co-conspirators.

Terminus

Before the American Civil War, Atlanta was not the metropolis it is today. Founded in 1837 as a railroad town, it served as the end of the Western & Atlantic line and is still a transportation hub today. It was named Atlanta as the feminine version of the Atlantic line.²⁸ Atlanta's significance lies in the fact that it was genuinely insignificant for quite some time. It was not thoroughly planned nor designed to be a bustling city. It was not founded for religious freedom or philosophy. The only reason it was placed on a map was strictly for its ideal location for rail lines. This location was strategic after the Civil War, and for this reason, it rose from the ashes of war like a phoenix.²⁹ Over time, this small railroad junction redefined and reinvented itself only to become the largest city in the southeast.³⁰ It is the birthplace of several important figures and moments in history that paved a path for the future of not only the city, the state, the nation, but also the world. It is imperative to understand that Atlanta would not even exist if

²⁸ "History," City of Atlanta, GA. <https://www.atlantaga.gov/visitors/history>

²⁹ Harley Etienne and Barbara Faga, eds. *Planning Atlanta*. Routledge, n.d. 20

³⁰ "Phoenix Rising," Atlanta History Center. <https://www.atlantahistorycenter.com/exhibitions/atlanta-in-50-objects/phoenix-rising/>

James Oglethorpe had not been successful in his endeavor to establish the city of Savannah across the river from the English Province of South Carolina.

Atlanta has and always will be a place of major transportation. Because of the Treaty of Indian Springs, the state of Georgia was now in the procession of new land to expand towns and later rail lines. An area 56 miles northeast of Indian Springs served as a perfect intersection of the Western and Atlantic Railroad, the Georgia Railroad, and the Macon and Western Railroad. Commissioned by new legislation, Colonel Stephen Harriman Long began searching for this envisioned land in May 1836. By November he had found the perfect place, referring to it as “Terminus,” signifying that his search was over. It was not until 1847 that a one-mile radius was drawn from its center and the area became known as Atlanta. Between 1836 and 1851, the three proposed rail lines were constructed and joined. From there, the town began to grow rapidly. Within three years, a fourth rail line as well as City Hall, a courthouse, and a train depot were all constructed. The fourth line connected Atlanta to the southwest, sealing it as a rail hub for the entire South with its lines spanning northwest, east, southeast, and southwest. This allowed for the city to expand, though it only seemed to do so circumstantially.

At the beginning of its rebirth, the city was divided into several square land lots that each owner had the freedom to subdivide. As development was needed, these lots could be sold or donated for various city projects.³¹ Industry was a major component of Atlanta so entire neighborhoods were reserved for just that. Due to the city’s new Jim Crow laws, areas of downtown were also designated for black residents and often did not receive government funding, or their public works were poorly maintained. Each of these neighborhoods raised influential community individuals, and some even went on to make history. Sweet Auburn was

³¹ Planning Atlanta 21

the home to Dr. Martin Luther King Jr. and John Wesley Dobbs, a black Civil Rights Activist and political leader. It was a prominent area for civil rights activists to gather and was rich both in culture and wealth, referred to as “the richest [black] street in the world” by Dobbs. Though it was designated a National Historic Landmark in 1976, it fell victim to poor investments, homelessness, heavy crime, and abandonment. In 1992, the city of Atlanta constructed the Downtown Connector freeway which severed the neighborhood in two.

Transportation continued to be a major component of the city’s development history. Many criticize the way the city has handled transportation, such as with Sweet Auburn. Because the population was growing, more and more space was needed for housing. Because of the economic opportunities in the Atlanta area and the Southeast in general, the urban areas were growing “twice as fast as urban areas in the rest of the country”. Rail lines were laid throughout the state to connect various towns to Atlanta. These rail lines were the beginning of suburban development in the Atlanta regional area, and as automobiles became the primary mode of transportation, several of these lines were removed or replaced with roads.

Automobiles and roads meant people could live in places around cities and be able to commute. This allowed people to be free from the noise and congestion of the urban downtown without being too far away from work or stores. Similar to Atlanta’s population growth after the Civil War, the state’s population grew exponentially after the Second World War. Dr. Ross explains how approximately 3,300 lane-miles of freeway were created since the freeway system began in the 1950s in Atlanta. She describes how while this was beneficial for those living in the metropolitan area, this “created an inability to be responsive” to the changing demographics and transportation within the downtown area of Atlanta.³² This is where the ranch house enters the

³² Ross in *Planning Atlanta*, 165

Atlanta metropolitan landscape. Because these homes came into their prime alongside the automobile, they fit like a perfect puzzle piece with the roads and outlying neighborhoods. The ever-expanding freeway system was only convenient for the suburbanites of Atlanta.

As the city expanded and became denser, people needed a way to navigate the city. A system of viaducts was constructed to allow passage from the northern half of the city to the southern half above the train tracks. To further mitigate the traffic and congestion, some roads were converted into one-way streets.

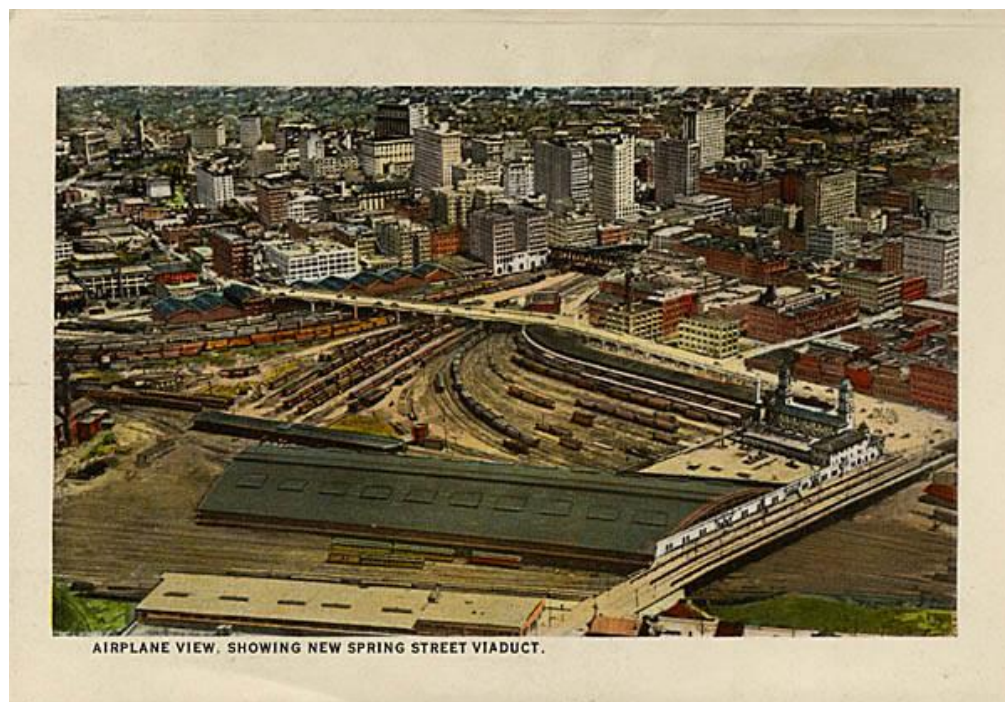


Figure 2.15: Airplane View Showing New Spring Street Viaduct (Georgia Archives Virtual Vault). Viaducts were an important mode of transportation for Atlantans.

During the middle of the Twentieth Century, however, the only counties included in the metropolitan area were Fulton, DeKalb, Cobb, Clayton, and Gwinnett counties. In 1956, Atlanta had a total population of around 850,000 people, and it was predicted to reach 1,000,000 people by the middle of 1960 due to the increases in industry. Atlanta saw a major change to its Central Business District between 1954 and 1964. The International Downtown Executives

Association's survey of 1954-1964 downtown square-footage construction in 36 major cities ranked Atlanta 3rd; behind Dallas and Los Angeles but ahead of Chicago, Philadelphia, Detroit, Baltimore, and Pittsburg. While Atlanta was growing at an impressive rate, it was lacking in the transportation department. There were numerous opportunities for the city to develop a subway system or to utilize the existing rail tracks, but city management's focus during the middle of the twentieth century appeared to be connecting the suburbs of Metro Atlanta to downtown through a system of freeways. As stated above, very few accommodations were made to mitigate the traffic problems of downtown. Because this issue was widely known, several attempts were made to resolve it but were never completed to their fullest potential. The Metropolitan Atlanta Rapid Transit Authority (MARTA) was established to provide better public transportation for Atlantans. Many businesses and residents saw this as a huge opportunity; however, people within the Atlanta Region refused to pay a one percent Special Purpose Local Option Sales Tax, or SPLOST, to fund this project, so it was ultimately halted and remains very restrained.³³ The city itself was spreading out, there was little public transportation, and many residents were not able to afford vehicles and certainly not able to afford to move outside of the city. The regional area saw a massive increase in population.

As of 1962, over twenty-thousand dwellings were built per year to accommodate the increase in population. In 1964 the city anticipated twenty-one-thousand new dwellings. Between 1940 and 1950, the population grew 2.7%, 3.4% between 1950 and 1960, and 3% between 1960 and 1964.³⁴ The demographics in 1965 were 40% black downtown and 22% in the regional area overall.

³³ Ross in *Planning Atlanta*, 166

³⁴ Atlanta Chamber of Commerce, "Reference Data on Atlanta, Georgia," page C-3.

Because of the speedy exponential growth of the Atlanta regional population, entire new developments needed to be constructed in order to house those outside of the city. What began as a sleepy railroad town became a massive transportation hub. It is still the southeastern connection to the southwest from the northeast, and it is the main connection to the rest of the world with the world's busiest airport calling it home. All of this transportation makes commuting ideal for Atlanta employees living in suburbs and suburban cities within the region. Atlanta would not be the size it is today without the presence of the world's busiest airport, Hartsfield Jackson Atlanta International Airport. With the construction of this airport in 1961, and Delta Airlines headquartered in Atlanta, the Atlanta metropolitan area became the perfect place for pilots to reside and raise families. Peachtree City was in a Goldilocks area of Metro Atlanta due to its proximity to Interstate 85 which served as the direct route to the airport 29 miles away. Being located 15 minutes south of I-85 meant this area was quiet but close enough for a quick commute to the city.

History of Suburbs: Peachtree City

There was a need for a new housing development to accommodate the increase in population from the growing industry in the Atlanta region. During the 1950s, suburban sprawl was a popular trend as people wanted to live outside of the city in a more quiet and picturesque area but still close enough to commute to work. William C. Byrd of Hammer and Co. Incorporated drafted a report, impartial to judgement, in 1956 to determine whether a specific area was feasible for a new planned community. A fifteen-thousand-acre section of unincorporated Fayette County was proposed as a possible planned city located just twenty-two miles southwest of Atlanta. Its earliest name was "New Town," as it was designed as a new

town, but it was officially named Peachtree City. This location was ideal for not only a housing development but also industry as it was seeing an increase of around thirty-five thousand people annually, so there was a great need for housing development. In short, it was deemed “feasible” by the state because of its location, natural resources, and topography. New Town would require an investment of slightly more than one million dollars but would provide a return of thirteen-million dollars over a fifteen-year period. If the land went undeveloped, it would be used for agriculture. The success of this community depended on several factors: it needed to be self-sustaining to both industry and the community’s residents, it required large-scale development that would employ approximately three-thousand workers and seventeen-hundred families totaling seven-thousand people, and it would need “close and harmonious work relations” between workers and political leaders. Over the course of fifteen years, Byrd predicted the population would increase to around fifty-eight thousand people and nine-thousand workers based on the trends of that time. He also predicted it would reach as many as sixty-thousand people due to industry, access to rail and highway, and the airfield. This area was ideal for both internal workers but also pilots and other commuters to Atlanta due to its close proximity to the new interstate. This area at the time presented itself as uninhabited farmland, perfect for development, but it was not always this way.

Early History of Peachtree City

Just like the rest of the Piedmont region of Georgia, in the early nineteenth century, this area was occupied by the Lower Creeks of the Muscogee Nation. Carolyn Cary was Fayette County's chief historian who completed extensive research on the Creek heritage of Fayette County. In her article, *the Scots and the Indians*, Cary details how much of the piedmont region became the property of the state of Georgia.³⁵ Chief William McIntosh was the chief of Coweta Town: present-day Newnan. His land was a large tract that included Peachtree City and stretched all the way over to parts of Alabama. Much of this area has a heavy Scottish influence, most likely due to the early Scottish settlers and Chief McIntosh.

After the Treaty of Indian Springs, this land became a place of agriculture and milling. Several small townships and mills were established within present-day Peachtree City along major roads and the various creeks. Peachtree City is in Fayette County, and although it and the neighboring counties have changed shape over time, the roads are mostly the same due to topography and use. The two main highways that run through Peachtree City have always been significant pathways for early settlers and travelers in the area. State Route 74 was paved alongside the original Atlanta, Birmingham, and Atlantic Railroad, later renamed the Atlanta, Birmingham, and Coast rail line. Today, this rail line is part of the Manchester Subdivision, a small regional Atlanta line. This road has been modified. The original route followed along what is north Old Huddleston Rd and Dividend Dr. The other highway is State Route 54, which has always been a road that connected the area to Fayetteville, Sharpsburg, and Newnan.

³⁵ Carolyn Cary, *the Scots and the Indians*, Peachtree City, Georgia.

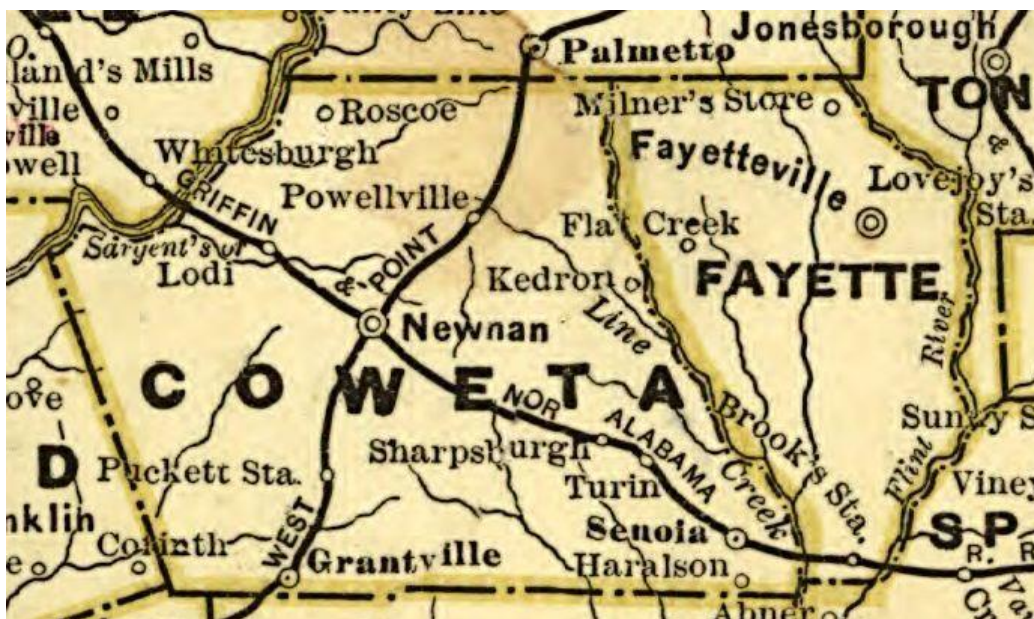


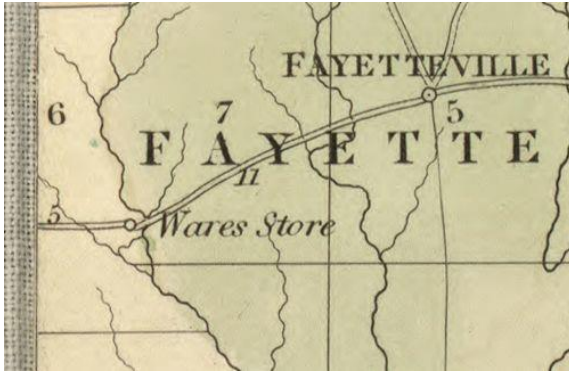
Figure 2.16: Indexed Railroad and County Map of Georgia by George Franklin Cram (Library of Congress). This map shows the township of Kedron in Coweta County along Line Creek. It also shows the townships' proximity to Fayetteville and Newnan.

Several smaller roads in town also served as residential roads or access routes to mills and farms. Rebecca Watts, the former historian of Peachtree City, alongside Clarence Lyons and Ellen Ulken, details Peachtree City's early history between the Treaty of Indian Springs and the founding of the city in their book, *Peachtree City*.³⁶ Some of the earliest families to settle in the area were the Leach, Whitlock, Stinchcomb, and Ware families. The Ware family established a grist mill along Flat Creek. This mill was later purchased by the Leach family and then the Tinsley family. All that remains of this mill is the foundation as the structure burned down in 1989.³⁷ The Ware family also opened a general store, most likely in the township of Kedron, which was located in neighboring Coweta County just across Line Creek. Ware's Store dates to

³⁶ Clarence Lyons, Ellen Ulken, and Rebecca Watts, *Peachtree City* (Charleston SC, Chicago IL, Portsmouth NH, San Francisco CA: Arcadia Publishing, 2009).

³⁷ Lyons, Ulken, and Watts, 20.

at least 1839 as it was marked on David H. Burr's *Map of Georgia & Alabama exhibiting the post offices, post roads, canals, rail roads & c.*



Left: Figure 2.17: Map of Georgia & Alabama exhibiting the post offices, post roads, canals, rail roads & c. 1839 by David H. Burr (Library of Congress).



Right: Figure 2.18: Bonner's Pocket Map of the State of Georgia 1851 by William G. Bonner (Library of Congress). Ware's Store was located in Kedron (sometimes marked as Kidron) and demonstrates how it may predate the town.

Bonner's Pocket Map of Georgia marks Kedron's existence as early as 1851. It is possible that Ware's Store predates Kedron (Kidron), as it was common for townships to develop around successful general stores and inns. The Wynn family operated another grist mill on Line Creek, and due to production from the mills, small townships were established around the area. Shakerag was a larger township in the area that emerged where Stagecoach Road and Robinson Road crossed on a hill. The township developed its own militia and may have earned its name from political brawls where the clothing of the defeated was waved in the air or due to rags being waved to signal trains.³⁸

³⁸ Lyons, Ulken, and Watts, 21.



Figure 2.19: Fayette County Highway Map by the State Highway Board of Georgia, 1940 (Georgia Archives Virtual Vault, map edited by author). This map shows the circle town of Aberdeen in relation to other small communities in the area, such as Clover and Shakerag.

Aberdeen was a township located west of Shakerag. The land was obtained in the 1850s by the Leach family, and it became incorporated in 1911. It grew substantially and had its own cotton gin and four groceries. The population rose to over one hundred after the train depot was added along the Atlantic Coast Line. Clover was another early township located south of Aberdeen. While these towns no longer exist, there are references to them throughout Peachtree City today. Aberdeen is the name of the first village planned in Peachtree City. Shakerag Hill is a small commercial road that sits where the original Shakerag town was nestled on its hill. Clover Reach and Clover Green are small streets located north of the original town's location. The neighboring town, Tyrone, uses the shamrock as its town symbol.

In addition to historic maps, cemeteries, and photographs, several elements throughout the city have provided clues to previous settlements. Wolf trees are larger, older, and broader trees that tend to stand out amongst their other tree neighbors. These trees resemble those found in pastures or flanking driveways. When these trees are found in the middle of a forest, it is a

good indicator that the land was once agricultural.³⁹ When surrounded by pine trees in neat, straight lines, one can determine that the tree grew in the middle of a farm that was converted into a pine plantation. Several wolf trees can be found in Peachtree City, particularly around the southern, eastern, and western areas. Central Peachtree City underwent major development, and wolf trees are hard to identify. Northern Peachtree City was far too rocky and hilly to sustain farmland.

While Peachtree City does not have any historic resources recognized by the National Register of Historic Places, there are several structures and cemeteries that predate 1956. The oldest known building in town is the Bethlehem Baptist Church. This church was established in 1867 and built its first sanctuary in Clover in 1878. It was later rebuilt in 1914. Though it has undergone several additions and renovations, the 1914 structure can still be seen. A small gabled ell cottage is located on Old Huddleston Road and may possibly have been built as early as 1900 or as late as the 1920s. Several other establishments around town are simply newer versions of their old selves. The Holly Grove African Methodist Episcopal Church was established in 1897 and served as a black school during the week. The original structure was destroyed by a tornado in 1944 and rebuilt the same year. In 1980, the building was rebuilt using bricks and resembles the original structure. Line Creek Baptist Church was erected in 1875 on land donated by the Leach and Pollard families. In 2004, the highway gained approval to be widened and for the land to be developed. The church moved to Sharpsburg nearby, but the cemetery still rests in its original location. Oak Grove School was a one-room schoolhouse that gained a second room in 1915. Descendants of original area settlers were educated here. Oak Grove Elementary School was constructed near the original schoolhouse and replaced it in 2000.

³⁹ “Defining our Landscape: What is a Wolf Tree?,” Heritage Conservancy. Published February 26, 2019. <https://heritageconservancy.org/defining-our-landscapes-what-is-a-wolf-tree/>

There are numerous family cemeteries located throughout Peachtree City that predate 1956. Most of these are named after some of the early settlers to the area, such as Brown, Leach, Stinchcomb, Whitlock, Chandler, and Pollard Families. Several of these cemeteries contain names from other cemeteries, showing how tight-knit the community was. Other families, such as Huddleston and Knowles, rest in the larger Line Creek Cemetery as well as the various family cemeteries and vice versa. The oldest grave found dates to 1836.

With all of the information obtained, it is very clear that this area has always been important to some group of people at one time or another. After the population plummeted in the 1930s, the land was left mostly uninhabited as spent agricultural land.

Peachtree City's Plan and Character-Defining Features

Beginning in 1956, the land known today as Peachtree City was simply a large tract of land that was being proposed for the development of a new town southwest of Atlanta. Earl Denny and Golden Pickett were two real estate agents based out of College Park, the town containing Atlanta's airport, who believed this area in Fayette County would be perfect for a new town based on the small population, the two major highways that run through it, and the Atlantic Coast Line serving as its spine. After agreeing this area was prime, they proposed plans to Floy Farr, a bank manager in neighboring Tyrone, who then suggested they speak to Bob Huddleston, a descendant of the Huddleston family, who owned as much as 7,000 acres of this land. Mr. Huddleston agreed that the area was great for development and agreed to sell for \$30-\$100 an acre.⁴⁰ Denny and Pickett would then form the Fayette County Development Corporation of Georgia in 1959 with Peter Knox Jr. as its president. A friend and roommate of Knox's son, Joel

⁴⁰ Citizen blog Cary Cay

Cowan, was a recent graduate of Georgia's Institute of Technology and was asked to be a managing partner in the project.⁴¹ As plans moved forward, it became evident that the corporation was having difficulty raising funds to do much more than just purchasing land. New York-based firm, Bessemer Securities Corporation, took over the project to provide financial support and eventual majority ownership.⁴²

The town was, at this point, ready for planning, and Willard Bryd of Atlanta was chosen to do the town's design with the help of his firm. He also played a significant role in the marketing of Peachtree City, especially in the form of the town's written proposal and presentations to clients. After carefully scheduling and planning the town's development, the new community was incorporated by the Georgia legislature as Peachtree City in 1959 because of its "universal association with Atlanta".⁴³ Development could now begin for this new town.

Navigating through Peachtree City today provides a rural and small-town feel, resulting in many not understanding that over thirty-thousand people call it home. It is the largest and most populated city in Fayette County, of which seventy-four percent is unincorporated, but nearly fifty-two percent is residential. In addition, twenty-four percent of county land is agricultural.⁴⁴ The city began with a massive plan that was often changed or adapted in order to fit the needs of the citizens. Because of these interruptions and alterations, in addition to its historic influences, it has become an entirely unique design of planned community that does not appear to exist elsewhere. While much of the original plan was influenced by Ebenezer Howard's Garden city, Wright and Stein's Radburn, Stein's Greenbelt towns, and new town

⁴¹ Reinberger 252

⁴² Reinberger 253

⁴³ "Incorporation of Peachtree City, Joel J. Cowan, Mayor," Georgia Laws 1959, compiled and published by the State of Georgia, press of Longino & Porter Inc., Hapeville, Georgia, The National Library Bindery Company, Atlanta, Georgia, 2409-30.

⁴⁴ Fayette County Board of Commissioners and Fayette County Planning Commission, "Fayette County Comprehensive Plan 2017-2040" L-3

development, Peachtree City is practically its own category of city. It utilized several factors from its predecessors, such as greenways and plenty of open space and recreational areas, and it was also intended to be entirely self-sustaining.

New Town began with an almost aggressively progressive attitude, considering that it was born before the Civil Rights Movement in the American South. Georgia was still a dry state at this point, and most of the state still practiced segregation. Politics in Georgia were slowly moving in a liberal direction, slowly planting its seeds in the Atlanta metropolitan area, particularly in New Town. Richard P. Browne and Associates began early plans of Peachtree City that incorporated the neighborhood unit plan of Clarence Perry with ecological protection, population diversity, and architectural diversity. The relationship and the embrace of nature were considered progressive. The development of large tracts of land was centered around clear-cutting and speedy production, and New Town used ecological protection as a planning and marketing strategy. A racially integrated New Town was in opposition to the pervading racist attitudes and resistance towards an integrated Atlanta⁴⁵. The Browne plan strove for a diversified population that was marketed to young adults among anti-establishment groups and black families that had faced racial discrimination in Atlanta. Though integration came slowly, the planners had always strived for it. Repeated discrimination and rising housing costs could be the reason for its delay. The City saw this issue and began developing more affordable housing.⁴⁶ The Brown plan also called for architectural diversity, striving for several building types and styles to be scattered around rather than designated to specific neighborhoods as to prevent the separation of wealthy and working classes.⁴⁷

⁴⁵ Reinberger 262

⁴⁶ Reinberger 264

⁴⁷ Reinberger 265-266

Peachtree City's Planning and Development Director, Robin Cailloux, explained in her presentation to Auburn University's graduate school of Community Planning that "the original concept plans are now mostly lost, but some marketing material depicts graphics of a lake surrounded by forests and commercial development" indicating that the village plan and civilian access to these features was imperative.⁴⁸ There are New Town concept books from 1956 and a Peachtree City proposal book from 1957 - both provide a context of what development was intended as well as future plans. The master plan from 1972 shows how these concepts and plans have panned out. From the proposal in 1957, there are eleven 'Principles of Town Development' which were intended to aid in layout and design.

⁴⁸ Robin Cailloux, Georgia's Planned City: Peachtree City; presentation to Auburn University.

Table 2.1: Principles of Town Development (Taken from *Peachtree City, Georgia: A New Town in the Atlanta Urban Area*, William C. Byrd & Associates with Hammer & Company).

Principles of Town Development
1. Industry is accommodated in the spacious, highly-specialized park area, separate from, but easily accessible to the residential and recreational areas.
2. Residential growth is contained in compact neighborhood units built around schools, churches, and other civic facilities and convenient shopping centers. Full advantage is taken of the wooded terrain and the lake waterfront.
3. Central commercial facilities are easily accessible and available to all neighborhood areas. The central business district is both attractive and efficient, and is surrounded by open areas to provide for future expansion.
4. The circulation system separates through traffic from local traffic, providing safe and rapid access to and from all points. Intersections of major arteries are separated by interchanges.
5. Full use is made of the topography to give the entire community a high aesthetic standard. Different land uses are screened from one another by plantings, open space, and skillful use of topography.
6. Residential development takes place at low densities and strong zoning regulations assure quality standards.
7. Even at ultimate development, the community is interspersed with permanent open spaces and wooded areas. Expansion takes place by adding new self-contained neighborhoods rather than indefinitely expanding old ones.
8. Orderly growth is assured by a coordination of all community facility programs including water, sewer, libraries, parks, recreation areas, streets, fire stations, civic buildings.
9. Recreation areas are located near residential areas. Small neighborhood parks serve local residential groupings, and larger facilities such as golf courses are easily accessible to all neighborhoods.
10. Land uses generating noise or traffic are segregated from living areas. The blight of incompatible land uses does not exist.
11. All streets are protected against commercial strip development by requiring the lining of major arteries with trees and other plantings and by tight zoning restrictions.

Developers may have desired to create a Scottish-like community complete with villages, golfing, and an abundance of natural features and resources. They may have simply wanted a picturesque environment that reflected Scottish elements. Regardless, it was meant to be a self-

sustaining city with a connection to the countryside and free from the congestion and noise of Atlanta but still being close enough for those that had to commute. Though the development of Peachtree City was somewhat improvisational, it was ultimately successful after many halts in development, economic recessions, and the lack of finances, trained professionals, and favorable political infrastructure. Peachtree City fits many of the characteristics of new urbanism, which was not even a concept yet. The planners carefully laid out what were the requirements for this city to work, which acted as the driving philosophy for development. Peachtree City's original principles of town development, as well as the village concept, ecological embrace, and human-scale development were the progressive ideals feeding development and marketing. The first mayor, Joel Cowan, was a junior at Georgia Institute of Technology when he was contracted to find investors to develop the area, which was owned by the father of his friend, Peter Knox III. As payment on top of his salary, Cowan was given sixty acres and was required to build a home.⁴⁹

The city developed in roughly four-to-five stages but had many halts, each corresponding to the development of each village and industrial park, economic dips, and population plateaus. The four planned residential villages were Aberdeen, Glennloch, Braelinn, and Kedron, which were designed after Clarence Perry's neighborhood unit plan. Each village would have its own shopping center, elementary school, recreational facilities, and convenient shopping, and most neighborhoods within each village would have small parks, with the larger neighborhoods containing a daycare facility and pool.⁵⁰ In addition to the village plan, the developers and designers wanted citizens to have effortless access to facilities, work, and home. For this thesis, accessibility is the individual having access to village facilities without the need for highway use.

⁴⁹ Reinberger 253

⁵⁰ Reinberger 256-258

It also is how much time it takes for a resident to reach the destination as well as the location of these destinations within the village. The use of local roads, which are categorized for this thesis as primarily non-residential and not highways, was a major component of the village plan. Those living within a subdivision that has numerous entrances may have speedy access to a local road which may cut down the commute. Those whose neighborhoods are large with one entrance must navigate the neighborhood with everyone else, which increases traffic and then increases commute time, particularly if this neighborhood is not accessed by a local road.

Density may also contribute to accessibility. The Peachtree City Code of Ordinances on Zoning defines density as:

- Density: The number of dwelling units per acre of land used for residential purposes. Unless otherwise stated, density figures are to be in terms of net acres, or the land devoted to residential use exclusive of streets or other public lands.
- Density, high: For purposes of this ordinance, high density is defined as more than ten dwelling units per net acre.
- Density, medium: Medium density is five to ten dwelling units per net acre.
- Density, low: Low density is four dwelling units or fewer per net acre.⁵¹

The more residents in an area mean more people commuting at one time in one neighborhood.

Higher-density neighborhoods may have required more entrances to aid this.

⁵¹ Peachtree City, Georgia, Peachtree City Code of Ordinances Appendix A- Zoning § Article VI. – Definitions, https://library.municode.com/ga/peachtree_city/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTVI DE



Figure 2.20: Village map of Peachtree City, Georgia, map edited from multi-use path map (Peachtree City Government).

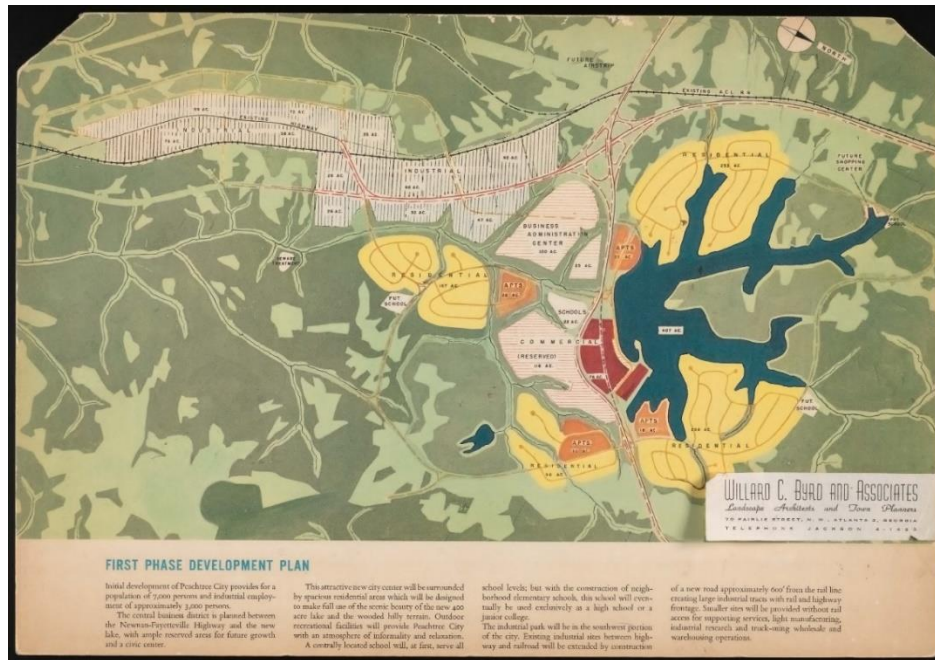


Figure 2.21: First Phase Development Plan by William C. Byrd and Associates, 1957 (Courtesy of the Peachtree City Library). This conceptual map shows the separation of the Industrial Park from the future Kedron Village.

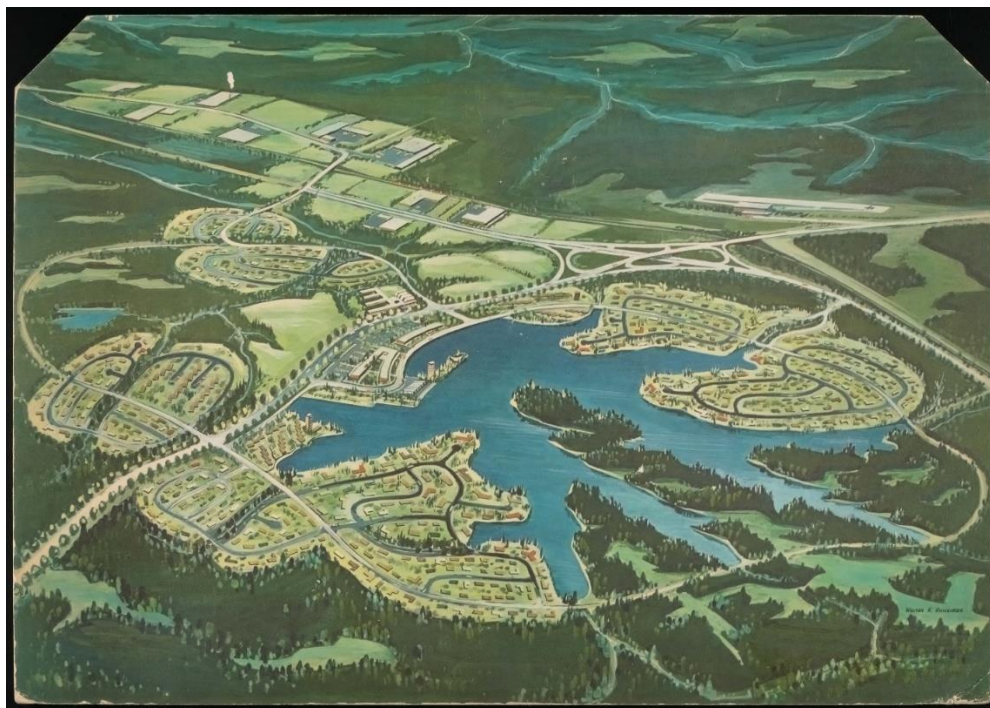


Figure 2.22: Principles of Town Development conceptual drawing by William C. Byrd and Associates, 1957 (Courtesy of the Peachtree City Library). This conceptual drawing of the future Lake Kedron shows where the central commercial area, residential areas, and nature areas would be located around the lake.

The wooded area in the lower-right of the drawing is part of present-day Smokerise Plantation.

The first village developed was Aberdeen Village, just north of the city center, and the first neighborhood to be designed was Lake Peachtree neighborhood along the western coast of the lake. Shortly following was the development of the second neighborhood, Golfview. This development took place in the middle of the 1960s-1970s. The second village was Glenloch, located just on the eastern side of the lake, and was established in the late 1970s and early 1980s. The largest village, Braelinn, came third shortly after Glenloch on the south side in the mid-1980s, and the fourth was Kedron Village, that rose from the wild, hilly northernmost portion of Peachtree City in the 1990s.⁵² With the slow pace of development in the 1960s, Peachtree City was beginning to look like a sleepy town. To remedy this, Flat Creek Golf Course was established with Golfview Neighborhood as its nucleus. This created more desirable recreation and views for potential investors and homeowners. It is good etiquette to be quiet when playing or spectating golf, and since Peachtree City is known for its golfing community, people in this neighborhood could expect peace and quiet. This holds as an attractive feature in addition to the views and recreation. In the 1985 Comprehensive Plan, the anticipated population was lowered from eighty thousand to forty thousand.⁵³ Plans for major roads were altered slightly from originally being sought out as major highways to instead being designated as local/regional according to the fourth principle in the Principles for Town Development.

Reflecting on the four stages of development, the governing body and developers changed hands four times, with each change corresponding roughly to the development of the villages. The Fayette County Development Corporation (FCDC) and Peachtree Corporation of Georgia oversaw the development of Aberdeen Village, so it had total control over what could and could not be built and how. In 1972, Garden Cities was formed to obtain a loan from

⁵² Reinberger 259

⁵³ Robin Cailloux, Georgia's Planned City: Peachtree City; presentation to Auburn University.

Equitable, and it, alongside FCDC and Peachtree Corporation, oversaw the development of Glenloch. These first two phases were critical as these were when development was corporate and controlled the size, setback and aesthetic of all aspects of the village and its components. Between 1972 and 1977, Equitable began to take ownership of undeveloped land in town. By 1979, Equitable liquidated Garden Cities and instead negotiated a deal with Peachtree City Development Corporation (PCDC), so the undeveloped land could now be developed democratically with the opinions of current residents taken into consideration, hence beginning to move away from unilateral control over all aspects of the development. During this time, undeveloped land in Peachtree City began to be bought and sold to several developers, and Braelinn and Kedron Villages became more democratically developed. Fifteen years later, in 1994, Equitable sold the remaining property to Doug Mitchell of Pathway Communities, and PCDC was officially liquidated. In 2003, the last remaining undeveloped land in town was sold to John Wieland Homes.⁵⁴ With the change from corporation to developer, the city began to see major changes to the appearance of town, but the original plan was still respected in terms of ecological protection, architectural diversity, and Peachtree City's ubiquitous golf cart paths.

In addition to numerous miles of paved roads, dozens of miles of golf cart paths were paved over the years to accommodate the use of golf carts as a major form of transportation in the city. These pathways serve as a greenway to connect the villages and neighborhoods together while also further verifying the "nature-sensitive" design of the city.⁵⁵ The paths began as a multi-use greenway, which was popular for people to bike and walk their dog. Cowan began paving paths specifically for golf carts, but eventually the two activities combined in one path

⁵⁴ Anna and Charlie Nelson, "The Story of the Development of Peachtree City," *Peachtree City Magazine*, 2022, 8-9.

⁵⁵ Reinberger 16

system and remain this way today. With over one hundred miles of cart paths in the city, citizens have a profound sense of connection to the outdoors and a unique way to get around town. The first paths were paved in 1959 after golfers would take their carts onto the roads to get lunch or return home after playing golf. For safety reasons, Joel Cowan proposed a multi-path system. Since golf carts were only invented less than three decades prior to these paths, Peachtree City truly was innovative and proactive in its early planning. Owning a cart became increasingly popular in the 1970s, and beginning in 1973, Peachtree City began adopting several ordinances regarding golf carts and cart paths. Only a few paths had been paved in the mid-1970s, but a majority of them connected the neighborhoods of Glenloch and Aberdeen to the golf course and shopping centers. The first wooden golf cart bridge was completed in 1974 to provide cart access to these areas without the risk of cart and automobile collisions. Numerous bridges and tunnels were also built later to provide safe access to village facilities and to not interrupt flowing automobile traffic.

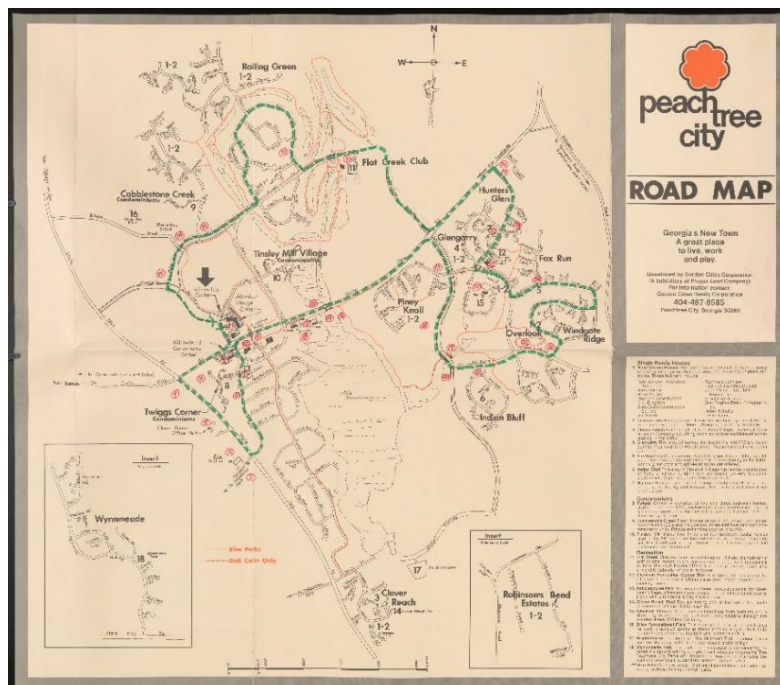


Figure 2.23: Peachtree City Road Map with Hand-Drawn Path and Numbers 1975 (Peachtree City Library). This map shows what had been developed by 1975, including what cart paths had been paved. This is a stark contrast to how many miles are paved today.



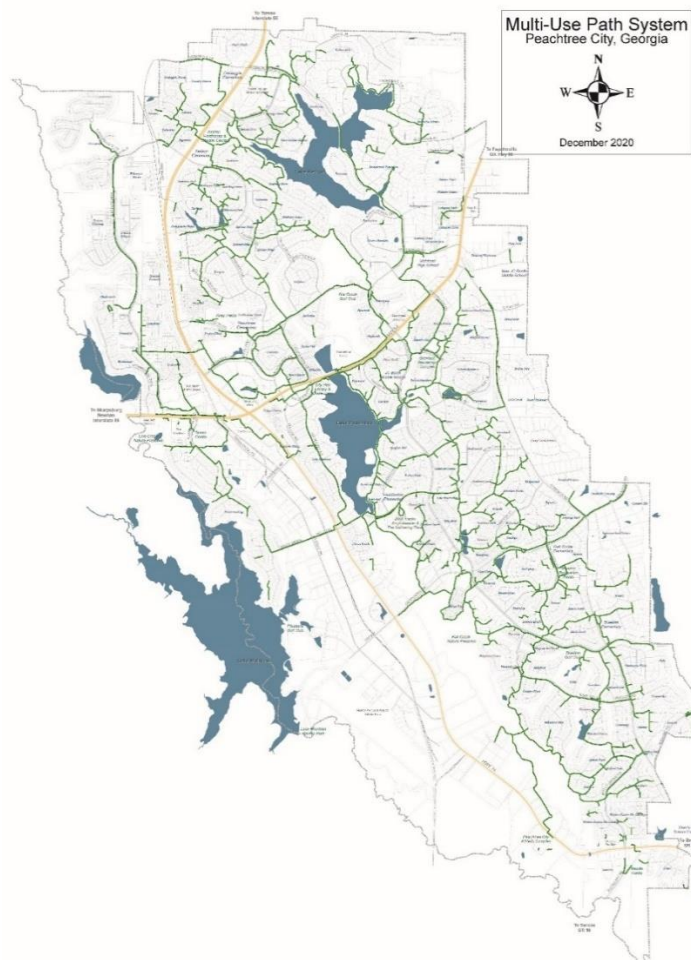
Figure 2.24: Golf carts used in the Peachtree City Independence Day Parade (Peachtree City online calendar).

Additionally, the city began to require new subdivisions to have cart paths integrated into their plan in order to connect them to the other neighborhoods and villages.⁵⁶ Like automobile traffic laws, there are also golf cart safety laws. Carts must be registered and only operated by those twelve years and older with an adult, or alone beginning with a learner's permit. Golf carts provide an early glance for children into road and car safety. The paths and carts are enjoyable features that further make Peachtree City both safe and unique. Many other cities around the United States have been inspired by Peachtree City to integrate cart paths and cart laws into their own infrastructure, but not all were as successful in their endeavors because these cities are typically older, and Peachtree City was in its infancy when cart paths became a major component of its framework.⁵⁷ Golf carts and the paths are used annually for parades and owners often

⁵⁶ Tom Scott, "The City of Golf Carts," YouTube video, 5:49, December 10, 2019, <https://www.youtube.com/watch?v=pcVGqtm2wM>

⁵⁷ Fleisch, "The City of Golf Carts"

decorate them for various holidays. The city uses golf carts for public works and public safety as well, such as the police department monitoring the paths and the fire department to complete routine inspections of hydrants. In addition, the city is in the process of developing a mobile app for cart path navigation. With these paths, citizens can truly connect to nature, as it was planned from the beginning. Together with the paths, there are several nature trails and lovely natural features that attract locals and visitors. These features are gratifying only because the city made impressive efforts to preserve them from the beginning by utilizing them and incorporating them into development.⁵⁸



⁵⁸ Peachtree City Planning and Development Department, 1992-2015 Comprehensive Plan page 88.

Figure 2.25: Multi-Use Path System Map of Peachtree City (Peachtree City Government, 2020).

Peachtree City's Natural Landscape

Principle number five from the Principles of Town Development states that there is to be full use of the natural topography to maintain as much of a natural aesthetic as possible. The city also has stringent codes on trees and other vegetation. Peachtree City was once part of the Tree City USA program. While the program no longer includes Peachtree City as a part of their program, the city still maintains and surpasses many of the requirements.⁵⁹ The city prefers to use natural buffers over concrete walls and forests over chain fences. Clear-cutting is prohibited without special approval and trees are protected, meaning they can only be removed under limited circumstances. Apart from the Bradford Pear, understory trees over eight inches in diameter may not be cleared, and canopy trees over eighteen inches may not be cleared. Specimen trees are protected unless it is dead, dying, or with illness; the tree is in the location of a future building with a permit; the tree poses a life safety hazard; there is utility work needed in the tree's location; or the tree is an economic burden to the property owner, in which the owner must contribute twenty dollars per caliper inch/diameter at base height to the city's Tree Fund, which is used to plant trees on public property. Even with these exceptional circumstances, Homeowner's Associations may choose to have additional requirements to further preserve and maintain the natural feel and aesthetic throughout the subdivision. To protect the natural scenery, residential properties are required by city code to have at least two trees of 4" diameter on the property, and if one tree is removed, two additional trees of 4" diameters must be planted.⁶⁰ Due

⁵⁹ Robin Cailloux, email message to author, September 14, 2021.

⁶⁰ Peachtree City Planning and Development Department, "Tree Permits" <https://peachtree-city.org/1195/Tree-Permits>

to environmental preservation efforts, Peachtree City contains spectacular geological and topographical features. These efforts may contribute to the resurrection of several endangered flora species' habitats, particularly in the northern hills of the city, where many of these species prefer mossy and granite-heavy environments.



Figure 2.26: Author's dog sitting on large granite boulders in Kedron Village (photo by author). Granite boulders are a major component of the soil in Kedron Village.

Peachtree City is located in the subsection of the Southern Piedmont physiographic province of the United States. This area lies at the base of one of the world's oldest mountain ranges, the Appalachians, and is primarily smooth rolling hills with rocky areas. Underlying the topsoil in this area is a combination of igneous and metamorphic rocks composed largely of mica schist, sillimanite schist, hornblende gneiss, and porphyritic and undifferentiated granites.⁶¹ The

⁶¹ Peachtree City Planning and Development Department, 42-43

map below shows where various soil types and blends exist. These blends are Cecil-Appling, made of granite, gneiss, mica-schist, and schist; Cartecay-Wehadkee made of loam sediments and clay; Gwinnett-Davidson made of diorite, gneiss, hornblend gneiss, and schist; and Pacolet-Ashlar-Gwinnett made of granite, gneiss, schist, and mica-schist. The map shows how the areas around the lakes are a combination of sedimentary rock and igneous rock and a large deposit of both metamorphic and igneous rock in the northern section of town. Along the creeks lie mostly sedimentary cores. These deposits caused the city to be mostly hilly, with the northern half being slightly rockier in nature due to several granite outcrops.

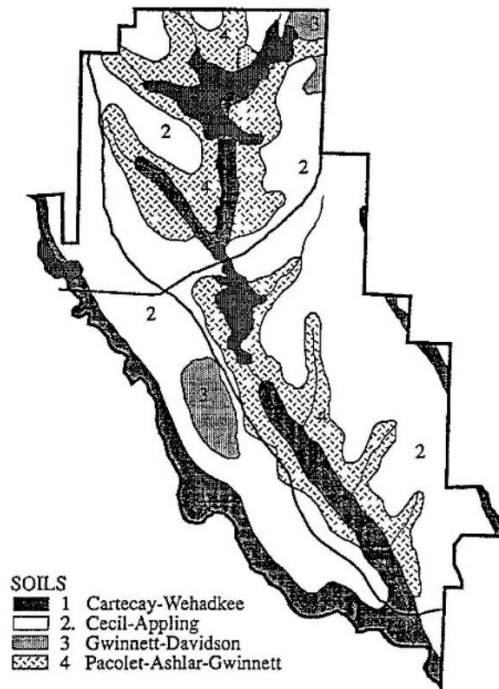


Figure 2.27: Soil Map of Peachtree City (Peachtree City Comprehensive Plan 1992-2015 Page 45).

Peachtree City has many natural creeks, two of which are major topographical elements that run through and around the city. Because of the soil characteristics, the slope of the land, and numerous creeks, Peachtree City has been known on occasion to experience minor flooding due

to extreme rainfall. These factors also affected where development could take place. Most of the city rests in the watershed basin of Flat Creek, which was dammed in 1957 and 1985 for the creations of Lake Peachtree and Lake Kedron, respectively. Lake Peachtree is the city's water source and is located in the heart of downtown. This area's terrain is mostly low-lying, soft hills and is heavily forested. With the soil deposits around Lake Kedron, the lake formed with several finger-like peninsulas, giving it a rocky, broken appearance with an irregular shape.⁶² Line Creek, which serves as the western boundary for Peachtree City, separates the city from Senoia and Sharpsburg in Coweta County. Line Creek Nature Area is a 70-acre nature preserve located mid-way on the span of the creek. This preserve gives a feeling of foreign terrain and climate as if visitors are in a different part of the country with its hardwood forests and giant granite outcrops. The creek used to be the site of numerous mills in the 19th century and some of the ruins can still be seen.⁶³ The creek was dammed in 2012 to create Lake McIntosh, though it and the other two lakes' sites were identified in the original city concept and city plan of 1972.⁶⁴ In addition to lakes and creeks, there are a few protected areas throughout the city. The City's Comprehensive Plan from 2015 goes into detail on the importance of protecting the natural water resources and groundwater. While most of the water comes from the Fayette County Water System, there is one system well, as well as several private wells, throughout the city that may prove to be viable sources of water provided the groundwater continues to be protected.⁶⁵

Peachtree City's diversity makes it is truly a unique city on America's map. The geological makeup creates a natural, free-flowing feel. The protection of these natural resources provides a countryside and mountain town appeal. The improvisational development created

⁶² Reinberger 259

⁶³ "Line Creek Nature Area," Southern Conservation Trust. <https://sctlandtrust.org/nature-areas/line-creek/>

⁶⁴ Phipps Land Company, Inc., *1972 Master Plan Executive Summary*, Peachtree City, Georgia, 1972. Page 42

⁶⁵ Phipps Land Company, Page 50

interesting and one-of-a-kind architectural styles and types. The amenities set this suburban city apart from others by making it an enjoyable place to live.

Table 2.2: Peachtree City Data (United States Census 2020, peachtree-city.org).

Citizen population	36,000+
Miles of cart paths	100+
Number of registered golf carts	11,000+
Total land acres	15,637 acres
Total lake acreage	Approximately 1,161 acres
Median household income	\$101,121
Median house value	\$ 338,900
Total housing units	14,240

Character-Defining Features and Design Values

Reflecting on the research above, Peachtree City has several character-defining features that, when coupled with the numerous historic influences, set it apart from other new towns. Each feature can be categorized in three levels: Conceptual planning, village design, or neighborhood design. In addition to these three categories, there are overall character-defining features. First, Peachtree City does not follow the Levittown plan of tract housing and was never intended to be a bedroom community. Several new towns took advantage of this economic plan in order to hasten the completion for new families. Peachtree City developed slowly and with an abundance of architectural diversity nestled into the natural topography with picturesque landscapes and views. In addition to these views, there are several water features for residents to enjoy. Trees and other vegetation are highly protected to aid further in the rural aesthetic. There

is also an absence of excess streetlights, which prevents unattractive light pollution. Furthermore, Peachtree City is, and always has been, planned around a village concept. Each village in town was to have its own recreational facilities, shopping, schools, and other necessities. Each village and neighborhood was to also be connected via Peachtree City's ubiquitous golf cart paths.

Table 2.3: Conceptual Planning Character-Defining Features and Design Values (created by author).

Conceptual Planning
Peachtree City Principles of Town Development <ol style="list-style-type: none"> 1. Industry in a specialized park area, separate from residential, easily accessible. 2. Neighborhood units with full amenities, nature is used to its fullest. 3. Centralized commercial area, easily accessible, attractive. 4. Through traffic is separate from local traffic. 5. Topography is to be used. 6. Low-density residential development. 7. New development is to be independent and not take from permanent open space. 8. Orderly growth through community facility coordination. 9. Recreation located near residential areas. Small and large scale. 10. Land use causing noise or traffic to be separate from residential areas. 11. All streets protected from commercial development. Major arteries to be lined with trees and plantings. Tight zoning restrictions.
Large plots with plenty of room for open areas and screening
Village plan to be taken from neighborhood unit and other historic influences
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected
Spent agricultural land in a prime location
Golf carts and paths

Table 2.4: Village Design Character-Defining Features and Design Values (table by author).

Village Design Values
<p>Principles 2, 3, 6, 9 of the Principles of Town Development:</p> <ol style="list-style-type: none"> 1. Neighborhood units with full amenities, nature is used to its fullest. 2. Centralized commercial area, easily accessible, attractive 3. Low-density residential development. 4. Recreation located near residential areas. Small and large scale.
<p>Metamorphosis or lack thereof of each village over time:</p> <ul style="list-style-type: none"> • How have these villages maintained these principles? • How have they evolved based on trends and needs?
<p>How each village differs from the others:</p> <ul style="list-style-type: none"> • Lot sizes (Small = 1/8 to 1/2 acre; Medium = 1/2 to 1 acre; Large = 1+ acres) • Village facilities (schools, doctor's offices, and commercial areas and their locations) • Layout of the village (curvilinear, radial, etc.) • Interconnectivity to other villages • Timeframe (1960s, 70s, 80s, 90s) • Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)? • Average income (range)

Table 2.5: Neighborhood Design Character-Defining Features and Design Values (table by author).

Neighborhood Design Values
<p>Principles 2, 5, 6, 9 of Principles of Town Development:</p> <ol style="list-style-type: none"> 1. Neighborhood units with full amenities, nature is used to its fullest. 2. Topography is to be used. 3. Low-density residential development. 4. Recreation located near residential areas. Small and large scale.
<p>Metamorphosis or lack thereof of each neighborhood over time:</p> <ul style="list-style-type: none"> • How have these neighborhoods maintained these principles? • How have they evolved based on trends and needs?
<p>How each neighborhood differs from the others in their village:</p> <ul style="list-style-type: none"> • Lot sizes (Small = 1/8 to 1/2 acre; Medium = 1/2 to 1 acre; Large = 1+ acres) • Neighborhood recreational facilities and amenities and their locations • Layout of the neighborhood (curvilinear, radial, rectilinear, etc.) • Interconnectivity to other neighborhoods • Time frame (1960s, 70s, 80s, 90s) • Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)? • Average income (range)

With the character-defining features and design values of Peachtree City being identified and understood, the property survey process begins. These features and values will be identified within each village and neighborhood to determine if they have consistently been applied and how they have evolved. This will also pave the path for understanding changes in trends and suburban design. Because of the changes made to Peachtree City's government over time, different design values and features are anticipated.

CHAPTER 3

CASE STUDIES



Figure 3.1: Golfcart in front of Peachtree City's Mural at the Avenue shopping center (Koler Homes).

This chapter focuses on surveying neighborhoods to analyze how the character-defining features and design values have been maintained or evolved over time. The neighborhoods surveyed were identified according to several criteria, and then surveyed in the standard method used by historians. Because of the period of significance, 1956-2000, several changes were anticipated as trends and government bodies changed over time.

Case Study Selection Criteria

In order to document the architectural history of the city, five neighborhoods have been selected as case studies. These surveys aimed to represent architecture from the period of focus for the city. The neighborhoods were chosen because of age, location, differentiation from the other neighborhoods, overall diversity, and common features similar to other neighborhoods in their village. These surveys were conducted in chronological order of development. To begin surveying, five neighborhoods were chosen: two from the first village and one from each of the remaining three villages. These neighborhoods were chosen due to their historic significance and character-defining features that make adequate examples for defining their respective village.

Some of the character-defining features for each neighborhood are:

- lot size
- house size
- house type/architectural style
- spacing between houses
- median income
- topographical features

To survey, photographs of each resource were taken, and all information was filled out on an edited version of the Georgia SHPO Historic Resource Survey Form. The period of focus for this thesis is 1956-2000, so neighborhoods had to be chosen that fit within that timeframe.

Additionally, they were chosen based on their differences from one another in terms of neighborhood layout, timeframe representation, architectural diversity, and average gross income.

Methodology

This chapter focuses on the individual neighborhoods selected for surveying. Through the survey process, and aims to bring life to the character-defining features and to answer the

question of their maintenance and evolution. As stated previously, Peachtree City's timeframe spans several decades. Architectural history has shown how trends come and go when it comes to house types and styles as well as landscape design. Though Peachtree City is a unique suburban city, its features may parallel those of national and regional trends described in Chapter two.

Village design was observed in addition to the neighborhood design to provide a greater context to each neighborhood in the survey process. When navigating the villages and neighborhoods, the character-defining features and design value charts from pages 63-64 were utilized to answer how they have been maintained or evolved in each.

The methodology for looking at each case study consists of a brief history of each neighborhood and village, including its original governance structure and those impacts, followed by a description of existing conditions, a summary of the survey findings. The history and governance structure helps set up the analysis once the physical characteristics of each neighborhood are identified. Through Peachtree City timelines provided by the city library and Peachtree City Magazine, a thorough understanding of developmental changes was addressed. Each neighborhood is governed either by the city or alongside a Home Owner's Association. These governing bodies affect how the neighborhoods ultimately change or maintain their original design. Twenty percent of each neighborhood was surveyed, which was approximately every fifth house totaling up to 112 properties. This allowed for a statistically valid quantity of surveyed properties in neighborhoods to perceive some patterns.

According to the National Register of Historic Places bulletin on Historic Residential Suburbs, suburbs are notoriously difficult to survey in full due to their age, architectural diversity, and layout. The bulletin also stated that the data obtained on suburb surveys tend to be

heavily opinionated.⁶⁶ While this statement is vague, it may imply that this could be due to bias on appearance, importance, or age of suburbs. Nonetheless, they are still essential to American history and need to be surveyed. Peachtree City, as mentioned previously, was developed in numerous stages with four villages containing several neighborhoods. These case studies were surveyed according to the State Historic Preservation Office's standards, including photographic documentation and the completion of a survey form. Surveying not only records the architecture in each neighborhood but also documents the other character-defining features, including landscaping, lot size, building orientation, topography, stylistic elements, and amenities. Findings from the surveys were logged into a master spreadsheet for ease of analysis.

Aside from providing context for this thesis, one of the reasons the research above was completed was to identify character-defining features to create a checklist that will influence the adaptation of the survey form to accommodate recent historic properties. Many of the character-defining features for this timeframe are centered around suburban development and the influence from the neighborhood unit plan. The automobile and larger lots became standard features of these suburbs as well as the desire to feel closer to nature while maintaining a proximity to the city. Architecture from this era is practical and comfortable, making it ideal for the American nuclear family. The stylistic features of this timeframe are more standardized and mass-produced, allowing them to be more affordable to the middle-class household.

⁶⁶ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places* (US. Department of the Interior, National Park Service, National Register of Historic Places. September 2002), 82.

Historic Resource Survey Form

For the purpose of this thesis, the Georgia SHPO Historic Resource Survey Form was used in order to conduct neighborhood surveys in each village. The form is very legible and straightforward, which is beneficial to the surveyor. The form, however, only offers features and terms up to the middle of the 20th century. Therefore, the SHPO form has been edited for the pertinence of Peachtree City's time period of 1956-2000, as well as featuring only residential-related building types, without bias of prior knowledge of the architectural types and styles found in Peachtree City. These modifications were done to both add features not previously included on the State's form as well as to remove features that are not found during this timeframe or were not residentially related. As a result, the form has been shortened and has allowed for more space to describe resources thoroughly. See Appendix A for an example of the modified survey form.

In terms of house types, several were omitted, and mid-century subtypes were added in addition to other house types common in post-war suburbs. The style section was simply expanded, for some architects choose to achieve historically accurate styles on new homes. The styles added were contemporary, eclectic, plain, rustic/western, shed, and neotraditional. In addition to types and styles, a few roof types and chimney materials were also included in the edited form. The type of construction has been shortened to types only relevant to Peachtree City's significant timeline of 1956-2000. The same has been applied to exterior materials to contain materials only relevant to the timeframe. For porches, a slot for deck was added to the table, and a few new window types were added to the window table, widespread types from mid-century houses. The landscape of post-war suburbs was a valuable asset when designing them, so more landscape features have been added and a small table, similar to that of the deck and window tables, for garages and carports.

The SHPO's form is especially useful for broad surveys and is compact and easy to follow. Because it is broad, missing features can be added to the description box. The form, unfortunately, cuts off at mid-century features and therefore needs to be updated for the numerous resources dating to the 1970s now becoming historic. The period of focus for Peachtree City deals with house types post WWII. At present, "The city does not have any structures or sites that are listed on the National Register of Historic Places".⁶⁷ Peachtree City is sixty-five years old, making many of the buildings historic and potentially eligible based on age. While this thesis does not determine significance or eligibility of the houses in Peachtree City, it will provide a further understanding of how trends in suburban housing have changed over the decades in town and determine a general percentage of how many homes surveyed fall into category A for eligibility due to its significant time frame.

Information from the Tax Assessor website was gathered to help in creating a pre-survey evaluation. The Tax Assessor website provided a reasonably accurate construction date, house footprint, any major alterations, square footage, and lot size. Once the pre-survey was complete, each neighborhood was navigated and thoroughly surveyed in person through photographic documentation and the completion of the edited historic resource survey form.

⁶⁷ Peachtree City Planning and Development Department, 58.

Case studies

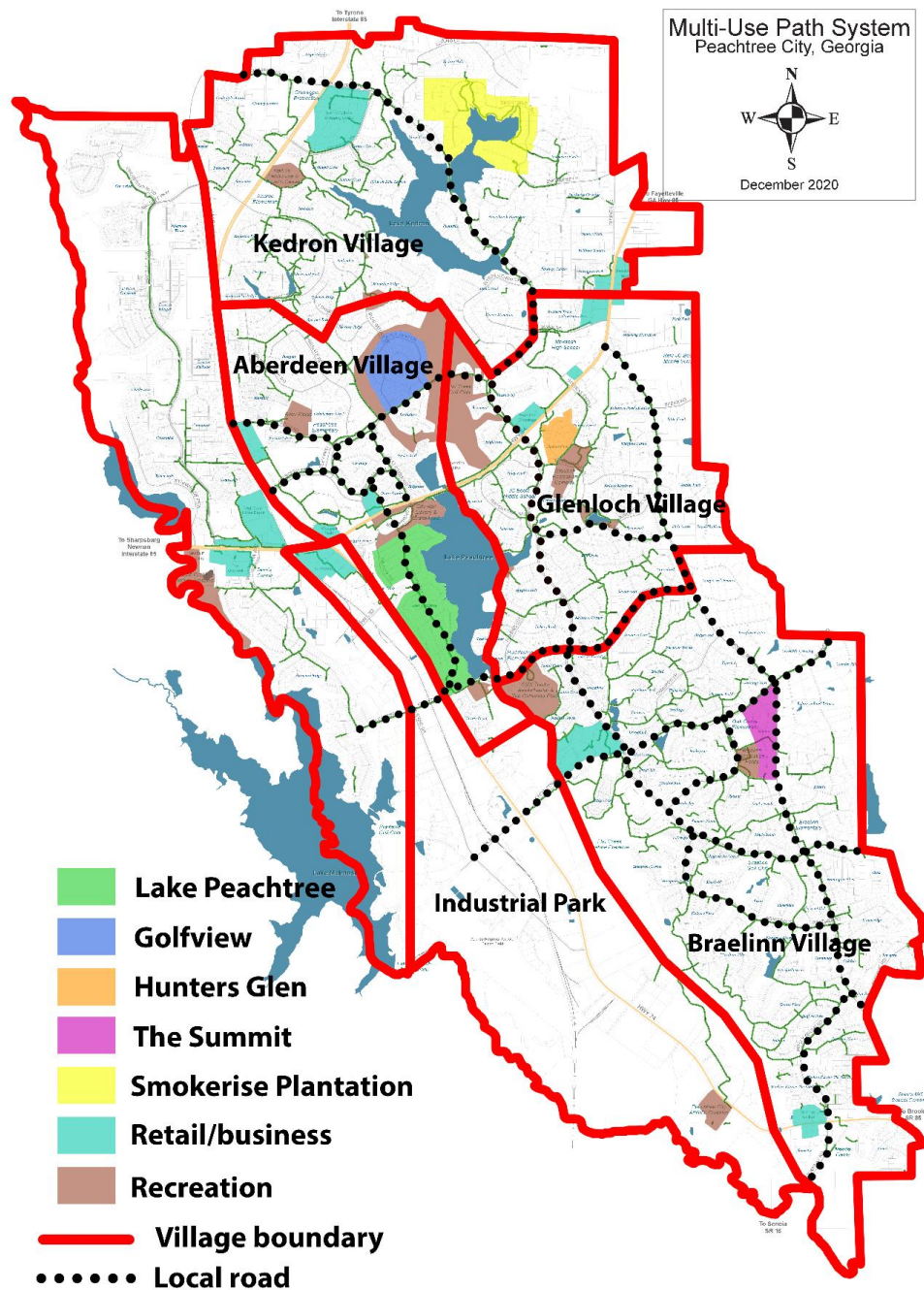


Figure 3.2: Overall Neighborhood Survey Map (Peachtree City, map edited by author). This map shows the relation between the neighborhoods surveyed and other residential areas in town to the local roads, recreational areas, and commercial areas.

The first village, Aberdeen Village, has two neighborhoods selected: Golfview and Lake Peachtree Neighborhoods. These were chosen primarily because of their age and local significance, but also because the architecture represented the trends of that decade. Hunters Glen neighborhood was selected in Glennloch Village for the same reasons as the neighborhoods in Aberdeen were selected, but also because it is not lakefront and fits into the margins of wealth for its timeframe. The Summit neighborhood was chosen for Braelinn because of its architecture and its size. This neighborhood is much smaller than others in the village and appears to be a textbook example of architectural trends of the 1980s. Finally, in Kedron Village, Smokerise Plantation was chosen due to its drastic differences from the other neighborhoods surveyed. Mark Reinberger explains that Kedron “more closely resembles upscale suburban developments in the Atlanta area,”⁶⁸ which contrasts the other villages entirely.

Aberdeen Village

Aberdeen Village was the first village planned in Peachtree City. It is bound on the north by Flat Creek, to the east by Lake Peachtree and Flat Creek Club, to the south by Crosstown Drive, and to the west by Highway 54. It began construction in 1959 and had homes constructed into the 1990s. A few houses have been constructed since then, but for the purpose of this thesis, they have been eliminated from the survey process. Typical architecture found in the 1960s are ranch houses, mid-20th century two-stories, split-levels, split-foyers, and American small houses. A few other unidentified house types were constructed during this time because not every architect or homeowner wanted to follow a guidebook or order a house kit from a catalogue. With these house types, several architectural styles can be expected: plain, contemporary,

⁶⁸ Reinberger 259

Colonial Revival, rustic, Dutch Colonial Revival, etc. Two neighborhoods were selected for this village because of their significance in Peachtree City's history. They are the first two to be planned with Lake Peachtree neighborhood as the first planned. Diverse and experimental architecture alongside standard types and styles were expected. Because of the curvilinear layout of the village as well as the topography, a great use of these features incorporated into the landscaping are also anticipated. Golfview neighborhood is the second neighborhood planned. Because of this, ranch houses diverse in floorplans, styles, and landscaping were all anticipated. Experimental house types were also predicted.

Aberdeen Village: Lake Peachtree Neighborhood

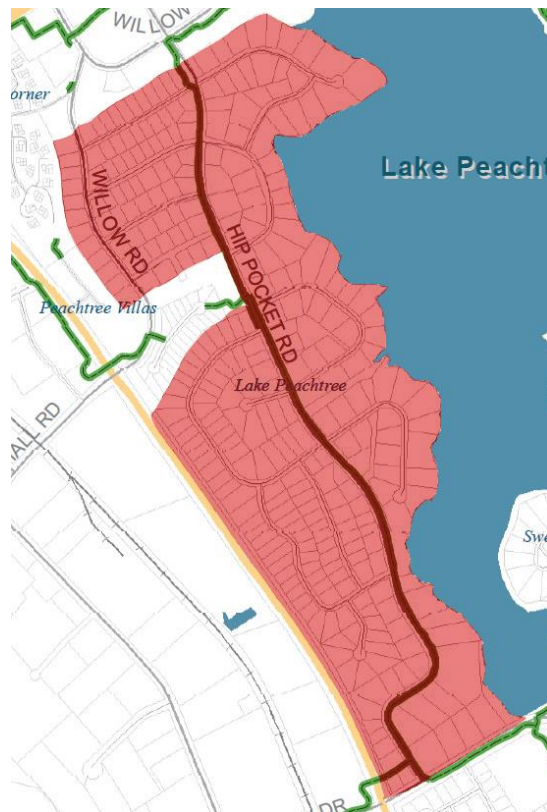
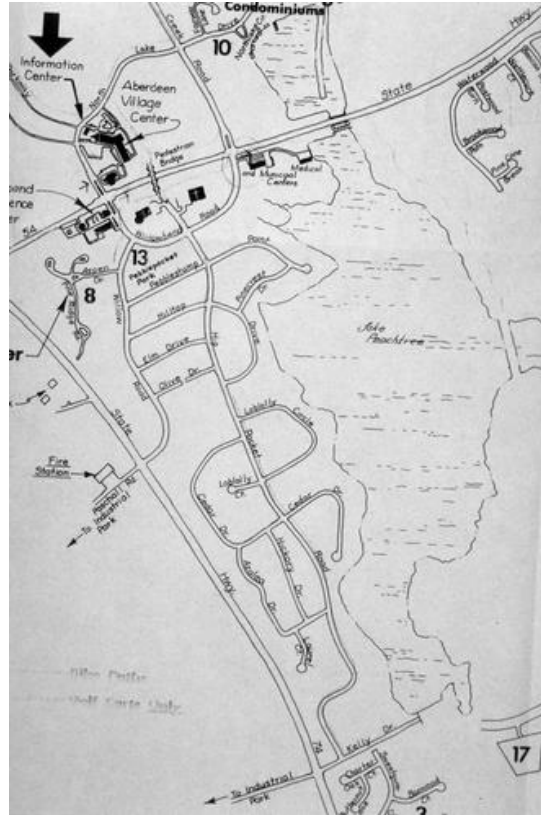


Figure 3.3: Map of Lake Peachtree Neighborhood (Peachtree City, map edited by author).

The first neighborhood planned was Lake Peachtree neighborhood which is nestled along the western shore of Lake Peachtree. It is bound to the north by Willow Creek neighborhood and to the west by Highway 74 and two smaller subdivisions. This neighborhood is large and long and contains a staggering 313 homes which were built beginning in 1960. Because it was the first neighborhood planned, and is essentially at the city's core, it contains many of Peachtree City's original design and conceptual planning characteristics. Located within walking or golf cart distance to several city amenities and facilities, the neighborhood has its own park, Pebbelstump Park, as well as several within a half-mile of the neighborhood's center. City Hall and the public library are located on the other side of the neighborhood to the north, and two shopping centers are located on either side of Highway 54. Huddleston Elementary is located on Kelly Drive, which is at the base of the neighborhood. Several other recreational facilities are located south of the neighborhood along Kelly Drive, including the McIntosh Trail Recreational Complex, a motocross track, Flat Creek Nature Area, a dog park, and the city's amphitheater. With its significant mid-century timeframe, several popular building types, and styles common in the United States are expected, and like Golfview, these types were also expected to be that of middle-income families from the 1960s. Figure 3.9 shows an early layout map of Lake Peachtree neighborhood, with one containing a red overlay of the current neighborhood.



Left: Figure 3.4: Peachtree City, Georgia—plan of Lake Peachtree Neighborhood (Peachtree City Road Map).

The neighborhood rests on both sides of Hip Pocket Road, and side streets appear to have similar architectural themes and character-defining features common of post-war suburban houses. The topography is long, low-sloping hills, and the area is forested. A golf cart path runs the span of Hip Pocket Road and serves as golf cart access to Aberdeen and Kedron residents to Braelinn Village. The lot sizes vary from $\frac{1}{4}$ or an acre to 1 acre, with most being on the smaller side but not small enough that there is a lack of green space, making this neighborhood medium in density. Because of its layout and location, some homes are lakefront properties while others are smaller mid-century lots. Homes in this neighborhood were constructed between 1960 and post-2000, with the majority built in 1971 and 1972. Due to the lengthy development of the neighborhood, there is a greater diversity of house types. In total, sixty of the three hundred-

thirteen homes were surveyed. This neighborhood is slightly hilly in areas, particularly near the lake and further inland toward Highway 74. With the narrowness and hilly character of many of these properties, there was a larger quantity of two-story homes to take up as little space as possible on them to maintain that connection to nature and rural feeling.



Figure 3.5: View of Lake Peachtree from Loblolly Circle (Photo by author). This image shows a typical house found in Lake Peachtree Neighborhood as well as the sloping topography and proximity to the lake.

Of the houses surveyed, twenty-six houses contained two stories. Thirteen of these were identified as mid-20th century two-stories, eight as split-levels, five as split-foyers, two as neotraditional, and one as unidentified. Twenty-three homes were ranch houses, eleven of which were linear, one was a courtyard, one was a half-courtyard, and seven were linear with clusters. There were also four one-and-a-half-story neotraditional houses surveyed.



Figure 3.6: 203 Cedar Drive, contemporary split-foyer house situated on a hilly, narrow lot (Photo by author). This type of house is common for mid-century suburbs and was abundant in this neighborhood. This house is situated on a hill which makes for this house type to be efficient.

Due to the time frame, lot spacing, and lot sizes of this neighborhood, a standardization was certain. There are many homes in this neighborhood that appear to have the same floorplan and architectural style, indicating the possibility of a few architects working on this neighborhood. Styles of houses were found to be common for the 1970s as well. Fourteen houses were in the colonial revival style, six were Dutch colonial revival, eleven were plain, one was Italian revival, two were neotraditional, and six had no academic style. Seven homes were in the contemporary style, and one was rustic. Architectural similarities do not determine exact likeness. In fact, while these homes appeared to be the same structure on the inside, their stylistic elements set them apart considerably.

It was popular to use several exterior materials and window types on one property. It was especially common in two-story homes to use masonry veneer on the first floor or entry floor and wood siding on the second floor. This was found to be true in this neighborhood, as ten of the two-story homes followed this trend. A majority of the homes used masonry and wood siding. Mid-century trends were found in the window types observed. Most homes had only one type,

but several had two or more. All but one of the homes were found to have double-hung sash windows, several of these contained different patterns. Six homes had sliding windows, and four had large picture windows. Many of these homes also used several window types to further aid in the connection to the outdoors through natural light and was also an original intent of both mid-century trends and Peachtree City's plan.

Similar to Golf View and national trends, the automobile was incorporated into the house plan in most of these homes, but because of the narrower lots, some homes could only feature space for one car. The most common roof type found was a side gable, and several homes contain side-gambrels because of the Dutch colonial style. Front porches were mostly even between stoops and verandahs, with twenty houses having a verandah and sixteen having a stoop. One house has an arcade for a front porch. Because of the size of the lots and house types, there is still room for these homes to be connected to nature. While the lots are on the smaller side, they contain an abundance of trees and planting beds.



Figure 3.7: 233 Cedar Drive, a Dutch Colonial revival Mid 20th-Century Two-Story (Photo by author). Dutch Colonial Revival is another common style found in this neighborhood.

Common stylistic elements found in Lake Peachtree were decorative shutters, gable vents, dormer windows, mid-century door frames, mid-century metal porch railings, and sidelights. Homeowners set their homes apart from each other with creative color palettes and landscape features. This neighborhood evokes a more simplistic setting rather than a glamorous one which is very appropriate for its timeframe. Several factors may determine why this neighborhood contains simplistic stylistic elements, but at this time, it is best to assume it is because of its status as the first neighborhood and a lack of a golf course.

Many of these types and styles surveyed occurred together, such as Dutch colonial revival, which was exclusive to the mid-20th-century two-stories (Figure 3.13). These homes contain faux gambrel roofs that house the second story with windows projecting out of the gambrel as dormers. It was observed that several of the same house type was found on the same street or area of the neighborhood. Due to the similarities found in architecture type and style within close proximity to each other, it is possible that portions of this neighborhood were developed in a tract-housing method by a single developer but following Peachtree City's principle of town development regarding low-density development. The integrity of the neighborhood is partially in question and is a challenge to determine. Most of the homes appear to be stylistically and physically in the same appearance as when they were built with minor alterations made to accommodate the owner's needs, which is greatly understood in the world of preservation and is often not a complete determining factor in its integrity. Other homes, on the other hand, are entirely different homes that make it difficult to identify the original. These are rare instances, but they do unfortunately occur. As mentioned previously, the city does not yet have a historic preservation board so this can be expected from time to time. Overall, the

neighborhood is very reminiscent of the 1960s and 70s as the homes and landscaping are typical design values found during that time. Homeowners in Lake Peachtree neighborhood seem to feel that drastic changes are not necessary when the home they have is perfectly adequate.

Lake Peachtree neighborhood hosts several neighborhood character-defining features as well as those relevant to conceptual planning. Its location is prime in terms of distance to recreational facilities and city amenities. It also has a main road that runs through it, allowing easy access to other neighborhoods and villages. As for architecture, the houses in this neighborhood are remarkably similar to those found in Clover Reach, a neighborhood across Kelly Drive from the southern tip of Lake Peachtree neighborhood. It features a plethora of Dutch Colonial revival mid 20th-century two stories, contemporary split foyers, and plain ranch houses. The layout of the lots is also similar. Clover Reach was built within a few years of Lake Peachtree neighborhood, so these similarities are no surprise.

Aberdeen Village is a host to several of the village design and conceptual planning character-defining features. Aberdeen is long and thin, with many of its facilities located in the center. Easy access to these facilities is provided to other city residents through golf cart paths and major roads. The neighborhoods within Aberdeen grew slowly over several decades, which follows Peachtree City's principles of orderly growth and low-density development. It also follows the principle of separating through traffic from local traffic by having major roads as borders. The village also features a strong connection to the outdoors through creeks, the golf course, Lake Peachtree, and an abundance of parks and greenspace. All-in-all, the neighborhoods of Aberdeen and the village itself excel in hosting Peachtree City's important character-defining features.

Table 3.1: Lake Peachtree House Styles.

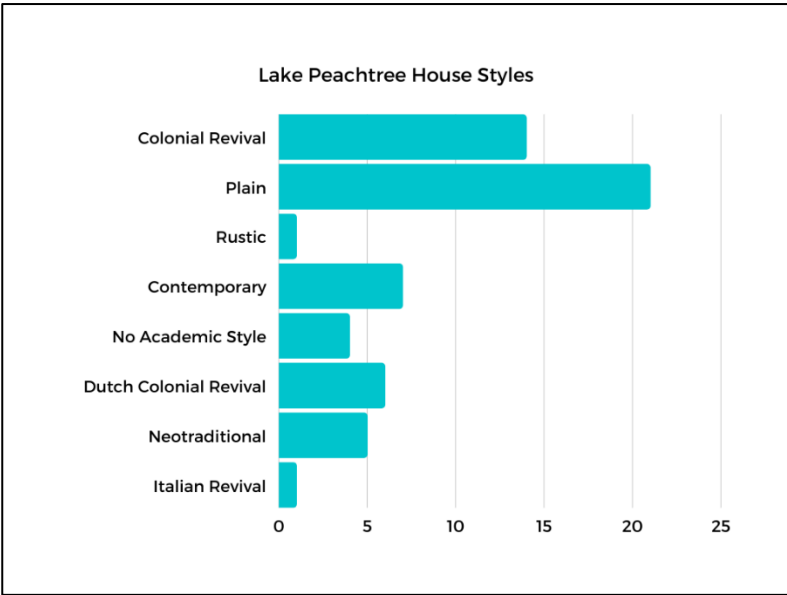
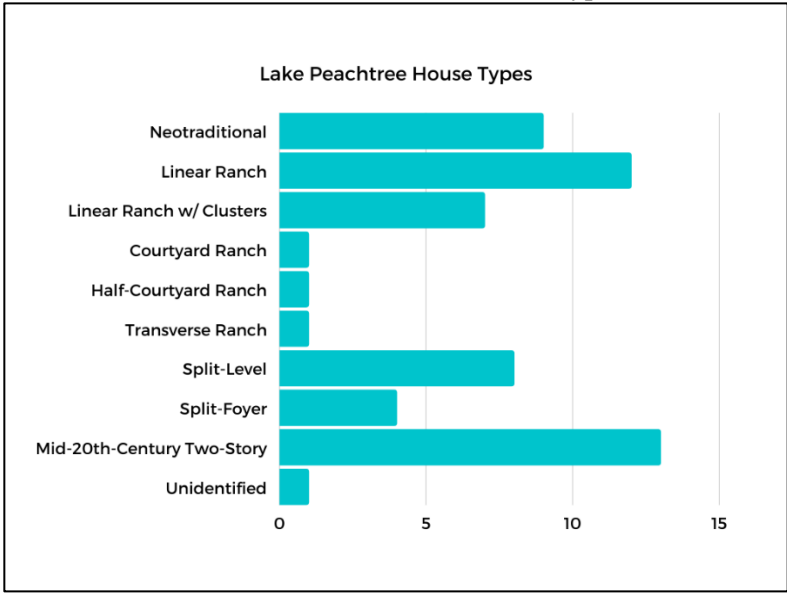


Table 3.2: Lake Peachtree House Types.



Aberdeen Village: Golfview Neighborhood

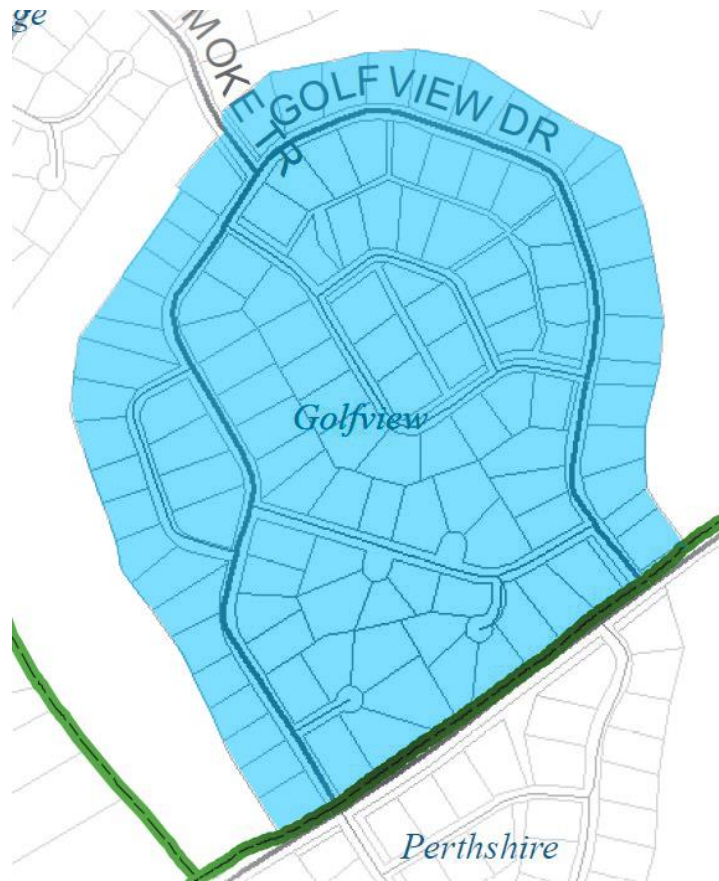


Figure 3.8: Map of Golfveiw Neighborhood (Peachtree City, map edited by author).

Golf View neighborhood was the second neighborhood planned in Peachtree City and is the nucleus of Flat Creek Club. This neighborhood began construction in 1968 and was mostly complete by 1970. Golf View neighborhood took advantage of the topography, creating a slightly hilly terrain with the main road, Gold View Drive, forming a curvilinear upside-down U. With the city's code on tree protections, this area is full of trees and shrubs giving it a very picturesque quality. The trees also create buffers from the noise of Flat Creek Road. There are 117 houses in this neighborhood, though it appears smaller in size at first glance due to the quantity of trees and lots ranging from $\frac{1}{2}$ to $\frac{3}{4}$ of an acre, giving it a low density and a more rural

atmosphere. The properties overlooking the golf course tend to sit lower than the houses centralized within the neighborhood and therefore tend to have basements. Golf View neighborhood provides access to Flat Creek Road from northern Aberdeen Village and southern Kedron Village. Because of this and the hilly conditions, one portion of Golf View Drive has speed bumps. While this neighborhood does not have its own park, Blue Smoke Park is located a short walk north to the top of the village. A short drive down Flat Creek Road is the first shopping center in town, which has a grocery store, several shops, a few restaurants, an emissions inspection station, a bank, and an optometrist. Access to village and neighborhood amenities was not only part of the city's original plan but is also a major design value of Peachtree City.

A majority of the homes in Golf View were constructed between 1968 and 1972, with a few being constructed in 1967 and a few in the mid-1970s. Because this neighborhood was developed in the middle of the 20th century, the ranch house and associated types were quite common and had a great connection to the outdoors. Larger lot sizes were also typical to achieve this connection to nature. The use of mid-20th century house types suggests that houses tend to be centered on the lot allowing for a front and back yard as well as a driveway. This was observed, and most are located centrally on the lot and are parallel to the street. All homes have or have had a garage or carport typically located on the side of the house and were accessed by a driveway, all on medium-sized lots.

Beginning at the eastern base of Golf View Drive, every fifth house was surveyed, totaling up to twenty-four out of one hundred seventeen. The overwhelming majority of homes surveyed in this neighborhood were of the ranch house variety with several associated types and a few outliers. Thirteen houses were ranch houses with three linear, six linear with clusters, three

half-courtyard, and one rambling. Half-courtyard ranch houses are less common than linear or linear with clusters, and rambling ranches are even more uncommon. Of the house types associated with the ranch, one was a split-level, and one was a split-foyer. Only one mid-20th century two-story was surveyed as well as one neotraditional house. Seven houses were surveyed as unidentified house types. This was expected because of the youthfulness and creativity of its beginnings. There were many ranch houses in this neighborhood that had a central front-facing gable projection that served most likely as sunrooms or living rooms. These rooms contain a chimney and triangular transom windows above tall picture windows, which provide copious amount of natural light, which further connect these houses to nature. These elements are inspired by A-frame houses of ski resorts or beach lodges and were common elements in Eichler homes and Eichler-inspired ranch houses. There were six total found in this neighborhood, including the ones surveyed, and it appears as if the architect was trying to combine the benefits of both an A-frame house and a ranch house. With an A-frame house, natural lighting is achieved through large picture windows and the high pitch of the roof allows debris, such as snow, to fall from the roof easily. Since snow is not an issue in this part of the country, the tall pitch helps pine needles and other vegetation to slide down, and its ceiling height aids in air circulation during the hot Georgia summers. The ranch house, as previously stated, allowed for an open floorplan and natural light while connecting the family to nature. While this ranch subtype is uncommon, it is beautiful and plentiful in Peachtree City. Like many other ranch houses, this type could be purchased as a kit or floor plan from a catalogue. Architectural diversity is another prominent character-defining feature of both the village and neighborhood design categories.

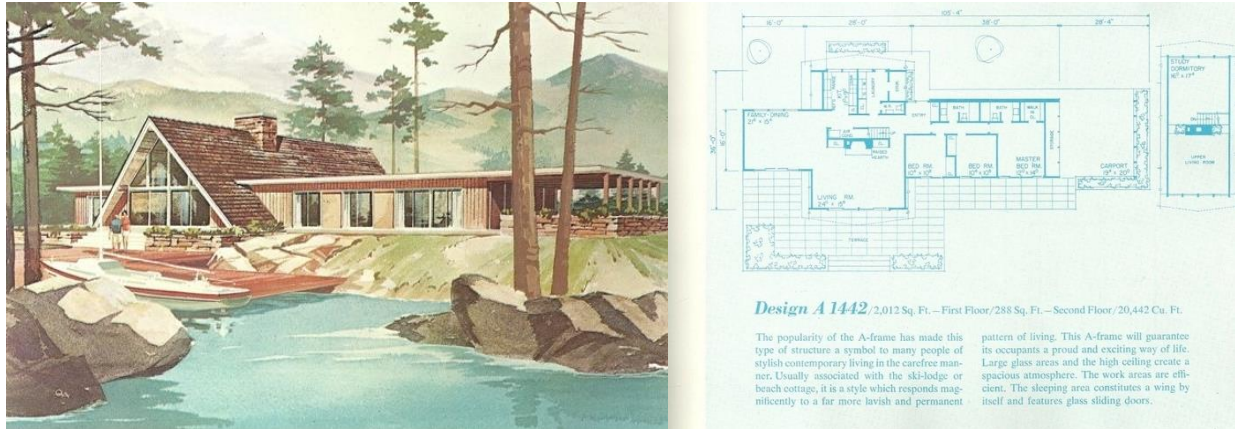


Figure 3.9: Eichleresque A-Frame ranch house kit (Vacation Homes). This house type is uncommon but seemingly popular in Peachtree City. This example features large triangular transom windows to allow for plenty of natural light



Figure 3.10: Foster Residence by Joseph Eichler, built 1962 (City of Los Angeles).



Figure 3.11: 515 Golfview Drive (Photo by author).



Figure 3.12: 19 Argyll Drive (Photo by author).

Though style is not always exclusive to certain house types, they can be found more commonly in some. Understanding this allows the surveyor to expect certain styles and assess the unique qualities and significance of each house. To follow this idea, the style was determined after the type. For this neighborhood, plain style was the most common, with nine in total being identified. Of the other styles, three were colonial revival, five were rustic, two were Spanish colonial revival, one was contemporary, and four had no academic style.

Continuing with the order of the survey form, the physical characteristics of the house were assessed next. This includes number of stories, exterior materials, window types, roof types, and so on. A majority of the homes are ranch houses with eighteen being one-story houses, three are one-and-a-half stories and three have two stories. Since this was the second neighborhood planned in Peachtree City, homeowners got creative with their home's exterior.



Figure 3.13: 516 Golfview Drive, a Spanish Colonial revival ranch house (Photo by author). An uncommon style for ranch houses, this house in Golfview takes very special care into the landscaping and architectural detail. This house shows that this neighborhood is diverse in its styles.

Exterior materials observed were expected and traditional for this era. It was a widespread practice to use several exterior materials in the middle of the 20th-Century, so it was no surprise that many of the homes contained at least two different materials. Of the houses surveyed, thirteen contained brick siding, six contained stone, six contained clapboard, six contained vertical board, and three contained stucco. It was also common to have several different window types and patterns on houses from these decades. Seventeen houses had double-hung sash windows, with seven having a 6/6 pattern, two having an 8/8 pattern, one having a 4/4 pattern, three having a 1/1 pattern, four having a 9/9 pattern, and three having a 12/12 pattern. Many of these houses had various double-hung sash patterns, and since 1/1 pattern was not popular at this time, it can be assumed that these are replacements. Sliding windows were also popular, and four houses were identified to have them. Four houses had the popular picture window, and three had a bay window. Other unique window types were found, such as arched fixed windows, stained glass windows, and diamond-pattern fixed windows.

Most ranch houses either have hip or gable roofs, but occasionally mansard or shed roofs can be found. Since there are a few other house types in this neighborhood, other roof types were surveyed. In Golfview neighborhood, the majority of homes surveyed had a combination of front and side-gable roofs. Ten were identified to contain this type. Five houses had solely side-facing gable roofs, two had hipped roofs, and one had a Polynesian roof. Two houses were observed to have a combination of hipped roofs and gable roofs. All but three houses had asphalt roofing, and these three had clay tile, synthetic slate, and corrugated sheet.

As stated in Chapter 2, Peachtree City's location was a major selling point in its development. Its proximity to Atlanta meant that families residing here would most likely need a car. This was a national trend as well. Because commuting to work or run errands, the

automobile had such a vital role to play in the everyday lives of Americans during the 1960s, and homes were being constructed with carports or garages, or at least a driveway. This was expected for all of Peachtree City as well. All homes in this neighborhood had parking options, with the majority being garages. A few carports had been converted over time into garages, and a few were converted into living space. Because of the golf course and Peachtree City's path system, several homes in Golfview had golf cart garages or driveways for easy access. Only one golf cart path runs through Golfview and parallels Flat Creek Road. There are no internal connections to this path other than the ends of Golfview Drive and a small path at the southern end that connects it to the golf course. Because cart paths were being paved only a decade before this neighborhood's birth, and its proximity to the golf course, the city may not have found it necessary to develop any paths here and focus on including paths into the plans of future neighborhoods. Connection to other neighborhoods and village amenities is an original plan feature as well as a character-defining feature. The connections can be made via golf cart, which is another character-defining feature of Peachtree City. Golf carts also further nourish the connection to the outdoors that was essential to the development of the city as well as national trends.

Because Peachtree City was intended to be a self-sustaining community, and ranch houses were ubiquitous to the working class, this neighborhood was most likely intended to be for middle-income families. This can also be seen in the lot size, which was appropriate for the humble houses of this timeframe. All lots in this neighborhood were medium in size, making them perfect for lawns and planting beds which contribute to this desire for nature connections. As a result, it was no surprise to see planting beds, planters, and carefully planned backyards. Large shade trees, primarily pine or oak, dominate much of the planting beds in this

neighborhood. Azaleas are popular shrubs and daylilies are popular flowers. Fenced-in back yards exist in nine of the lots.

Peachtree City longed to be the opposite of tract housing through means of slow, low-density development and in its physical appearance. While ranch houses began to be standardized by this time, there was still much room for stylistic diversity. Common stylistic elements found were triangular gable vents, decorative shutters, stone and brick veneer skirt walls, and contemporary mid-century doors. While these are common, it does not mean that these houses lacked unique exteriors. Some of the more interesting stylistic elements found were arcaded verandas, mosaic tilework, segmental-arched porch runners, diamond-paned windows, awnings, and traditional mid-century metal porch supports and railings. All but one house was asymmetrical, and a handful contained local symmetry in the main blocks. Chimneys were also noted on most houses and came in a variety of materials such as brick, stone, stucco, and clapboard siding. Porches were balanced between stoops and verandahs with a few recessed porches and one wraparound.

Overall, this neighborhood was found to include many of the expected design values and contain several of the original character-defining features of the conceptual planning and neighborhood design categories. These lots are all medium in size and integrate the automobile into the plan. The number of trees and the natural feel of the neighborhood coincides with the importance of connecting to nature. It appears that this neighborhood had several architects involved, many of whom working on one street. Cockspur Court, for example, mostly contains Mid-20th Century Two-Story homes in similar styles, though the neighborhood, as a whole, seems to be well balanced and uniquely styled. Golfview's integrity is mostly high, with a few exceptions and some appropriate changes. Alterations such as wider driveways and new fences

coincide with normal changes done to any neighborhood because these changes are a natural part of human civilization modifying conditions to accommodate their needs. Some homes, however, were demolished due to unforeseen challenges and damages, and the homes that replaced them are not mid-century types but do fit into the neighborhood stylistically. Peachtree City has a number of requirements that must be met in order for a building to be constructed. Much of this relates to the size of the building in comparison to the lot, the number of trees protected, the architectural style or styles chosen, etc. There are also specific codes regarding any alterations or repairs over a certain value. Since these two properties contain entirely new houses, the entire project had to be approved. It is also observed that no two houses in this neighborhood were the same. Though there are several houses of the same types and subtypes, none were exact replicas of another. Even if two houses were the same type and style, their details set them apart considerably. These elements further distinguish Peachtree City as a unique type of suburb that did not tolerate a tract housing mindset in order to preserve the picturesque qualities. While the city does not yet have a historic preservation board, the city code on building and construction dictates that designated historic properties are to be protected.⁶⁹ This entire neighborhood is over the age of fifty, and the properties may be eligible for designation. As for its connection to other neighborhoods, it does not differ greatly in plan and architecture. Several other surrounding neighborhoods in Aberdeen feature the same house types and utilize the natural topography. Several architectural themes from Golfview can be found in the southeastern portion of Pinegate, a large neighborhood across the eastern edge of the golf course. This portion of the neighborhood also dates to the early 70s, so finding these themes was expected. The houses are also typically centrally located on the lots and value the yard space.

⁶⁹ Section 18-101

Table 3.3: Golfview House Styles.

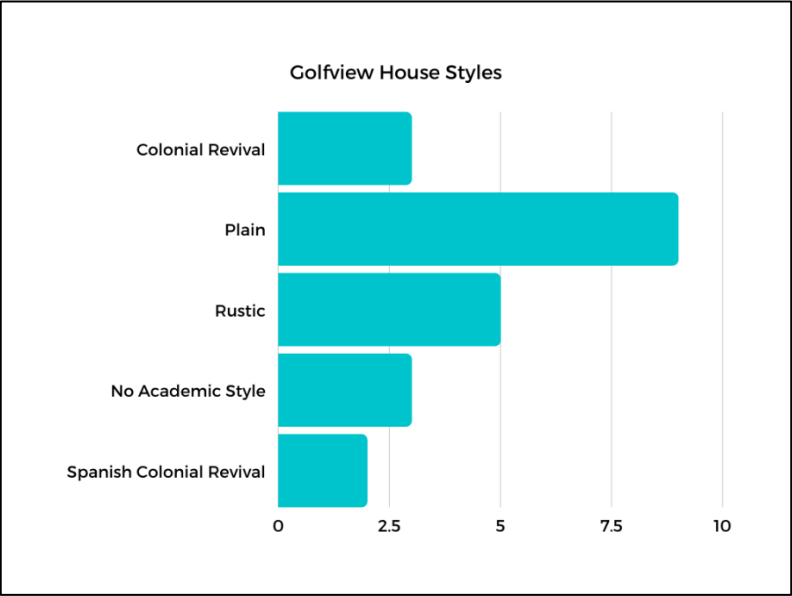


Table 3.4: Golfview House Types.

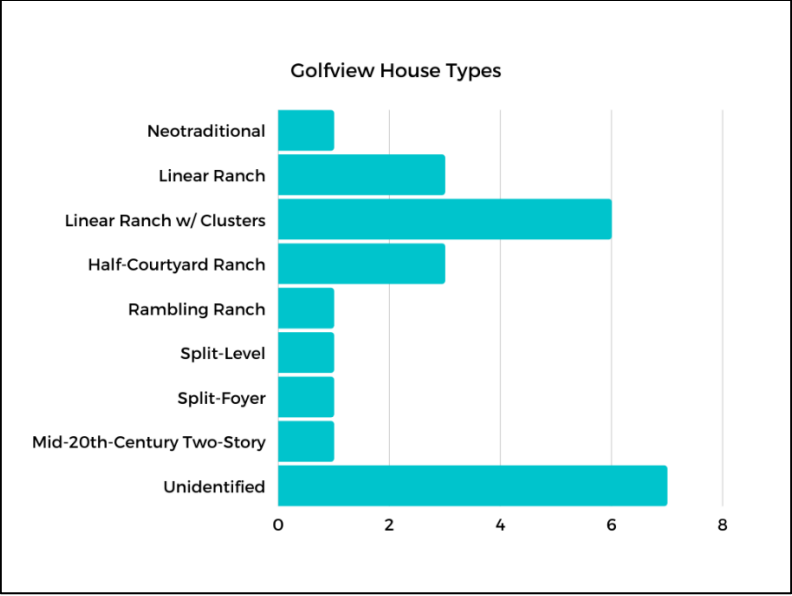





Table 3.5: Aberdeen Village, Golfview, and Lake Peachtree's Character-Defining Features and Design Values

	Village	Neighborhood	
Character-Defining Feature	Aberdeen	Golfview	Lake Peachtree
Conceptual Planning			
Industry in a specialized park area, separate from residential, easily accessible			
Neighborhood units with full amenities, nature is used to its fullest		X	
Centralized commercial area, easily accessible, attractive			
Through traffic is separate from local traffic			
Topography is to be used			
Low-density residential development			
New development is to be independent and not take from permanent open space			
Orderly growth through community facility coordination			
Recreation located near residential areas. Small and large scale			
Land use causing noise or traffic to be separate from residential areas			
All streets protected from commercial development. Major arteries to be lined with trees and plantings. Tight zoning restrictions			
Large plots with plenty of room for open areas and screening			X
Village plan to be taken from neighborhood unit and other historic influences			
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected			
Spent agricultural land in a prime location			
Other Features			
Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)?			
Interconnectivity to other neighborhoods/villages?			
Government: Corporation			
Government: Developer	X	X	X

 Applies  Does not apply  Not Applicable

Glenloch Village: Hunters Glen Neighborhood

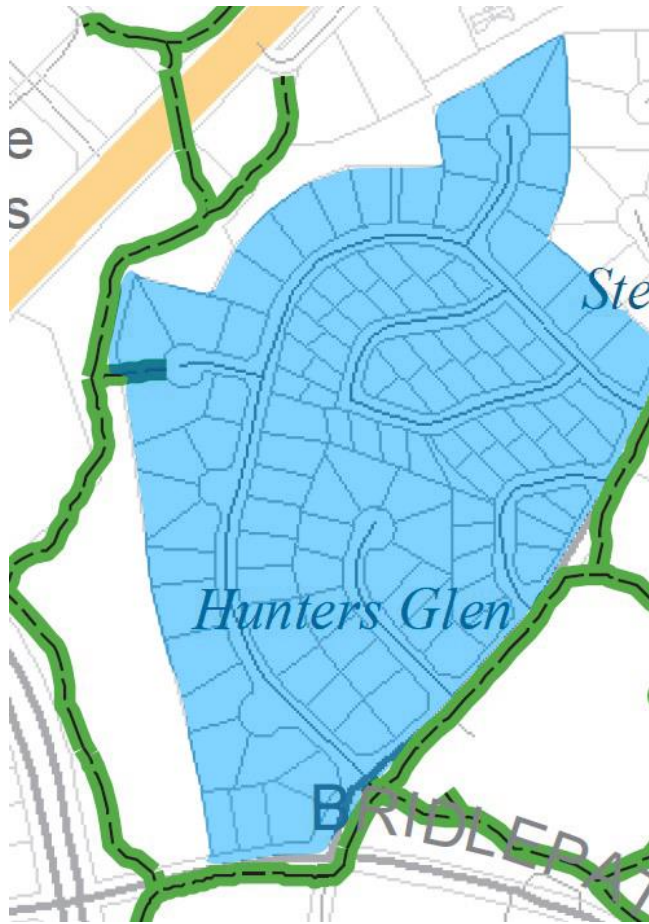


Figure 3.14: Map of Hunters Glen Neighborhood (Peachtree City, map edited by author).

Located across Lake Peachtree nestled along the eastern coast and eastern-most border of the city is Glenloch Village. It was established in the mid-1970s as Peachtree City's second village. Flat Creek Club serves as its western boundary, and it is bound to the north by Flat Creek Road, North Peachtree Parkway, and Walt Banks Road. Its Eastern boundary is unincorporated Fayette County, and its southern boundary is McIntosh Trail. Glenloch began with an equestrian theme with horse stables in a neighborhood named Fetlock Meadows and streets named after

equestrian topics.⁷⁰ What used to be the horse stables is now soccer fields and the community recreational facility. Across Peachtree Parkway, one of the main roads in town, is the city's first junior high school, J. C. Booth Middle School. Peachtree City, at this point, was ranked highest in the county for education, a ranking that still holds to this day. The city's high school, McIntosh, is ranked 15 out of 471 in the state.⁷¹ By 1980, Glenloch was in full development, and the population of the city was over 6,000. By the 1970s, ranch houses and other one-story house types of the mid-20th century became more standard in shape but eclectic and diverse in style. It is also during this time that the shed house came into popularity for its intricate and unusual layouts and marriage of contemporary and natural styles. Early neotraditional homes were also beginning to appear as ranch houses, and mid-20th-century two-stories were beginning to fall out of fashion. Figure 3.15 demonstrates the distribution of one-story homes constructed in DeKalb County, Georgia, and can be used as an example of ranch houses being constructed less by this time.

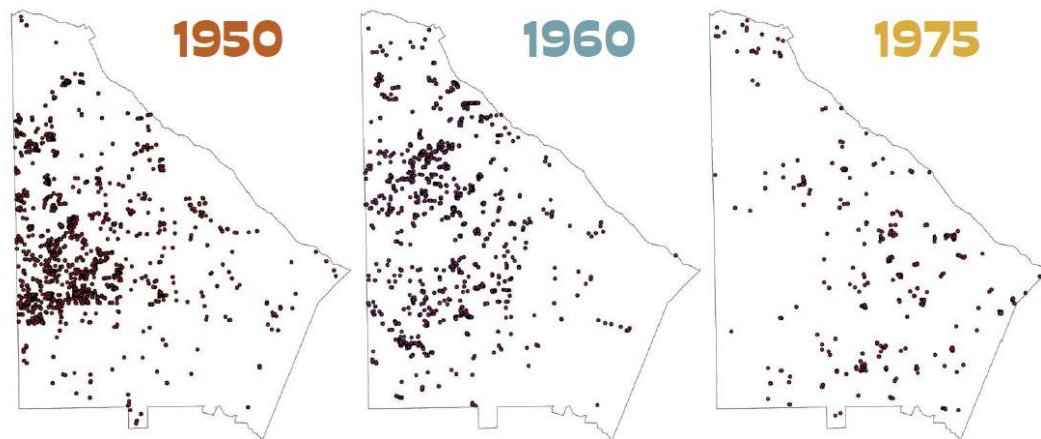


Figure 3.15: Locations of DeKalb County Single-Story Houses Built Between 1950 and 1975 (The DeKalb County Property Appraisal Department via Ranch House Evaluation Guide Pg 33).

⁷⁰ Reinberger 259

⁷¹ "2021 Best Places to Live in Fayette County," Niche, <https://www.niche.com/places-to-live/search/best-places-to-live/c/fayette-county-ga/?publicSchoolsGrade=a>

The neighborhood selected for Glenloch Village's assessment is Hunters Glen, which is located in western-central Glenloch Village. Its overall size is medium, and construction here began in 1974 and continued into 1983. In total, there are 114 houses, and 27 were surveyed for this thesis. This neighborhood, at first glance, is contrasting to Golfview neighborhood, and closer in appearance to Lake Peachtree neighborhood because of its standardization and different topography. Glenloch has long, low-sloping hills that provide a relatively flat terrain, perhaps providing easy development. By this time, suburban architecture had become more standardized. As noted previously, Peachtree City experienced a development halt around this time. The United States had experienced two recessions within two years of each other, and national economic issues may have directed trends in architecture as many homes built were simplistic and replicated. Hunters Glen is a perfect example of this. Though it was developed during the economic recession of 1973-75, it still hosts minimal architectural diversity and landscaping diversity. Peachtree City was also not intended at its beginning to have luxurious mansions but instead to be a comfortable, self-sustaining community for the middle class. Most of these houses are valued between \$190,000 and \$210,000, with the highest at \$272,000 and the lowest at \$146,000.

Hunters Glen also fits well into Peachtree City's original design values as it is located very close to several village amenities. The Peachtree Crossings shopping center is just north of the neighborhood, and the village's recreational center, which used to be the horse stables, is just across the street. The middle school is southwest, and the high school is northeast. There are no internal golf cart paths, but there are access points at the neighborhood entrance to provide a connection to other neighborhoods and facilities.

The lots in this neighborhood are small, with a majority being around 1/8 of an acre and the houses are centrally located on them, making this neighborhood medium-to-high in density. Only six house types were observed in this neighborhood: Split-level, split-foyer, linear ranch, linear ranch with clusters, mid-20th-century two-story, and half-courtyard ranch. It appears that this neighborhood was developed in two sections. The innermost section, which contains Hamilton Drive and Grenoble Road, is composed of almost exclusively split-levels and split-foyers. The surrounding section contains ranches and mid-20th-century two-stories. In total, including those surveyed, there were twenty-nine split-levels and twenty-five split-foyers. These houses followed an orderly pattern of split-level then split-foyer with a few repeated split-levels. In addition to this order, there were only three floorplans observed. All split-levels had their entrances on the left, and the split-foyers all had off-center entrances with their corresponding floorplans sometimes mirrored. The mid-20th-century two-stories observed were typical for the time frame with no academic styles or Colonial revival. The northeastern portion of the neighborhood has the youngest houses, which were built between 1980 and 1983.

Most of the houses surveyed were plain style, though there were a few Colonial revival examples. The Colonial revival homes had wood shake siding and turned wood porch supports or had decorative shutters and dentils. Of the plain split-foyers, there was often skirting and corner posts to differentiate between rooms and floors, making them very legible. Both the split-levels and split-foyers had overhanging upper floors, and the lower floors tended to have sliding or casement windows. The windows were overwhelmingly 1/1 double-hung sash windows, and almost all split-foyers contained a large sliding picture window. Occasionally, these sliding windows had a balcony addition or window bars. Bay windows were also distributed equally amongst the two main house types, though they were not as common.

Landscaping and outdoor features are what mostly set the houses apart from one another in this neighborhood. Only a handful of the houses surveyed had garages, and about half had freestanding one-car carports. It is unsure if all houses had these carports at some time since those without them have driveways that abruptly end in the front yard. Landscaping is informal and fits into the rural aesthetic of Peachtree City. Houses are screened from each other through wooded backyards and fences. Many houses had small, lush planting beds and shade trees. A few lots had more elaborate landscaping through retaining wall planting beds that lined pathways and steps. Some had swings and benches, and others had outdoor play equipment. Since the yards are small, many of the homes had raised back decks, possibly to create more storage room while still utilizing the outdoor space.

Hunters Glen hosts several village and neighborhood character-defining features. To begin with, it is screened from other neighborhoods and roads through trees and planting beds. This further attributes to the ever-popular trend of connecting to nature, which was and still is one of Peachtree City's goals. Additionally, it is close to important facilities such as shopping, recreation, and schools. It also hosts several neighborhood design character-defining features. Though this neighborhood appears to have followed a tract-housing plan, it did so through Peachtree City's principle of low-density and slow development. The houses were built over a five-year period, and the neighborhood has not expanded and will never expand as it is surrounded by another neighborhood. Hunters Glen is representative of the 1970s, as are other neighborhoods in this village, because of its simplistic stylistic features and standardized architecture. Other neighborhoods in Glenloch follow similar neighborhood plans and contain many of the same house types. Other neighborhoods here do tend to have more mid 20th-century two stories and ranch houses as well as the beginnings of neotraditional houses. What was

common was the architectural standardization and repetition of a few house types in the neighborhood. This was a common theme in the 1970s, and architectural diversity came from stylistic elements. The landscaping in Hunters Glen is typical for that of neighborhoods in Glenloch. Yards contain planting beds and some trees, with most of the trees located in the backyard. Also uncommon for the time, was a lack of garages, as integrated garages and carports were quite common in 70s architecture. The lack of garages and carports in this neighborhood is most likely attributed to the narrowness of the lots. As for Glenloch Village as a whole, it houses several of the facilities that Peachtree City desired to have in the village concept namely, it has an elementary, middle, and high school at its corners. This makes them not only accessible to those within the village but also accessible to those within the city. It also has a large village recreational center as well as Huddleston Pond. There are several easy access points to the other villages and neighborhoods through the golf cart paths and major local roads. Overall, Glenloch and Hunters Glen contains the conceptual planning, village design, and neighborhood design character-defining features exceptionally well.

Table 3.6: Hunters Glen House Styles.

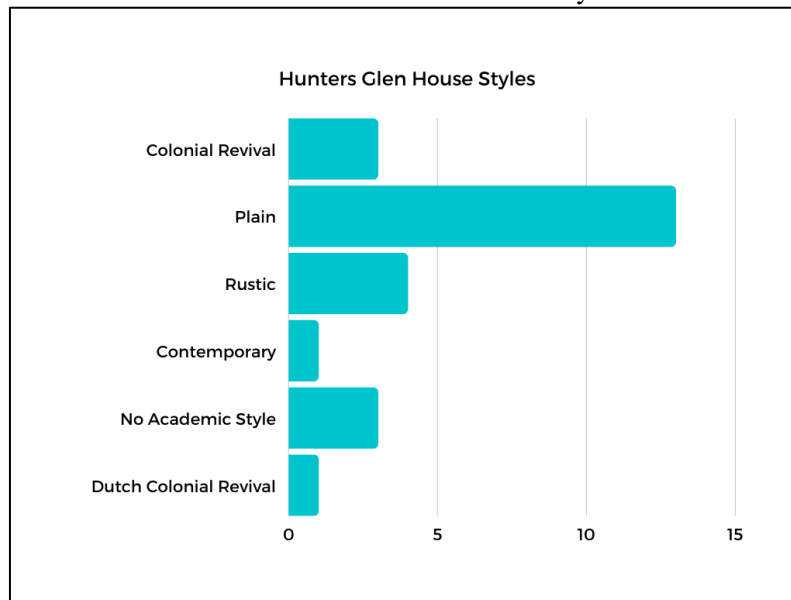


Table 3.7: Hunters Glen House Types.

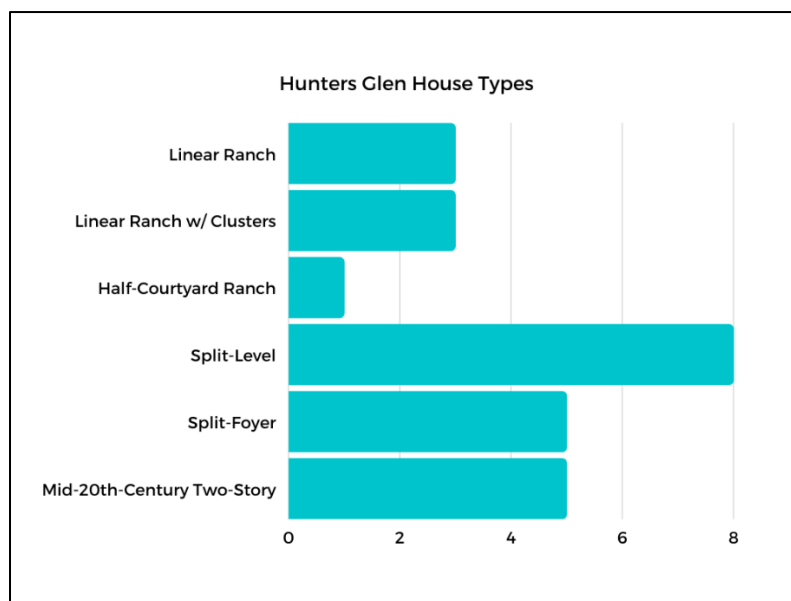





Table 3.8: Glenloch Village and Hunters Glen's Character-Defining Features and Design Values

	Village	Neighborhood
Character-Defining Feature	Glenloch	Hunters Glen
Conceptual Planning		
Industry in a specialized park area, separate from residential, easily accessible		
Neighborhood units with full amenities, nature is used to its fullest		X
Centralized commercial area, easily accessible, attractive		
Through traffic is separate from local traffic		
Topography is to be used		
Low-density residential development		
New development is to be independent and not take from permanent open space		
Orderly growth through community facility coordination		
Recreation located near residential areas. Small and large scale		
Land use causing noise or traffic to be separate from residential areas		
All streets protected from commercial development. Major arteries to be lined with trees and plantings. Tight zoning restrictions		
Large plots with plenty of room for open areas and screening		X
Village plan to be taken from neighborhood unit and other historic influences		
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected		
Spent agricultural land in a prime location		
Other Features		
Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)?		
Interconnectivity to other neighborhoods?		
Government: Corporation		
Government: Developer	X	X

 Applies  Does not apply  Not Applicable

Braelinn Village: The Summit Neighborhood

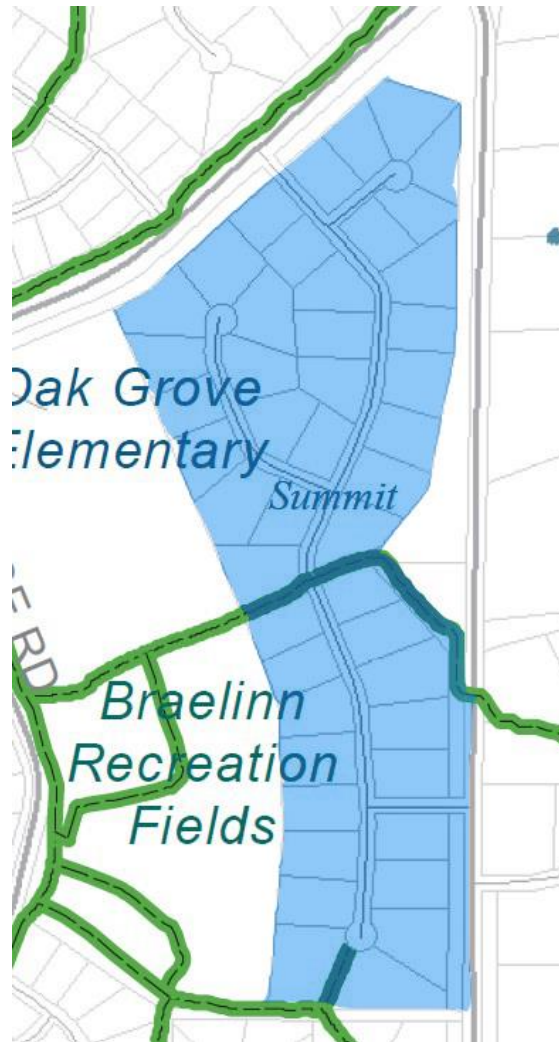


Figure 3.16: Map of the Summit Neighborhood (Peachtree City, map edited by author).

The 1980s saw a massive explosion of growth in Peachtree City and all over the Atlanta Region. The 1980s was also the beginning of Peachtree City's transition from corporation-controlled government to developer, so the city saw some physical changes to neighborhood development. Decisions about village and neighborhood growth shifted democratically to allow for more freedom in design. The standardization of suburban communities was beginning to be fully embraced, and neighborhoods began to look less and less like their predecessors in

Peachtree City. Neotraditional houses were becoming extremely popular nation-wide because they could combine any style the homeowner wanted while also being modestly sized and affordable due to semi-tract development. Braelinn Village, Peachtree City's third village, was developed alongside a population boom and eventually became the city's largest village, engulfing almost the entire southern half of town. It is bound to the north by McIntosh Trail and Crosstown Road, to the east by Camp Creek, and to the west by Highway 54 and Flat Creek. Triangular in shape, this village has no southern boundary. Peachtree City's second golf course, Braelinn Club, was established here in the 1980s, which helped stimulate growth. Development went on through the early 2000s, but most was in the mid-80s through 90s. With the ranch house being built less and less, an abundance of mid-20th century two-stories and neotraditional homes were expected as well as larger lots with standardized landscaping.

The smallest neighborhood surveyed in this case study is located in the largest village, Braelinn. While the village may be the largest, that does not indicate that the lots and neighborhoods will be larger than others. At first glance, the neighborhoods within this village are small-to-medium in size, with a few large ones. The lots in this village are primarily small, with some neighborhoods containing exceptionally large lots. This neighborhood, the Summit, began construction in 1985 and is bound to the north by Crosstown Drive, to the west by Oakgrove Elementary campus and the Braelinn recreational center, to the south by the Marks-North subdivision, and to the east by Robinson Road. The Summit has a homeowner's association (HOA) and its own pool located at the Crosstown Drive entrance. Braelinn Elementary School is located nearby on Robinson Road, and Braelinn Golf Club is located south of the neighborhood on South Peachtree Parkway. Ten of the forty-six homes were surveyed, and all of them rest on medium-sized lots of around $\frac{3}{4}$ of an acre, making this neighborhood low in

density. This neighborhood began construction in 1986 and was completed the following year. Because of the rapid completion of this neighborhood, it is safe to assume that as few as one architect or architectural firm may be responsible for the home designs. Most houses here range in value from \$350,000 to \$450,000.

Only two house types were identified in this neighborhood: Mid-20th Century Two-Story and Neotraditional. All of them are colonial revival style, and all contain symmetry on the main block of the house. This is a large contrast to the neighborhoods of Aberdeen, which feature an abundance of architectural diversity. Though not surveyed, only one home was observed to not be a full two stories. Due to the HOA, uniformity and neatness is evident. The 1970s were a transitional period from using several window types and exterior materials to using only a few window types and one-to-two exterior materials. Homes constructed during the 1980s either had several elements or only one. This typically depended on the house type. In the case of the Summit, with its strict uniformity, every home surveyed had a chimney, and all had 6/6 double-hung sash windows. All but one house surveyed also had 9/9 double-hung sash windows. Stoops were also the only porches identified in this neighborhood.

Because of these similarities, this neighborhood can come across as cookie-cutter in nature, but stylistic elements allowed it to break free from this stereotype. These homes do not have lifeless, dull appearances but instead, with help from the HOA, took care to have historically accurate design values and character-defining features relevant to the colonial revival style. Every house has decorative shutters, and most have decorative, classically inspired window and door frames. Half of the surveyed houses had Palladian-style windows above the main entrance. Window frames commonly contained jack arches, and two of the houses had broken pediments. Dentils were a common stylistic element on these houses, as six had them.

The fenestration and hierarchy of the windows was also observed to be historically accurate, with the taller windows being on the first floor and the shorter ones on the second floor. The windows were also individual and evenly spaced.



Figure 3.17: 122 Summit Walk (Photo by author).



Figure 3.18: 301 Viewpoint Dr. (Photo by author).

These houses are examples of what is found in the Summit. All houses had local symmetry and Colonial Revival elements of style.

Upon entering the neighborhood, it is clear that symmetry and spatial awareness were major influences over its design. Homes are evenly spaced and often mirror each other in terms of door placement, garage placement, and roof type. The Robinson Road entrance to the neighborhood contains mirrored homes on either side and a centrally located home with both a verandah and a second-story porch. Lots often contain wooded planting beds with mature shade trees and carefully arranged planting beds. Integrity feels high, and future changes may be hard to execute in this neighborhood due to the HOA.

When revisiting the conceptual planning and neighborhood design character-defining features tables, one can see how this neighborhood has some of these features. The neighborhood as a whole has its own recreational facility and has easy access to other neighborhoods through cart paths and Robinson Road. It is also located very close to Oak Grove and Braelinn Elementary Schools as well as the village's recreational center. In comparison to other

neighborhoods in Braelinn, the Summit appears more manicured and less architecturally diverse. The house types are common other neighborhoods, but they are often not this standardized. There are other lots entirely made of early neotraditional houses with similar landscaping. Lot sizes in other neighborhoods are also typically smaller in comparison.

Table 3.9: The Summit House Styles.

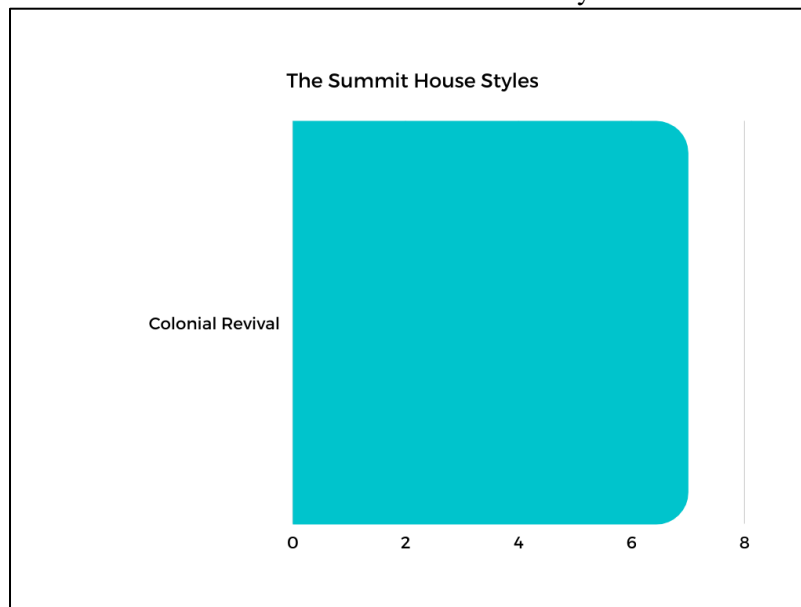


Table 3.10: The Summit House Styles.

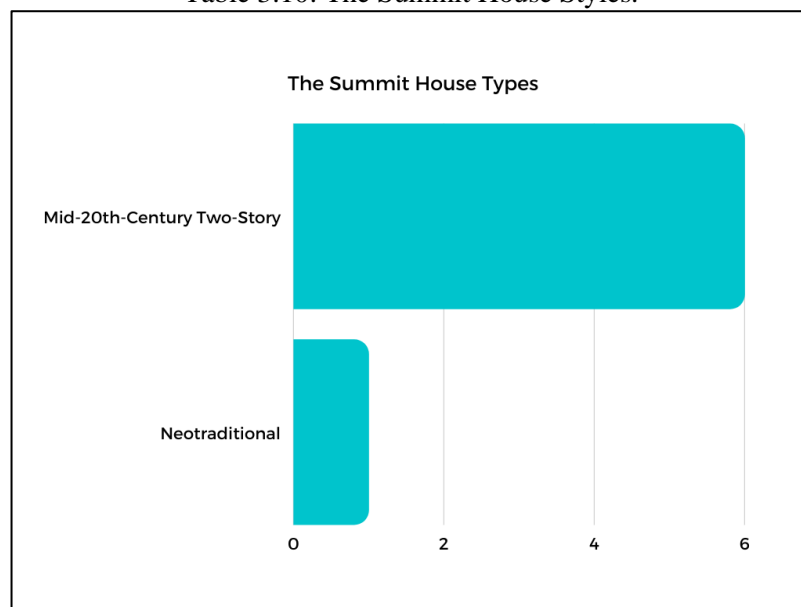





Table 3.11: Braelinn Village and the Summit's Character-Defining Features and Design Values

	Village	Neighborhood
Character-Defining Feature	Braelinn	The Summit
Conceptual Planning		
Industry in a specialized park area, separate from residential, easily accessible		
Neighborhood units with full amenities, nature is used to its fullest		
Centralized commercial area, easily accessible, attractive	X	
Through traffic is separate from local traffic		
Topography is to be used		
Low-density residential development		X
New development is to be independent and not take from permanent open space		
Orderly growth through community facility coordination	X	
Recreation located near residential areas. Small and large scale	X	
Land use causing noise or traffic to be separate from residential areas		
All streets protected from commercial development. Major arteries to be lined with trees and plantings. Tight zoning restrictions		
Large plots with plenty of room for open areas and screening		
Village plan to be taken from neighborhood unit and other historic influences		
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected		
Spent agricultural land in a prime location		
Other Features		
Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)?		X
Interconnectivity to other neighborhoods?		
Government: Corporation		
Government: Developer		

 Applies  Does not apply  Not Applicable

Kedron Village: Smokerise Plantation Neighborhood

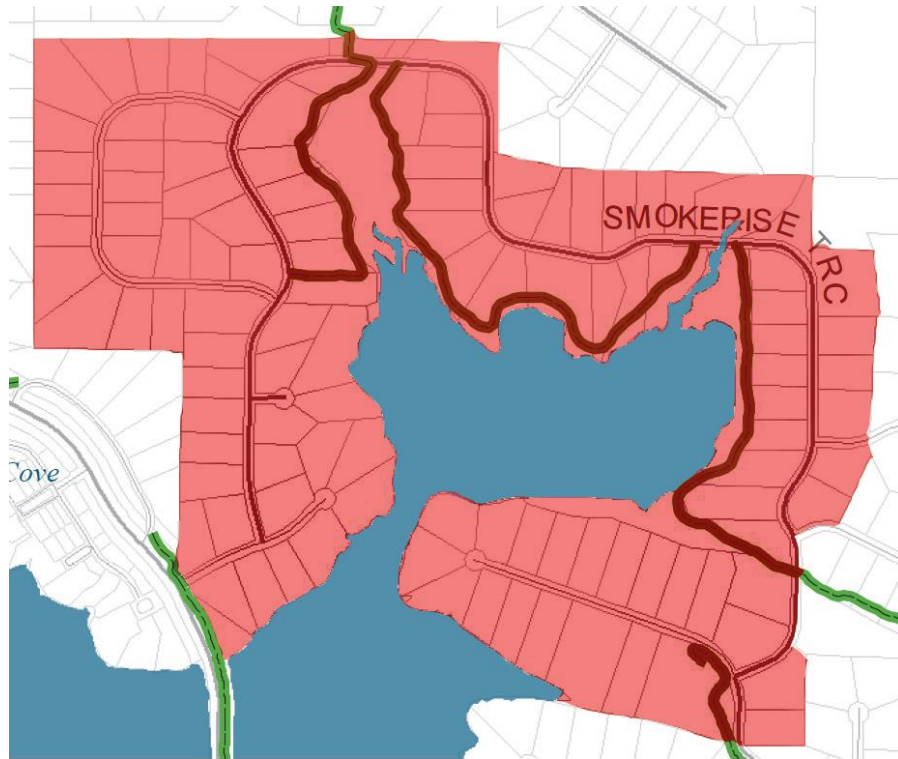


Figure 3.19: Map of Smokerise Plantation (Tax assessor, map edited by author).

Rising out of the hilly northern portion of Peachtree City is the fourth village, Kedron. Named for the community of Kedron at the edge of Coweta County, its timeframe of development is between the mid-1980s through 2000. Kedron is bound to the north by Dogwood Trail, separating it from Tyrone, Georgia. Its eastern boundary is portions of Fayetteville, Georgia, and unincorporated Fayette County. The western boundary is Highway 74, and the southern boundary is western Kedron Drive, a branch of Flat Creek, North Peachtree Parkway, and Walt Banks Road. As stated above, this timeframe saw a dramatic change in architectural trends in house types, architectural style, stylistic elements, and lot size. The 1990s was a prosperous time for many Americans, and this newfound wealth can often be seen in architecture.

For this reason, Smokerise Plantation was selected as Kedron Village's neighborhood. Smokerise Plantation is nestled in and around the northern peninsulas of Lake Kedron. This subdivision began in the mid-1980s and was mostly complete by the mid-1990s, with a few homes being constructed earlier and later. Most homes were built in the 1990s, with homes getting younger the deeper into the neighborhood one travels. Smokerise plantation is bound to the north by Kedron Hills subdivision, to the west by Kedron Hills subdivision and North Hill subdivision, to the east by Smokerise Estates subdivision, and to the south by Lake Kedron. It is accessed by North Peachtree Parkway and Smokerise Point-Sumner Road, which provides access to Highway 54. This neighborhood has the greatest range of home values, most of which are between \$500,000 and \$1.1 million. With this neighborhood being located on the lake, forty-nine of the one-hundred-twelve lots are lakefront. In total, 22 homes were surveyed, and a majority of the lots appear to be over an acre. This neighborhood is wealthier than the other neighborhoods surveyed and was developed in the middle of Kedron Village's timeframe. It has a more upscale and gated feeling that was not an original design intent of the city. Like the Summit, it has an HOA and only has one park that is located toward the southeastern end. Due to the large lots, abundance of pools, and lake access, the neighborhood may have felt that recreational facilities were not necessary. These qualities give this neighborhood a secluded atmosphere that is often not felt in other parts of town. Smokerise Plantation also lacks the speedy access to shopping centers that the other villages and neighborhoods have. Here, both historically accurate house type reproductions, as well as grand Neotraditional homes containing both historically appropriate styles and blends of styles, were certain. This neighborhood also holds more wealth than the others selected so large yards with large gardens and pristine landscaping were anticipated.

Houses were surveyed beginning at the North Peachtree Parkway entrance. Due to its timeframe, it is no surprise that all but one house surveyed was the neotraditional type, and all but two were of the neotraditional style. As stated previously, this broad type encompasses many types and styles into one and often has numerous projections and diverse use of windows, roof types, porch configuration, and floorplan. Because of the diversity and complexity of this type and style, more studies will need to be conducted to accurately define it for future preservation efforts, for this neighborhood is only one of thousands that will eventually reach fifty years of age. These homes were challenging to survey due to two factors; The lots were large, and the homes were often set far back, which prevented the lots from being observed from the sides. Since neotraditional is such a broad type and style, larger spans of time were required to fully survey what could be seen since there were several stylistic elements involved in most houses. Since the term neotraditional encompasses both the type and style, a larger description was needed in order to document these young houses. Figure 3.20 shows an example of a high style neoclassical revival neotraditional home. Its symmetry is reminiscent of a Georgian house, and the style is historically accurate. This house was not as much of a challenge to survey because of the straightforward style. Figure 3.21 features several styles combined into one house with a complex floorplan and roofline. Its multitude of window types and roof projections are a telltale feature of a neotraditional house.



Figure 3.20: 240 Smokerise Trace, a High-Style Neoclassical Revival Neotraditional House (Photo by author). This example shows the attention to detail that some of the houses in this neighborhood strove for. Historic accuracy was the goal for this house.



Figure 3.21: 235 Smokerise Trace, an example of a Neotraditional House taking advantage of the hilly topography (Photo by author). This example shows the broad range of types and styles that are often combined in a neotraditional house.

Because this neighborhood is hilly and curvilinear, several of the homes sit atop hills and at corners. Many of them took advantage of the hilly landscape by incorporating basements into the house plan and placing the garages at the basement level. Parking, for the most part, was hidden from public view. Some homes were found to have had more than one garage, and most have two-way driveways. Perhaps one design trend from this timeframe was to disguise the garage after years of making the garage a major feature of the home. Suburban homes often receive negative criticism for the overwhelmingly large garages taking up a majority of the house's façade. Some of the garages in this neighborhood could be identified, but most were disguised as wings or completely hidden from view. Boathouses, boat launches, and docks could be seen in several of the lakefront properties. Golf cart garages and driveways were identified in four properties. Due to the large size of these lots, large gardens and lawns were achievable. Terracing and long lawns were common, as well as large, carefully designed planting beds. Landscape features such as statues, piers, and fountains were seen in several lots and pools were surveyed in ten. Since these lots were much larger than previous neighborhoods surveyed, the need for an abundance of trees to screen properties was not as necessary. Trees are still an important feature of the neighborhood, but they tend to grow in the back yards and along the edges of the properties. Front lawns tend to be proudly on display because of the careful landscaping, which is a contrast to the neighborhoods surveyed from the 1960s and 70s.

Smokerise Plantation has a few character-defining features of the neighborhood design category but lacks in the conceptual planning category. As stated above, the 1990s was a time of wealth and was the rise of the "mcmansion" which strove to show off said wealth. Throughout this neighborhood, mcmansions were not found but instead beautiful and extravagant stylistic elements on large neotraditional homes. This follows the feature of architectural diversity.

Nature is also appreciated in this neighborhood through the use of spectacular gardens and the lake. Because there is only one park located toward at the back of the neighborhood, this does not meet the ease-of-access ideal. The topography is used to its full advantage through basements and garages as well as rolling landscapes. Other neighborhoods in Kedron Village tend to follow similar trends but on a lower budget. Homes are usually smaller with smaller yards but still, retain the neotraditional qualities. Kedron Village, as a whole, is lacking in terms of centralized amenities. The village's shopping center is located at the edge of the village, and there is only one school, Kedron Elementary. There is a village recreational center that consists of a roller hockey rink, an indoor and outdoor pool, and a miscellaneous fieldhouse. The fieldhouse contains classrooms and meeting rooms as well as a lounge area and a basketball court. There is also Blue Smoke Park at the southern end near Aberdeen and Kedron's tot lot, which is accessed via golf cart. These facilities are not centrally located, however, which does not follow Peachtree City's principle on central amenities.

Table 3.12: Smokerise Plantation House Styles.

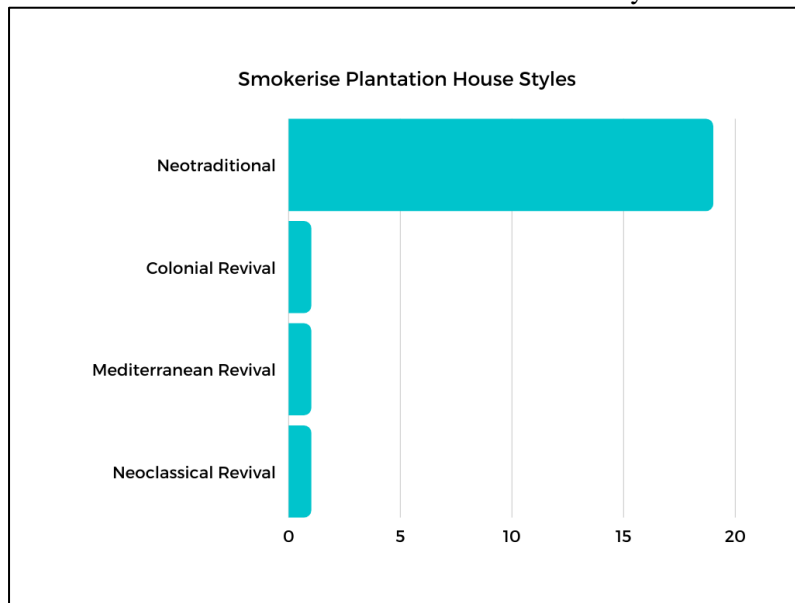


Table 3.13: Smokerise Plantation House Types.

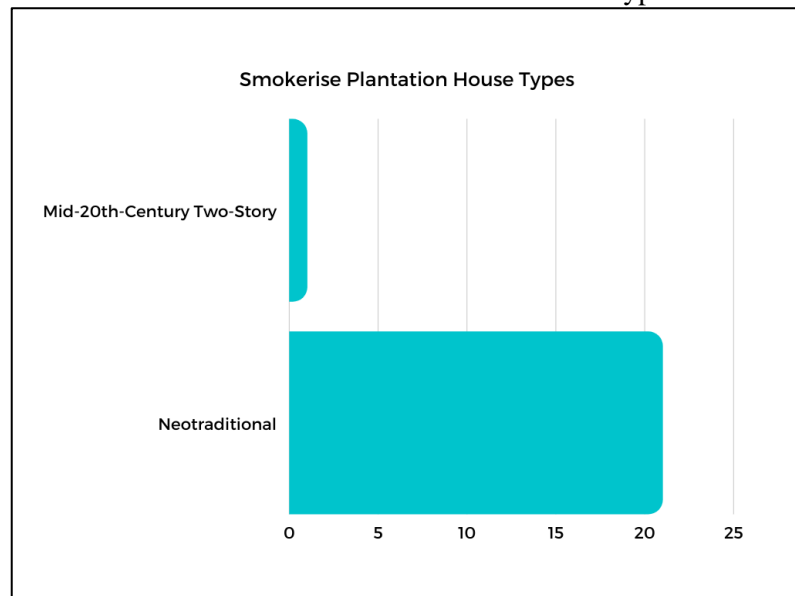





Table 3.14: Kedron Village and Smokerise Plantation's Character-Defining Features and Design Values.

	Village	Neighborhood
Character-Defining Feature	Kedron	Smokerise Plantation
Conceptual Planning		
Industry in a specialized park area, separate from residential, easily accessible		
Neighborhood units with full amenities, nature is used to its fullest		
Centralized commercial area, easily accessible, attractive	X	
Through traffic is separate from local traffic		
Topography is to be used		
Low-density residential development		
New development is to be independent and not take from permanent open space		
Orderly growth through community facility coordination	X	
Recreation located near residential areas. Small and large scale	X	X
Land use causing noise or traffic to be separate from residential areas		
All streets protected from commercial development. Major arteries to be lined with trees and plantings. Tight zoning restrictions		
Large plots with plenty of room for open areas and screening		
Village plan to be taken from neighborhood unit and other historic influences	X	
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected		
Spent agricultural land in a prime location		
Other Features		
Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)?		
Interconnectivity to other neighborhoods?	X	X
Government: Corporation	X	X
Government: Developer		

 Applies  Does not apply  Not Applicable

Summary of Findings

Throughout the five neighborhoods, nine house types were identified. The three most common house types found, in order of quantity, were the neotraditional house and a tie between the ranch house and its subtypes and the mid-20th century two-story. Of the one-hundred twelve houses surveyed, seventy-three were mid-century types which is fitting to the timeframe of Peachtree City's village development. Fourteen building styles were surveyed across the one-hundred twenty-eight properties. The most common styles, in order of quantity, were plain, colonial revival, and neotraditional. Due to the eclectic nature of mid-century architecture, it is no surprise that several styles were identified. Of the houses, seventy-seven houses had styles found in the middle of the 20th century, which was expected due to the village development timeline. Because of the delay in development in Peachtree City's early history, it is understandable that exactly half of the houses were constructed in the 1970s, followed by 18.8% in the 1980s. Peachtree City was always intended to be a slow development with low density, and these numbers correspond to construction booms and halts throughout the entire city. The charts on pages 120-121 show the range of types and styles as well as the construction time periods.

When examining the differences between the neighborhoods, it is easy to see how the changes in governance influenced the layout and aesthetics of the villages and neighborhoods over time. As the city grew, the development became more liberal. The city began to see types and styles typical of suburbs of large cities that were not typical to Peachtree City. At first glance, it appears that the younger the neighborhood, the larger the lots and houses. This is purely a coincidence as those were just trends for their corresponding decade. In truth, as the

shift was made from corporation to developer, architects and designers were able to create homes freely without much input from the city.

Table 3.15: House Type Statistics.

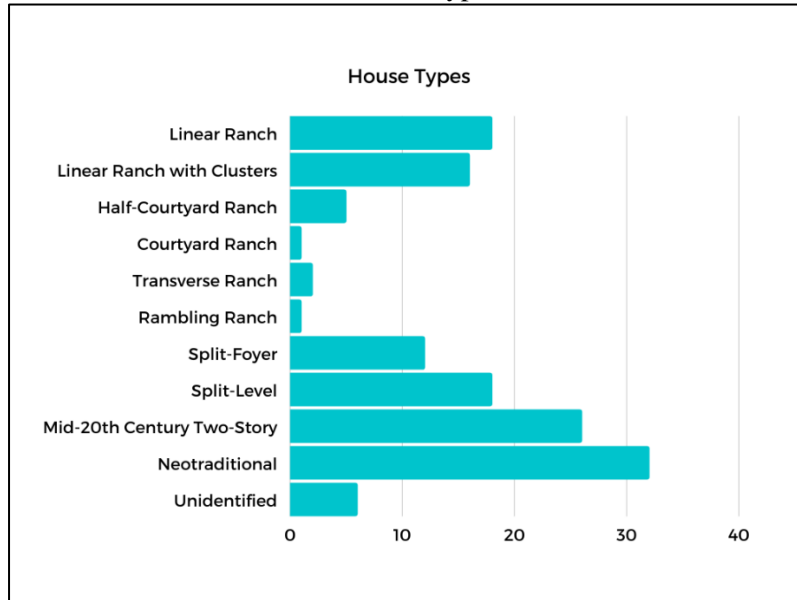
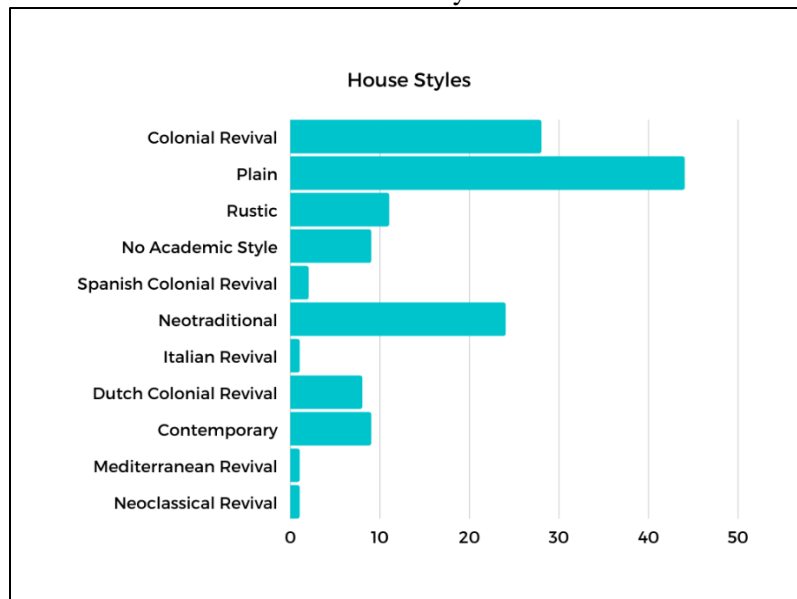
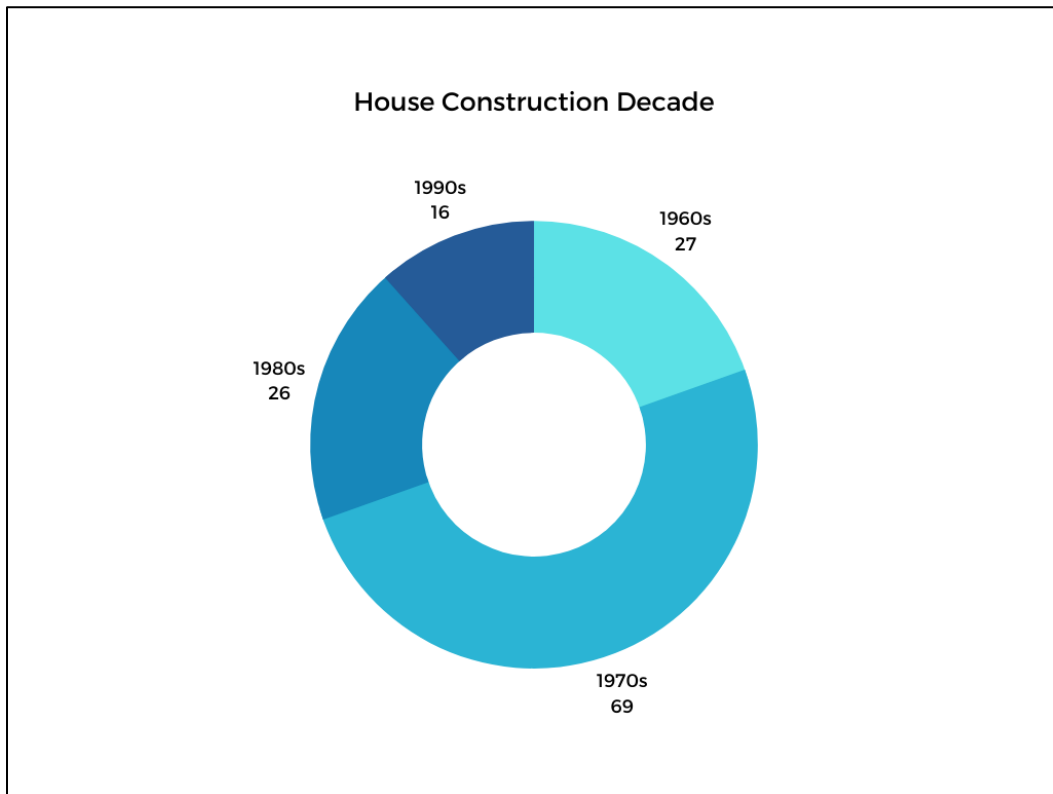


Table 3.16: House Style Statistics.



Graph 3.17: House Construction Decade Statistics.



CHAPTER 4

ANALYSIS

Although Peachtree City has been referred to an improvisational city, it had a thorough plan for its development. The principles of town development state strict guidelines that did not seem optional at the beginning. Some of the most important principles are the separation of industry from residential areas, the protection and use of nature, the use of the natural topography, and the village plan. The charts below show how each village and neighborhood met these principles and how they have maintained the character-defining features.

Beginning with Aberdeen Village, both Golfview and Lake Peachtree excelled in following the original design plan. Because these neighborhoods were governed by corporations, this plan could be executed without flaw. They both had easy access to community amenities while not having their own. Both utilized the natural terrain and had a strong connection to nature through trees and green space. The neighborhoods developed over several years and do not feel congested as both are within medium density. With the abundance of trees, these neighborhoods feel more rural than urban and most certainly feature architecture relevant to their timeframes.

Glenloch Village was the only village surveyed that did not have large lots that were desired in the principles of development, but it met every other principle. It was also developed under the guidance of Equitable and Garden Cities which intended to follow the original plan. Its layout and location of amenities and facilities make it fit neatly into the city's vision. The

neighborhood surveyed, Hunters Glen, did lack in a few areas, but these qualities were not necessarily due to its proximity to other village amenities and facilities. It did not have its own recreation but is directly across the street from the village's recreational center. It also had exceedingly small lots and little architectural diversity, but it did, however, develop over a few years rather than all at once while also maintaining several similarities to other neighborhoods surrounding it.

Braelinn Village, the largest, saw a construction boom in Peachtree City in the 1980s. This was also the beginning of a governmental shift from corporation to developer, allowing for more democratic decisions to be made about construction in town. For this, it is not terribly similar to Aberdeen or Glenloch. Its layout, while curvilinear, does have several local roads to make up for its size, but most of these are in the northern section of the village. As a result, the neighborhoods begin to be more secluded. This was also the time when neotraditional architecture made its presence, and with it came changes to suburban ideals. Braelinn does still follow the city principles of development by having its own commercial area and village recreational center as well as several schools and nature areas. These areas, like the local roads, are primarily located in the northern section or at the edges. The Summit neighborhood follows a few of the city's principles as well and maintains a few of the city's character-defining features. It has its own recreational facility and is located remarkably close to those in the village. It has some architectural diversity and plenty of green space and trees, and its HOA ensures that these character-defining features are maintained. It, unfortunately, developed completely in two years, which does not follow the principle for slow development.

Kedron Village was the last surveyed and is the youngest. Kedron, by far, lacked the most in the city's principles of development and character-defining features. It holds little

resemblance to other villages and feels much more disconnected from the rest of the city. By this time in Peachtree City's history, all construction was governed by developers rather than corporations, ultimately allowing freedom of design. Kedron does, however, have a larger number of HOAs, which regulate some of that freedom. Unlike the other villages, it lacks a centralized commercial area and recreational facility. While the village does contain these, they are located at the edge. While this is only about two miles from the other side of Kedron, the lack of local roads makes for lengthy commutes. Smokerise Plantation has an abundance of architectural diversity and a strong connection to nature, but its recreational area is at the end, far from most of the residents. It also lacks easy access to other neighborhoods and villages due to its gated and secluded nature. Though attractive, it does not meet or maintain many principles or character-defining features.

Overall, many of the houses surveyed were a challenge because not enough research has been conducted and published on neotraditional buildings. The first three neighborhoods were conducted as planned with little confusion unlike the last two. Whenever a neotraditional house is surveyed, little can be marked in terms of categorization. This did not, however, prevent a total survey as individual characteristics and elements were documented.

Table 4.1: Villages' Character-Defining Features and Design Values

Character-Defining Feature	Village			
	Aberdeen	Glenloch	Braelinn	Kedron
Conceptual Planning				
Village units with full amenities, nature is used to its fullest				
Centralized commercial area, easily accessible, attractive			X	X
Through traffic is separate from local traffic				
Topography is to be used				
Low-density residential development				
Orderly growth through community facility coordination			X	X
Recreation located near residential areas. Small and large scale			X	X
Land use causing noise or traffic to be separate from residential areas				
Large plots with plenty of room for open areas and screening				
Village plan to be taken from neighborhood unit and other historic influences				X
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected				
Other Features				
Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)?				
Interconnectivity to other villages?				X
Government: Corporation				X
Government: Developer	X	X		







 Applies  Does not apply  Not Applicable

Table 4.2: Neighborhoods' Character-Defining Features and Design Values

Character-Defining Feature	Neighborhood				
	Golfview	Lake Peachtree	Hunters Glen	The Summit	Smokerise Plantation
Conceptual Planning					
Neighborhood units with full amenities, nature is used to its fullest	X		X		
Centralized commercial area, easily accessible, attractive					
Through traffic is separate from local traffic					
Topography is to be used					
Low-density residential development				X	
Orderly growth through community facility coordination					
Recreation located near residential areas. Small and large scale					X
Land use causing noise or traffic to be separate from residential areas					
Large plots with plenty of room for open areas and screening		X	X		
Village plan to be taken from neighborhood unit and other historic influences					
Strong ties to nature including trees, lakes, creeks and streams, and topography, all protected					
Other Features					
Does it have architectural diversity (has 1-3 or 3 or more kinds of architectural styles and types)?				X	
Interconnectivity to other neighborhoods?					X
Government: Corporation					X
Government: Developer	X	X	X		X

 Applies

 Does not apply

 Not Applicable

With these findings, it appears that as Peachtree City has aged and developed, the younger the village or neighborhood, the less likely it is to meet or maintain the original character-defining features of the city. Some of the major design intents of the city were nature-based goals and access to amenities to keep Peachtree City a self-sustaining community. Because the first two villages, Aberdeen and Glenloch, were developed under the direction of corporations, the original plans for the city could be executed. The third village, Braelinn, developed while the government was shifting from corporation to developer, and as a result, designs were a bit more liberal. The fourth village, Kedron, was governed completely by developer, allowing for total democracy of design apart from HOAs. While the government shifted hands, this did not mean that neighborhoods intentionally negated parts of the original plan. If a neighborhood lacks a principle, it more than makes up for it with other qualities. The Summit, for example, while lacking in architectural diversity, does still maintain beautiful architecture as well as picturesque landscaping while also being privileged in its location to village facilities. While Smokerise Plantation lacks easy access to Kedron Village's commercial center and recreational facilities, each lot tends to contain its own recreation, and it has several paths that can provide access to commercial buildings. Most of these lacking qualities seem to be based around neighborhood mean wealth or land value. The more affordable the neighborhood, the less has gone into community landscaping. The more affordable areas surveyed are also closer to the city center and, therefore, closer to commercial centers. The wealthier the neighborhood, the more funds go into landscaping, but the larger distance one may have to travel to see a doctor or run errands. This is seemingly a coincidence, as luxury housing was not intended for the city in its beginning and only came as corporations were replaced with developers. To accommodate these insufficient quantities, the city may attempt to improve on

traffic issues or create more cart paths. Cart paths are some of the first pieces of infrastructure plotted with new development and should be one of the first to be repaired as so many use them for general commute. Peachtree City, as previously mentioned in chapter two, has extensive and impressive codes on the protection and utilization of green space and natural resources. To further maintain a connection to nature, the city could work with neighborhoods to improve upon landscaping, especially in areas that do not have HOAs. A lack of architectural diversity cannot exactly be remedied, but other character-defining features within the area can be maintained and improved. Because Peachtree City contains many qualities of new urbanism, which is centered around the individual, several original design values and character-defining features may not be relevant anymore to the modern civilian.

The connection to nature through open spaces, green spaces, picturesque landscapes, and abundance of trees appears to still be a particularly important characteristic for Peachtree City. As stated previously, Peachtree City exceeds the qualities of a Tree City, and the original plans include future natural areas that were completed after the year 2000. Peachtree City is not entirely self-sustaining as it was planned to be, and as a result, the need to have short access to community centers appears to no longer be a major value for later development. Cart paths are added every year, and there is still a city code requiring all new development in the city to have cart path access. This could mitigate the distance issue.

While no structures in Peachtree City are on the National Register of Historic Places, fifty-five of the one hundred twenty-two houses surveyed are fifty years or older, making them considered historic by most preservationists. There are also several structures around town that predate Peachtree City that are well over fifty years of age. With the newer homes being categorized in the Neotraditional type and style, and the amount of them surveyed, it is evident

that more research must be conducted to properly categorize and nominate them for the National Register in the future. This research should include architectural trends from that time as well as the landscape design, orientation of the houses to the street, location and visibility of parking, number of stories, complexity of the roof, and stylistic elements associated. These houses have dominated the late 20th century and are still the primary house type constructed today. Just like the ranch house beginning as more architecturally diverse and evolving into a standard design, these Neotraditional houses may follow the same path if they have not already done so.

CHAPTER 5

CONCLUSION

Peachtree City is approaching a historic status by age alone. Because it took inspiration from notable historic sources like greenbelt towns and garden cities, its developers took an opportunity to combine the best qualities of those towns with the changing times of the 1950s. While it developed almost spontaneously through improv and patience, it became one of America's most influential post-war suburban communities. Without the recognition of its original character-defining features, current and future development of Peachtree City is at risk to be lacking in these qualities and disturb the natural charm and rural feeling that the developers sought so greatly.

This thesis was conducted to further understand what makes Peachtree City what it is, and to contribute to the conversation of what can be done to preserve this important planned suburban town. From a survey of 112 properties, this research answers the thesis question: *How have the neighborhoods (1956-2000) of Peachtree City, Georgia maintained the original design values and character-defining features and how have they evolved?*

To answer this question, the history of Peachtree City was presented alongside its historic context in relation to the Atlanta-regional and national suburban development. The city was first planned in 1956 and was mostly complete by the year 2000. The first two decades of its existence saw a massive construction boom that was followed by a construction stall. This presents itself as a significant point in its history because of the changes to the city that took

place after construction resumed. The city desired to be a natural feeling, self-sustaining community southwest of Atlanta, and for that it had several design values set in place to achieve certain character-defining features. These design values were discussed after the city's history in Chapter two, and they established the theme of connecting to nature and providing for its citizens. The character-defining features that came out of these values set in place an image for the city that became a necessity. These character-defining features were also discussed here.

Once all important background information was obtained, the next step was to survey the selected neighborhoods from the four villages. The character-defining features discussed in chapter two were applied here to understand how they have been maintained and evolved. Lastly, all of the survey findings and the character-defining features were compared side-by-side in an analysis to fully determine how they have been maintained or have evolved.

By creating a new survey form, understanding the architectural trends over the decades, identifying important character-defining features, and completing surveys of the five neighborhoods in the four villages of Peachtree City, the thesis question, *How have the neighborhoods of Peachtree City Georgia (1956-2000) maintained the original design values and character-defining features and how have they evolved?*, was truly answered. Through this process, Peachtree City has set a stage for development through several important characteristics, primarily from the mid-century. These character-defining features have evolved over the years as trends and needs have changed for American suburbanites.

Future Research

This thesis aims to add to the national and perhaps even international conversation about suburban architecture and neotraditional architecture developing side-by-side in a post-war

suburb. As New South Associates prepared an evaluation guide for the ranch house in Georgia, a future guide should be considered for neotraditional buildings in the state. Like the ranch house, the neotraditional house is found throughout the country and is not unique to Georgia. The ranch house evaluation guide was created because architectural historians were beginning to survey the recently historic ranch house and its related types. Soon, historians will be surveying neotraditional buildings and will require specific terminology to define this very broad architectural type and style. Additionally, the National Register Bulletin on historic suburbs will need to be revisited and expanded to include these new suburban types and styles. Finally, architectural historians may desire to create a more in-depth timeline for post-mid-century suburbs and their evolution over time. More needs to be researched on the changes to road layout, placement of garages, lot sizes, and building configuration to provide guidance to others that will undoubtedly survey them in the future. Peachtree City is a compact visual of this timeline since it is less than 70 years of age and has seen many of these national suburban trends unfold. Peachtree City is humorously referred to as “the Bubble” by many who live here or grew up here, and it appears to be somewhat true because of its uniqueness in comparison to other post-war suburbs. It can be studied further in order to understand its importance in American suburban history.

REFERENCES

- “2021 Best Places to Live in Fayette County,” Niche, <https://www.niche.com/places-to-live/search/best-places-to-live/c/fayette-county-ga/?publicSchoolsGrade=a>
- Alofsin, Anthony. “A defense of the Suburbs”, *The Atlantic*. published June 6, 2018. <https://www.theatlantic.com/technology/archive/2018/06/a-defense-of-the-suburbs/562136/>
- Ames, David L. and McClelland, Linda Flint. *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places*. US. Department of the Interior, National Park Service, National Register of Historic Places. September 2002.
- Atlanta Chamber of Commerce, “Reference Data on Atlanta, Georgia”.
- Bonifas-Guzman, Linda “Wright-Organic Architecture,” Frank Lloyd Wright Trust, October 15, 2012.
- Buckley, Sarah. “McMansion: Good, Bad, or Ugly- What is a McMansion?” published March 8, 2020. <https://www.architectureanddesign.com.au/features/list/mcmansion-good-bad-or-ugly-what-is-a-mcmansion#>
- Cailloux, Robin. Georgia’s Planned City: Peachtree City; presentation to Auburn University.
- Caves, Roger W. *Encyclopedia of the City*. London and New York: Routledge, 2005.
- Cloues, Richard. “The Ordinary Iconic Ranch House, Mid-20th Century Ranch Houses in Georgia,” Part 1: Introduction to the Ranch House. September 2011.
- Craven, Jackie. “What is Neotraditional Architecture?,” ThoughtCo. Updated March 18, 2019. <https://www.thoughtco.com/what-is-neotraditional-architecture-178016>
- Cray, Dan. “15 Milestones that Changes Housing,” *This Old House*, <https://www.thisoldhouse.com/21015408/15-milestones-that-changed-housing>
- “Defining our Landscape: What is a Wolf Tree?,” Heritage Conservancy. Published February 26, 2019. <https://heritageconservancy.org/defining-our-landscapes-what-is-a-wolf-tree/>
- Etienne, Harley, and Barbara Faga, eds. *Planning Atlanta*. Routledge, n.d.

Faiks, Sarah; Kest, Jarrett; Szot, Amanda; and Vendura, Molly. “Revisiting Riverside: A Frederick Law Oldmstead Community”, Master’s thesis, School of Natural Resources & Environment, University of Michigan, 2001.

Fayette County Board of Commissioners and Fayette County Planning Commission, “Fayette County Comprehensive Plan 2017-2040”.

Hall, Peter. *Cities of Tomorrow*. Oxford: Blackwell Publishers, 1996.

“History,” City of Atlanta, GA. <https://www.atlantaga.gov/visitors/history>

Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York, Oxford: Oxford University Press, 1985.

“Line Creek Nature Area,” Southern Conservation Trust. <https://sctlandtrust.org/nature-areas/line-creek/>

Lyons, Clarence; Ulken, Ellen; and Watts, Rebecca. *Peachtree City*. Charleston SC, Chicago IL, Portsmouth NH, San Francisco CA: Arcadia Publishing, 2009.

National Park Service. “The Secretary of the Interior’s Standards for the Treatment of Historic Properties”. <https://www.nps.gov/tps/standards.htm>

Nelson, Anna and Charlie. “The Story of the Development of Peachtree City,” *Peachtree City Magazine*, 2022.

Parsons, K. C. “Clarence Stein and the Greenbelt Towns,” *Journal of the American Planning Association* 56/2 Spring 1990.

Patterson, Lauren. “The Modern Classic City: Analyzing Commercial Development in Athens, Georgia, from 1930 to 1981”. Master’s thesis, University of Georgia, 2019.

Peachtree City, Georgia, Peachtree City Code of Ordinances Appendix A- Zoning § Article VI. – Definitions, https://library.municode.com/ga/peachtree_city/codes/code_of_ordinances?nodeId=PTII_COOR_APXAZO_ARTVIDE

Peachtree City Planning and Development Department, 1992-2015 Comprehensive plan

Peachtree City Planning and Development Department, “Tree Permits” <https://peachtree-city.org/1195/Tree-Permits>

Phipps Land Company, Inc., *1972 Master Plan Executive Summary*, Peachtree City, Georgia, 1972.

“Phoenix Rising,” Atlanta History Center.

<https://www.atlantahistorycenter.com/exhibitions/atlanta-in-50-objects/phoenix-rising/>

Poppeliers, John C and Chambers Jr., S. Allen. *What Style is it: A Guide to American Architecture*. Hoboken NJ. John Wiley & Sons, Inc. 2003..

Sullivan, Patrick; Mary Beth Reed, and Tracey Fedor. *The Ranch House in Georgia: Guidelines for Evaluation*. Stone Mountain, Georgia: New South Associates, 2010.

Reed, Mary Beth, Karcheik Sims-Alvarado, Patrick Sullivan, and Jackie Tyson. “Modern Downtown Atlanta, 1945-1990,” National Register of Historic Places. Stone Mountain, GA: New South Associates, 2018.

Reinberger, Mark. “Peachtree City, Georgia: Improvisation and Progressivism in a Post-War Southern New Town,” *Journal of Planning History* 2014, Vol. 13(3) 2013.

“Riverside: Frederick Law Olmsted's Illinois Masterpiece,” *The Frederic Law Olmstead Society of Riverside*, published July 19, 2018. <https://www.enjoyillinois.com/illinois-200/riverside-illinois-frederick-law-olmsted/>

Robin Cailloux, email message to author, September 14, 2021.

Ross, Catherine. “Regional Growth, Transportation, and Congestion: The Atlanta Problem”. In *Planning Atlanta*, edited by Harley F. Etienne and Barbara Faga, New York: American Planning Association 2014.

Scott, Tom. “The City of Golf Carts,” YouTube video, 5:49, December 10, 2019, <https://www.youtube.com/watch?v=pcVGqtm2wM>

Southward, Michael and Ben-Joseph, Eran. “Street Standards and the Shaping of Suburbia,” *Journal of the American Planning Association*, Vol. 61, No. 1, Winter 1995.

“The World’s First City,” <https://www.khanacademy.org/humanities/big-history-project/agriculture-civilization/first-cities-states/a/uruk>

“What is New Urbanism?,” Congress for new urbanism, <https://www.cnu.org/resources/what-new-urbanism>

Appendix A

Edited GA SHPO Historic Resource Survey Form (edited by author).

RESOURCE #:		HISTORIC RESOURCE SURVEY FORM	
1. Name of resource: <hr/> 2. Location: <hr/> 3. Total number of resources on site: _____ 4. Number of each kind of resource on site: (answer below) Building _____ Site _____ Landsc Feature _____ Structure _____ Object _____ (Outbuildings _____)	8. Date of construction: <hr/> 9. Altered (see item #26) 10. Addition (see item #26) 11. Moved / Destroyed (see item #26) <hr/> 12. SHPO Evaluation: <div style="display: flex; justify-content: space-between;"> <div> appears to meet NR criteria may meet NR criteria more information needed (refrain) </div> <div> appears NOT to meet NR criteria because of integrity / age / significance </div> </div>		
5. Uses: Current Use (6) & Original Use (7) <div style="display: flex;"> <div style="flex: 1;"> Domestic / Residential <i>Single dwelling</i> <i>Multiple dwelling</i> Apt bldg Rowhouse Duplex Secondary structure Storage shed Garage / Carriage house Kitchen Privy Wellhouse Springhouse / Ice house Smokehouse Dwelling (secondary) Dairy Greenhouse / Pool house </div> <div style="flex: 1;"> Agriculture / Food Processing Agricultural outbuildings Barn / shed (mule / cattle / horse / dairy / wagon / machinery / implement) Tobacco Chicken coop Silo / Windmill Corn crib Agricultural storage Cotton / Peanut warehouse Grain elevator Tobacco warehouse </div> </div>	14. Building Type(s) <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> 1 to 1 1/2 story types </div> Ranch Linear Linear with clusters Alphabet (L, T, H, Y, V, U) Rambling Transverse (indicate type) Compact Courtyard Half-Courtyard Bungalow Shed (Cedar sided geometric) <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> 2 story types </div> Split Level Split Foyer Mid 20th-Century Two-Story Shed (cedar sided geometric) Neotraditional Unknown Unidentified		
13a. (circle one) High style or elements of style 13b. Style(s) (in alphabetical order) No academic style <div style="display: flex;"> <div style="flex: 1;"> Art Deco Beaux Arts Classicism Chicago School Colonial revival Contemporary Craftsman Dutch Colonial revival Early Classical revival Eclectic English vernacular revival Exotic revival Federal Federal revival Folk Victorian French Vernacular revival Georgian Gothic revival (or) Academic Gothic revival Greek revival High Victorian eclectic High Victorian Gothic </div> <div style="flex: 1;"> International Italian Renaissance revival Italianate Mediterranean revival Moderne Neoclassical revival Plain Prairie style Queen Anne Richardsonian Romanesque revival Second Empire Rustic/Western Shed (cedar sided geometric) Shingle Spanish Colonial revival Stick Stripped Classical Tudor N / A unknown write in / see item #26 </div> </div>	15a. Floor Plan: (original width) <div style="display: flex; justify-content: space-between;"> <div> one room square rectangular two equal rooms two unequal rooms </div> <div> three or more rooms </div> </div> 15b. Depth : (original depth) <div style="display: flex; justify-content: space-between;"> <div> one room two rooms more than two rooms </div> <div> central hallway side hallway unknown write-in / see item #26 </div> </div> 16. Plan Shape: rectangular/Octagonal square L / T / U / H / E Irregular (use rarely)		
QUAD : <hr/> LAT/LONG: <hr/>			

17. Number of stories: _____

18a. Façade: symmetrical or asymmetrical

18b. Front door: 1 2 3 or more _____

19a. Roof types

gable	shed / pent
	flat
side	truncated hip / deck-on-hip
front	dome
cross	conical
multi	complex
clipped	gambrel
stepped	butterfly
parapet	Polonesian
hip	Unknown
pyramidal	write-in / see item #26

19b. Roof materials

composition/asphalt shingle	slate
metal	asphalt roll
standing seam	wood shingle
pressed shingle	concrete tile
pressed sheet	
corrugated sheet	unknown
built-up tar and gravel	write-in / see item #26
clay tile	

20a. Chimney placement (indicate # of each)

gable-end, exterior	lateral interior
both gable ends	lateral exterior
gable-end, interior	multiple random
both gable ends	outside add-on
double gable end	three or more chimneys
both gable ends	
center	no chimney observed
off-center, ridge line	unknown
off-ctr within roof surf	write-in / see item #26

20b. Chimney material

brick	cobblestone / rustic
fieldstone	stuccoed masonry
coursed stone	concrete block
chimney flue only	unknown
	write-in / see item #26

21. Type of construction: (max 3)

balloon frame / platform frame
metal / steel framing
concrete block
poured concrete (bearing wall)

unknown

22. Exterior Material: (max 6)

wood	prism synthetics
weatherboard / clapbrd	vinyl / aluminum siding
board-and-batten	tarpaper / asphalt sheet
vertical board	patterned asphalt
novelty siding / shiplap/	asbestos siding
drop siding	permastone
shingles	masonite siding
flush board siding	plastic/fiberglass
beaded tongue&groove	plywood / particle board
half-timbering	insulbrick (composition)
brick (note if handmade)	unknown
running bond / veneer	write-in / see item #26
stone	
log	
concrete	
stucco	

26.

23. Foundation Material: (max 3)

Also Note: pier / pier with infill / continuous

brick	unknown
stone	write-in / see item #26
concrete	
metal	
wood	

24. Porch Configurations: (max 4)

	location	stories	width	material	roof
verandah					
wrap-around					
recessed					
portico					
stoop					
balcony					
porte-cochere					
arcade					
deck					

NO PORCH AT ALL (not even a stoop)

25. Window Types: (max 3)

	head (flat, etc.)	pattern (6/6, etc.)	shape (rect. etc.)
double hung sash			
single-hung sash			
casement			
fixed			
factory sash			
triple-hung sash			
jalousie			
pivotal sash			
unknown			
write-in / see item #26			

Physical Description: (write-in)

28a. Landscape Features: (max 10)

yard setting
 informal / picturesque
 casual / unplanned
 designed fencing / walls
 designed planting beds
 designed drives / walks
 asphalt
 concrete
 stone
 brick
 unpaved
 other
 formal / geometric
 raised garden beds
 garden
 terracing / retaining walls
 arbor
 fountain
 pool
 pond
 playhouse
 treehouse
 streetscape
 street trees / landscaping
 town / courthouse sq
 street furn / fountain
 artwork / monumnet
 ornamental paving
 median
 mailbox structure
 rural landscape / ag fields
 field systems
 fence / hedgerows
 terracing / contouring
 drainage / irrigation
 forest / woods
 natural
 planted
 unknown
 write-in / see item #26

	integral attached	Wall	Roof	# cars	location
Garage					
Carport					
wall (solid, no wall, screen wall) roof (front/side hip, side/front gable, flat, shed/pent location (front, side, rear) (indicate entrance in description)					

28b. Surrounding Resources:

new old mixed old and new

29. Historical Themes:

architecture / agriculture

29c. Description(s) of Environment

town (residential/commercial)
 urban (residential/commercial)
 rural (agricultural/ forested/ non-
 agricultural/crossroads
 comm)
 (write-in)
 suburban (residential/commercial)
 vacant lots
 industrial setting/park
 strip development
 designed landscape
 mixed use

27. Outbuildings: (max 10)

(include # of each kind)

barn
 carriage house
 chicken coop
 flower pit
 garage
 greenhouse
 guest house
 ice house
 implement shed
 mixed use
 office
 pool house
 secondary dwelling
 seed house
 house
 well house
 unknown
 write-in / see item #26

30. Significance (use sparingly):

architectural type (common / rare)
 architecture style (common / rare)
 architectural technique (common / rare)
 architectural design
 craftsmanship
 history
 development
 activity
 person
 event

NAME:

DATE: