

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Napier Heights Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by Brentwood Avenue to the West; Montpelier Avenue and Winship Street to the south; Interstate 75 to the east; and Dannenberg Avenue, Laseter Place, and Whitehall Street to the north

N/A
N/A

 not for publication
city or town Macon vicinity
state Georgia code GA county Bibb code 021 zip code 31201 & 31204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____
State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
685	150	buildings
1	0	sites
0	0	structures
0	0	objects
686	150	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- DOMESTIC: secondary structure
- COMMERCE/TRADE: specialty store
- EDUCATION: school
- RELIGION: religious facility
- TRANSPORTATION: rail-related

Current Functions

(Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- DOMESTIC: secondary structure
- COMMERCE/TRADE: specialty store
- RELIGION: religious facility

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne
 LATE 19th AND EARLY 20th CENTURY
 REVIVALS: Colonial Revival, Mission/Spanish
 Colonial Revival, Jacobethan Revival, Neo-
 Classical Revival, Late Gothic Revival

Materials

(Enter categories from instructions.)

BRICK; STONE: Granite;
 foundation: CONCRETE
 BRICK; WOOD: Weatherboard, Shingle;
 walls: STONE; STUCCO

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OTHER: Folk Victorian, English Vernacular
Revival, Dutch Colonial Revival, Pyramid Cottage,
Georgian Cottage, Single Retail, Multiple Retail,
Gabled Wing Cottage, Queen Anne Cottage,
American Small House, Ranch House

roof: ASPHALT; ASBESTOS; CERAMIC TILE

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Napier Heights is a largely residential area located about two miles west of downtown Macon and directly west of Interstate 75. The area encompasses approximately 227 acres of gently rolling terrain occupying a low plateau above downtown Macon and the Ocmulgee River. The district, comprised of several neighborhoods, platted and developed in a largely gridded pattern from 1887 through the early 1940s in response to population growth, growing demand for homes outside the urban core, and improved modes of transportation. The subdivisions within the Napier Heights Historic District include Huguenin Heights in the northeast portion of the district; Napier Heights East and Napier Heights West on the east and west of Pio Nono Avenue, respectively; Gray Commons in the southernmost portion of the district; Montpelier South, just north of Gray Commons; Sheridan Tract, in the east central portion of the district; and Cherokee Gardens in the west central portion of the district. The earlier subdivisions, such as Napier Heights East and West (platted in 1895), exhibit characteristics of the streetcar suburb with rectilinear development of small lots in close proximity to the major thoroughfares that once contained streetcar lines, Montpelier Avenue and Napier Avenue. Later subdivisions, such as Cherokee Gardens (developed late 1920s-early 1940s) departed from the grid with curvilinear roads and elements of early automobile suburbs, such as somewhat larger lots and driveways. The district is composed largely of single-family houses in a variety of architectural types and styles popular in Georgia during the late 19th and early 20th century. Cottages (Gabled-wing, Queen Anne, Pyramid, and Side-Gabled) and bungalows are prevalent throughout the district. Stylistic influences vary widely, ranging from Queen Anne to Craftsman to English Vernacular Revival to Colonial Revival, and many others. Small pockets of detached commercial buildings exist throughout the district as well as small one- to two-story multi-family buildings. Community landmark buildings in the district include the former A.L Miller High School and Gymnasium (1930), former A.L. Miller Junior High School (1950), former Winship Elementary School (1964), Bold as Lion Family Worship Center (formerly Cherokee Heights Methodist Church, 1928), and the Greater Zion Hill Missionary Baptist Church (formerly Cherokee Heights Baptist Church, c.1922).

Narrative Description

The Napier Heights Historic District is a largely residential district that consists of 227 acres located about two miles west of downtown Macon in central Georgia. Located at the point where the Atlantic coastal plain meets the piedmont, the gently rolling fall line terrain of the neighborhood occupies part of a low plateau above downtown Macon and the banks of the Ocmulgee River. The proposed district was developed largely between 1887 and the 1940s, although infill construction continued through 1969, as a collection of smaller, individually platted subdivisions situated along two parallel streetcar lines running in an east-west direction. No parks are located in the district.

Generally speaking, the district is laid out in an irregular grid pattern, with streets running parallel and perpendicular to the main transportation corridors.

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Pio Nono Avenue, originally called St. Stanislaus Avenue after a Jesuit College located close to the district that was destroyed by fire in 1921, serves as the major north-south artery through the Napier Heights Historic District. Napier and Montpelier Avenues, former streetcar routes, serve as the major east west transportation routes. Interstate 75 stretches in a northeasterly to southwest direction along the eastern side of the proposed district. Streets in the northeast corner of the district run parallel to I-75. A railroad line runs in an east-west direction just north of the district.

Streets in the district are paved; curbing ranges from granite in some sections (Huguenin Heights) to no curbing at all in the southernmost section of the district. Sidewalks can be seen throughout except in limited areas in the southern section. Residential lots are small and rectangular, with detached one-and two-story dwellings, situated near the front-centers of these lots. Landscaping is generally informal, and features small lawns, trees and shrubbery. Low embankments, formed when building lots were terraced, are also seen.

Alleyways, some unpaved, occasionally appear throughout the district, particularly in the westernmost section. The alley running between and parallel to Winton and Hillyer Avenues is one example. (photograph 60) This alley and others in this section of the district were included in the original plat maps of the area. Hicks Alley runs perpendicular to Montpelier Avenue between Ninandel Drive and Virginia Avenue on the south side of Montpelier. Situated between two large parcels later subdivided, it is not evident on any plat maps, but its appearance in 1908 on the earliest Sanborn map of the area indicate that it has been part of the development scheme of the area from the beginning.

The Napier Heights Historic District is composed of a collection of modest to middle income residential neighborhoods having a largely minority population. What commercial development exists is primarily located along the main transportation routes running through the district. One small pocket of commercial development located within a residential neighborhood is seen near the eastern edge of the district.

The oldest and largest houses in the Napier Heights Historic District are found in the eastern part of the district on Coleman, Carling, and Duncan Avenues in the Huguenin Heights subdivision and along Montpelier and Napier Avenues. Both constructed in 1865, the oldest houses seen in the district are located at 1323 Carling Avenue and 1343 Carling Avenue. Montpelier Avenue, originally known as Columbus Road, was the earliest transportation corridor west from Macon to the town of Columbus and appears on maps as early as 1827. Montpelier Avenue got its name in 1906 when the name was changed from Columbus Road at the request of some of the area residents. Build dates for many of these early homes coincide with the construction of the Bellevue (Napier Avenue) and Montpelier-East Macon street car lines. Several of the earliest houses predate these lines however.

The most recent large-scale development in the district occurred between 1930 and 1950 in the Cherokee Gardens section located in the center of the district along Patterson and Birch Streets. Pockets of later development in the late 1950s and early 1960s occur throughout the district, most notably in the westernmost area of the district in the Napier Heights West neighborhood. Residential buildings that have been lost, either through neglect or fire, are often not replaced resulting in a significant number of vacant lots, particularly in the eastern and southern most sections of the district.

Huguenin Heights

The Napier Heights district is primarily composed of several individually platted residential neighborhoods. The earliest section, Huguenin Heights, was platted in 1867 with development beginning in 1887. I-75 bisected the Huguenin Heights neighborhood in the 1960s, so only the portion west of the interstate, contiguous with the rest of the district is included. While the layout of what remains of this area is basically the same as originally platted, Huguenin Heights was significantly altered by the construction of Interstate 75 in the early 1960s, when the west side of Johnson Avenue and the east side of Carling Avenue and the residences located there were razed, cutting the Huguenin Heights neighborhood in half. On Carling Avenue, curb cuts and steps leading to front yards are still visible.

Located on the northeastern side of the district, the Huguenin Heights neighborhood has the greatest architectural variety in the district and is the area hardest hit by blight. The houses range from two-story houses and one to one-and-a-half story cottages and bungalows to modest shotgun houses and pyramid cottages. Buildings are single-family, and no operational commercial buildings and no community landmark buildings are found in the Huguenin Heights section.

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The Napier Heights East and West neighborhoods comprise the largest section of the proposed district and are situated on the east and west sides of Pio Nono Avenue. The neighborhoods were first platted in 1895 by surveyor George Birch. Subsequent re-platting divided larger parcels into smaller lots while still maintaining the original overall layout.

Napier Heights East

Napier Heights East is bounded on the east by Huguenin Heights. The irregular northern boundary is made up of Dannenberg, Holt, and Napier Avenues as well as Hendley Street, Laseter Place and Randall Place. Pio Nono Avenue is the western boundary of Napier Heights East, and Beech Avenue is its southern boundary. Although it was moved to Morrow, Georgia in 2007, the earliest house in the district was built in the Napier Heights East section by Macon architect Elam Alexander for Leroy Napier, Sr. and his family in the 1840s.

The largest and oldest homes in the Napier Heights section are in large part located along the former route of the Bellevue/Napier Avenue streetcar line, which ran from downtown out Lawton Avenue, turned south on Vine Street and then west on Napier Avenue, running west on Napier Avenue to the Bellevue area, west of the district.

Homes on Napier Avenue are among the more architecturally elaborate in the district. The house located at 2462 Napier Avenue is one of the few known architect-designed residences discovered in the district. Macon architect Alexander Blair designed the house, built in 1900, and lived there until his death in 1931. The 1900 cottage located at 2112 Napier Avenue was the home of Hendley Napier, Jr., grandson of Leroy Napier whose estate was subdivided by his heirs after his death to create the Napier Heights section of the district.

Houses in Napier Heights East become more modest moving away from Napier Avenue. Built primarily between the turn of the century and late 1930s, a variety of cottages and bungalows in with elements of architectural styles can be found. In addition to residential properties, several church buildings occupy Napier Heights East. Some are still functioning in that capacity while a number are vacant or being used for other purposes. Small, multi-family buildings are scattered throughout this section, each having six or fewer units. Commercial development is limited to a small pocket on the east side of Napier Heights East and on both sides of Pio Nono Avenue, the major north-south artery bisecting Napier Heights East and West. Several community landmark churches are located in the Napier Heights East section.

Napier Heights West

Napier Heights West is a rectangular-shaped area bordered on the east by Pio Nono Avenue, on the north by Whitehall Street and Napier Avenue, on the west by Brentwood Avenue and on the south by Cherry Avenue. Houses in the Napier Heights West area were largely built during the first three decades of the 20th century. A majority are one to one-and-a-half story cottages and bungalows in the Craftsman, English Vernacular Revival and Colonial Revival styles. As in Napier Heights East, many of the older and larger homes in this section are located on Napier Avenue. Newer houses constructed in the 1940s and 1950s are largely but not exclusively situated along the western and southern edges of the Napier Heights West section, on Brentwood and Cherry Avenues. Mostly residential, Napier Heights West contains one church and no commercial buildings. A few small, multi-family buildings are scattered throughout this section. Although platted as part of Napier Heights, the northwestern most area of Napier Heights West, that portion lying north of Napier Avenue, was included as part of the adjacent Cherokee Heights Historic District, added to the National Register in 1982.

Cherokee Gardens

Cherokee Gardens was the last section of large-scale development in the district. Bounded by Montpelier Avenue to the south, Beech Avenue to the north, Pio Nono Avenue to the west and Birch Street to the east, houses there were largely built between the late 1920s and 1950. Cherokee Gardens is an exception to the irregular grid pattern layout otherwise seen in the district. Laid out in 1928, the eastern portion of Cherokee Heights contains two curvilinear roads following a downward slope of the terrain, meeting at a point at the southern end of the subdivision. Lots between roads are slightly larger than those more commonly found in the district. The layout of the neighborhood remains today as originally platted. The Cherokee Gardens section is almost exclusively single family residential. Houses are largely brick veneer English Vernacular Revival or Colonial Revival style cottages. A community landmark building, the former Winship Elementary School, is located in Cherokee Gardens.

Sheridan Tract

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The Sheridan Tract is a relatively small tract of land bordered to the west by Blackmon Avenue, to the south by Montpelier Avenue, and to the north and east by Napier Heights East. Brick veneer ranch houses located away from Montpelier Avenue are among the newer in the district, having been built between 1940 and 1960. Consistent with their location adjacent to the East Macon – Montpelier streetcar line, houses located within the Sheridan tract fronting on Montpelier Avenue cottages and bungalows and are significantly older, having been built between 1900 and 1933. With the exception of one community landmark church, all buildings in the Sheridan section are single family residential.

A.L. Miller Schools Tract

The A.L. Miller Schools Tract is the site of community landmarks A.L. Miller High School and A.L. Miller Junior High School. The 11.27-acre parcel is bordered by Montpelier Avenue to the south, Birch Street to the west, and the rear lot lines of residential properties fronting Beech Avenue and Blackmon Avenue to the north and east. A.L. Miller High School was designed by Macon architects Claude W. Shelverton and William F. Oliphant and constructed in 1930 with elements of the Collegiate Gothic and Jacobethan Revival styles. A.L. Miller Junior High School was designed by the Macon architectural firm of MacEwen, Hall and Ferguson and built in 1950 in the International style. The property was individually listed in the National Register of Historic Places in 2014 as the “A.L. Miller High School and A.L. Miller Junior High School.” In 2016, 9 single family noncontributing houses were constructed on the western side of this tract of land as part of the redevelopment of the property.

Montpelier South

Montpelier South is a series of subdivided tracts lining Montpelier Avenue to the south. This section, bounded by Montpelier Avenue to the north, Jasmine Avenue to the south, Interstate 75 to the east and Madden Avenue to the west, has been platted and re-platted several times into its current configuration. Houses in this section of the district are generally modest and are primarily cottages and bungalows in vernacular styles built between 1900 and 1940, although an 1890 Gable Wing cottage is located in this section at 2386 Montpelier Avenue. Small, multi-family buildings are scattered throughout the Montpelier South section. Commercial uses are limited to a few businesses on Montpelier Avenue. One noncontributing church is located on Montpelier Avenue as well.

Gray Commons

The Gray Commons neighborhood, located in the southern section of the proposed district, was first platted in 1871 but not developed as part of the estate of William Gray. The western portion of the Gray estate was replatted as Gray Commons in 1910 for the Jordan Realty Company. The bulk of re-platting into smaller parcels into its current configuration occurred throughout the first quarter of the 20th century. Houses in this section, particularly those located in the western side of the section along Madden Avenue, are similar in age, style and type to those found in the adjacent Montpelier South section. A small pocket of brick veneer ranch houses built between 1955 and 1960, some of the newest in the entire district, are located on Jasmine Avenue. A few small, multi-family buildings are located in this section. Neither commercial structures nor community landmark properties are present.

Residential Development in the Napier Heights Historic District

A majority of the Napier Heights Historic District is residential in nature. Many houses are medium-sized, wood-framed buildings with elements of defined architectural styles. There are examples of both masonry and masonry-veneered houses as well. Many of the residential architectural styles popular during the mid-19th through the early to mid-20th centuries are represented in the district. More modest houses also appear throughout the district, most often Folk Victorian or Craftsman in style. A small group of worker housing exists in the Huguenin Heights section of the district, many of which housed those who worked in the area's larger houses and later in the nearby Willingham textile mill located outside the district and include shotguns, pyramidal cottages and gabled ells. Architect-designed structures are largely limited to community buildings, churches and schools located in the district.

As documented in the statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, house “type” refers to the overall form (the exterior envelope) of the main or original mass of the house and the general layout of the interior rooms, including the floor plan and height. The “style” of a house refers primarily to the external ornamentation or decoration of a house. Houses belonging to the same house type may exhibit different styles. Most houses in the Napier Heights district have very limited or no defined architectural style and are characterized only by type. The Napier

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Heights Historic District contains examples of many of the house types found in Georgia between the mid-19th and mid-20th centuries as identified in *Georgia's Living Places*. These include:

House Types

Gabled-Wing Cottage – The gabled-wing cottage is a one-story house type commonly found in the district. It consists of a gable-front at one end of a recessed wing that is parallel to the façade. It can be T- or L-shaped and usually has a gabled roof. The front door is located in the recessed wing. Its period of greatest popularity in Georgia was 1875-1915. The 1910 L-shaped gable wing cottage located at 1849 Dannenberg Avenue, located in the Huguenin Heights neighborhood, is an example of this house type. (Photo 13.) Another 1890 example is seen at 2386 Montpelier Avenue. (Photo 52)

Georgian Cottage and Georgian House – The Georgian plan consists of a central hallway with two rooms on either side. Perhaps the most popular and long-lived house type in Georgia, it gets its name not from the state but from its floor plan, which is associated with 18th century English Georgian architecture. The floorplan is square or nearly square, the roof is usually hipped but sometimes gabled and chimneys are usually found on the interior of the house. This house type is seen as a both one story and a two-story structure. An example of a two-story Georgian house in the Napier Heights East section of the district is located at 2770 Napier Avenue. It has a full width one-story front porch, a pedimented entryway and exposed rafters. (Photo 62) A one-story example is located at 1228 Blackmon Avenue. Built in 1900, has the square floor plan, hipped roof and interior chimneys characteristic of this house type.

Queen Anne Cottage and Queen Anne House – Seen as both one- and two-story structures, the Queen Anne plan is characterized by its asymmetrical arrangement of rooms and the absence of a central hallway. The Queen Anne cottage has square mass with projecting gables on the front and/or side. The roof is either pyramidal or hipped and chimneys are usually found in the interior. The Queen Anne cottage was popular middle-class housing in the latter part of the 19th century. One example in the Napier Heights East section of the district is located at 2511 Napier Avenue. (Photo 39) Another example is seen at 2534 Napier Avenue. (Photo 43.)

Pyramid Cottage - One of the simplest housing forms in early 20th century Georgia, this one-story house type consists of a square main mass with a steeply pitched pyramidal roof. Built in 1900, a pyramid cottage is located at 1962 Lawton Avenue in the Huguenin Heights section. (Photo 17)

Side-Gabled Cottage – The side-gabled cottage has a compact mass and a broad gabled roof with its gable-ends at the sides. This house type was economical to build and was popular throughout Georgia from 1895 to 1930. Built in 1900, the house located at 2335 Napier Avenue in the Napier Heights East section of the district is an example of a side gabled cottage, (Photo 35), as is the 1920 cottage located at 1273 Hillyer Avenue in the Napier Heights West section. (Photo 59.)

Shotgun – Popular in urban areas of all sizes throughout Georgia, Shotgun houses are one-story, one room wide and two or more rooms deep, usually three rooms. There is no hallway and doors typically line up front to back. The roof is usually gabled. Shotgun houses were built between the 1870s and 1920s primarily for low income workers between. Shotgun houses can be seen at 1135 and 1143 Lawton Drive in the Huguenin Heights section. Built in 1890 and 1900 respectively, both are one room wide with gabled roofs. (Photo 18.)

Bungalow – The one to one and one-half story bungalow has an overall rectangular shape with an irregular floor plan. Integral porches are common, as are low-pitched roofs with wide overhangs. Bungalows were popular in all regions of Georgia between 1900 and 1930 and is a house type seen throughout the Napier Heights Historic District. The bungalow type is divided into four subtypes depending upon roof forms and gable orientation: front gable, side gable, hip and cross gable, with front and side gabled versions the most common. Examples of hipped bungalows can be seen at 1195 & 1181 Hendley Street in the Napier Heights East section. (Photos 30 & 31.)

English Cottage – The English Cottage was popular among middle-class Georgians in the 1930s and 1940s. Its most distinctive characteristics are its cross-gabled massing and front chimney. The front gable projects slightly if at all and a secondary gable-front or recessed opening may mark the entry, which is near the center of the façade. Occasionally one of the front corners of the house has a recessed porch. An example in the Napier Heights West section of the district is the 1935 English cottage found at 1284 Hillyer Avenue. Although it has no chimney, the steeply pitched cross-gabled massing is compact. A secondary gable with arched opening marks the front entry. A recessed porch is to the left of the centered front door. (Photo 58.) A front chimney is prominently displayed on the 1930 English Cottage located at 1346 Winton Avenue, also found in the Napier Heights West section. (Photo 64.)

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American Small House – As defined in the Georgia Department of Natural Resources, Historic Preservation Division publication, *“The American Small House”*, the American Small House is a compact, one-story structure, nearly square or sometimes rectangular in plan. It usually has a gabled roof, is simply and tightly massed and simply detailed with the front door usually centered. Built in Georgia between the mid-1930s and the mid-1950s, the American small house contains a minimum of three and generally a maximum of five major rooms. The house located at 2235 Beech Avenue is one example. (Photo 28.) Another is found at 1320 Blackmon Avenue. (Photo 24.) Both are brick veneer and are in the Napier Heights East section of the district.

Ranch House – The ranch house, first seen in Georgia and elsewhere in mid-20th century, is a one-story, rectangular structure, with or without projections. Long and narrow with a low-pitched roof, bedrooms are clustered at one end. The principal entry and living spaces are found near the center, usually with a garage or carport at one end. A 1955 mid-century ranch is located at 2271 Jasmine Avenue in the Gray Commons section of the district. It has the low-pitched roof, carport and rectangular shape typical of this house type. (Photo 3.) Another, unusual for the Huguenin Heights area, is found at 1240 Duncan Avenue. (Photo 10.)

Architectural Styles

The district also includes representative examples of largely vernacular interpretations of residential architectural styles popular in Georgia during the mid-19th to mid-20th centuries as identified in the statewide context *Georgia’s Living Places: Historic Houses in Their Landscaped settings*. These include:

Queen Anne – Georgia’s most popular 19th century style, the Queen Anne style was used widely throughout the state from the 1880s until about 1910. The Queen Anne style house has an asymmetrical shape; projecting bays and patterned shingles are common. The roof is often steeply pitched and hipped with front- and side-facing, or crossed, gables. The porch is usually asymmetrical and often wraps around two sides of the house. Porches are supported with slender turned posts and often decorated with sawn brackets and spindlework friezes. The house located at 1184 Duncan Avenue in the Huguenin Heights section is an example of this style. The 1900 house has a steeply pitched tin roof, front facing gable decorated with patterned shingles, and elaborate spindlework and brackets on the front porch. (Photo 14.)

Folk Victorian – Folk Victorian houses are basically simple house types with Victorian-era decorative detailing added to the porch, in the gables and around the window and door openings. Popular in both the urban and rural parts of Georgia in the latter part of the 19th century and early 20th century, details are usually turned or jigsawed woodwork such as brackets, porch posts and elaborate gingerbread. The 1865 cottage located at 1890 Coleman Avenue in the Huguenin Heights section is an early example of the Folk Victorian style, with detailed spindlework on its front facing gable and wraparound porch. (Photo 9.)

English Vernacular Revival - The English Vernacular Revival style was a common early 20th century style found in suburban neighborhoods throughout Georgia. Drawn from the architecture of medieval England, this style was based on English country and vernacular houses ranging in size from small cottages to large manor homes. Characteristics of this style usually include a steeply pitched gabled roof with dominant front-facing gable and decorative half timbering in the gables. The house located in the Napier Heights West section at 2700 Napier Avenue constructed in 1918 is an example of this style. (Photo 61.)

Colonial Revival - The Colonial Revival style was very popular in Georgia for an extended period of time, from the 1890s through the 1940s. The Colonial Revival style expressed a renewed interest in American colonial architecture based upon English precedent. The Colonial Revival style is characterized by a symmetrical appearance with a central entranceway elaborated with a pediment supported by pilasters or columns. The house located at 2525 Napier Avenue in the Napier Heights East section is a vernacular interpretation of the Colonial Revival style. (Photo 41.)

Craftsman – The Craftsman style was the most popular early 20th century style in Georgia. The Craftsman house has a low-pitched roof that is usually gabled with wide overhanging eaves and exposed rafters. Gables may be covered with half-timbering. Porches have short square columns set on heavy masonry piers. An example of the Craftsman style is the 1915 bungalow located at 1220 Courtland Avenue in the Napier Heights West section of the district. The integrated front porch, low pitched roof and wide overhangs are typical of this house type. (Photo 55.)

Spanish Colonial Revival - Spanish Colonial Revival-style houses were occasionally built in Georgia’s suburban neighborhoods in the 1920s and 1930s. Spanish Colonial Revival architecture is characterized by a combination of detail from several eras of Spanish Baroque, Spanish Colonial, and Moorish Revival architecture. The style is marked by the

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presence of stucco wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terracotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim. Located in the Cherokee Gardens section and built in 1928, a Spanish Colonial Revival house located at 1348 Patterson Street has a clay tile roof, arched opening and stucco walls. (Photo 49.)

Dutch Colonial Revival – Dutch Colonial Revival-style houses were popular in Georgia's suburbs during the 1920s and 1930s, although not common in the Napier Heights district. Characterized by a steeply-pitched gambrel roof, dormers are common. The first floor may have a small entry porch with columns, or the porch may be formed by the eave of the gambrel roof. An example of the Dutch Colonial Revival-style is seen in the Napier Heights East section at 2510 Napier Avenue. It has a front-facing gable in the gambrel shape with a shed dormer, and dormers on either side of the gable. (Photo 40.)

Commercial Development In the Napier Heights District

While largely residential, small pockets of commercial development exist in the district. Most are situated along either side of Pio Nono Avenue in the Napier Heights West/East neighborhood. Some structures originally built for residential use have been converted to commercial use, but a significant portion of the properties located along Pio Nono Avenue are newer, noncontributing buildings built for commercial uses.

A small commercial area is located on the east side of Napier Heights where Vine Street, Napier Avenue and East Napier Avenue converge. A few contributing buildings constructed for commercial use exist in this commercial pocket reflecting its proximity to the original Napier Avenue street car line through the neighborhood. A variety of commercial architecture is seen including a mid-twentieth century building located at 955 Vine Street. (Photo 20.) Built in 1965 as retail space, it is vacant and in marginal condition. The one-story building retains its distinctive multi-peaked canopy.

Another mid-twentieth century building can be seen at 2025 Napier Avenue. Built in 1961 as a gas station, significant changes have been made to the exterior finishes but the structure retains the flat-roof and a dominant raked-angle canopy characteristic of some postwar box gas stations. A multiple retail-type building is located on in the Napier Heights East section at 2031 East Napier Avenue. Built in 1950, each of the three units has a low sloping front-gabled roof concealed behind a parapet.

A vacant Quonset hut is located at 1995 Lawton Avenue. Built in 1950, it has an unusual brick façade as its front elevation. An auto body repair shop is located on two properties across Lawton Avenue at 905 Vine Street and 1990 Lawton Avenue. Comprised of multiple structures built between 1960 and 2000, all are non-contributing due to either age or alterations.

While Sanborn maps indicate that multiple commercial properties existed along Montpelier Avenue in the past, few are seen today. The corner store located at 1904 Montpelier Avenue in the Montpelier South section is an exception to the primarily residential character of this section of the district. Built in 1908 as Abel's Pharmacy, the 2-story detached building has an angled corner entry oriented towards the corner Montpelier and Duncan Avenues. With yellow brick on the second story and red brick on the first, it has a flat roof and prominent parapet. (Photo 8.)

A mid-century metal canopy is all that remains of a 1960 gas station located at 2165 Montpelier Avenue. The few other commercial properties on Montpelier Avenue are non-contributing either because of significant alterations, disrepair or age.

Two isolated commercial properties are found in the district. One, a 1919 corner store located at 1900 Lawton Avenue in the Huguenin Heights section is located in the middle of the residential neighborhood along the former route of the Bellevue/Napier Avenue streetcar line. This one-story, detached building is oriented toward the corner of Lawton and Duncan Avenues by way of an angled front entry. It has an iron post supporting the corner entry and dental molding at the roof-wall junction. (Photo 15.) The other, located at 1046 Patterson Street, is a 1950 Art Deco-style single retail building. Two non-contributing metal warehouse buildings are located on the property as well.

Multi-family housing

No large multi-family complexes appear in the Napier Heights Historic District. Most are in the form of small mid-20th century buildings with two to four units. A few newer, noncontributing multi-family buildings are also present. Multi-family

Napier Heights Historic District

Name of Property

Bibb County, Georgia

County and State

housing is not concentrated or clustered in one area. Rather, they appear somewhat randomly throughout the district. Many are one-story in height and brick while others are two-story and constructed of concrete block. An older, contributing multi-family building is located at 1049 Birch Street, in Napier Heights East section. Built in 1920, this two-story, Colonial Revival-style building has a symmetrical façade. Its central entranceway is elaborated with a pediment supported by brackets.

While some multi-family buildings are oriented toward the street, several have a transverse orientation with multiple buildings on one or adjoining parcels. Parking is in single car driveways or, more typically, small parking areas. These long, low single-story contributing buildings exhibit many of the characteristics of the ranch house type. An example of a one story, mid-century duplexes can be seen in the Montpelier South section of the district at 1486 Marion Place. (Photo 6.) A 1950 structure located at 1510 Virginia Avenue is a two-story multi-family building with the same characteristics. (Photo 2.) Several multi-family buildings are non-contributing due to age or condition.

Community Landmark Resources

Historic community landmark resources are scattered throughout the Napier Heights Historic District. Churches are the type of community landmark building most often found in the district. Schools are the other type of community landmark resource seen. These buildings have served as gathering places for Macon residents throughout the city's history.

The church located at 2590 Napier Avenue is notable. Designed by Macon architects Elliott Dunwody and William Oliphant in the Neo-Classical Revival style, it was completed in 1928 at a cost of \$95,000. Identifying features of the Neo-Classical Revival style include a façade dominated by a full-height porch having a roof supported by classical columns, symmetrically balanced windows and a center door. This central tower building has a front-gabled roof with a full height entry porch supported by Doric columns. Wide steps lead up to the main auditorium. Three double entry doors, each topped with a fanlight and keystone allow easy access. Originally constructed as Cherokee Heights Methodist Church, it is now home to the Bold As A Lion Family Worship Center, having been purchased in 2011 from the Macon Methodist Board of Missions and Churches. (Photo 44.)

The building located at 2656 Napier Avenue is another architecturally-notable church. It was constructed c.1922 as the Cherokee Heights Baptist Church in the Neo-Classical Revival style. Characteristic of the Neo-Classical style, the full-height entry porch is topped by a classical pediment and gabled roof. It has a center, pyramid-roofed entrance tower flanked by windows. The building currently serves as the home of the Greater Zion Hill Missionary Baptist Church, having moved into the building in 1980. (Photo 54.)

Constructed in 1907, the building located at 776 Holt Avenue served as the home of Willingham Baptist Church for over 50 years. It is representative of the front-gable church type which is the simplest and most common church type found in Georgia. Popular in all periods statewide, it is a straightforward box with a door centered in the front and four windows on each side. The church is currently home to Healing the Hurt Life Center. (Photo 19.)

The First Thessalonian Church of God is located at 1307 Holt Avenue. Designed by Macon architect Peter Dennis as the Lutheran Church of the Redeemer and completed in 1921 at a cost of \$22,500, it is a simple front-gabled brick veneered structure with elements of the Jacobethan Revival style with parapets on its front and rear elevations. The tall rectangular windows located on either side of the building are divided by vertical mullions. Patterned brickwork is seen on the front elevation. The one-story building has a raised basement and projecting front entrance accessed by a prominent flight of stairs. (Photo 23.)

The church located at 2289 Beech Avenue was constructed in 1908 as the Corinth Primitive Baptist Missionary Church. Primitive Baptist tenets include strict church discipline; a bi-vocational, unsalaried ministry; primarily extemporaneous preaching; and simple meetinghouses. Consistent with this last tenet, the Beech Street structure is a modest, cross-gabled church. It is clapboard sided with a center front entry covered by a small portico supported by brick piers. A noncontributing addition running the length of the right side of the building was added circa 1950. The Westside Apostolic Church of God located at this address in 1981 and remains there today. A steeple was added to the church in the late 1980s. (Photo 29.)

Built circa 1950 for The Church of Jesus Christ of Latter Day Saints, the building located at 2525 Beech Avenue is currently owned by Macon Urban Ministries, which purchased it in 2010 from the Macon Methodist Board of Missions and Churches. It is a one-story brick veneer structure with a front entrance gable flanked by simple, rectangular wooden pillars

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and a large rear facing gable. Three infilled arched windows are seen on the front elevation. The building is not currently in use. (Photo 46.)

The Most Worshipful Joppa Temple is located at 1268 Blackmon Avenue. Built circa 1954 for The Gospel Tabernacle, the stuccoed single story, T-shaped structure has a gable front on the right side of the recessed wing that is parallel to the façade. The front entry is located in the front facing gable. A small circular window is seen at the top of the otherwise windowless gable. Tall, narrow windows run the length of the recessed wing. The building is not currently in use. (Photo 25.)

Educational facilities are the second type of community landmark resource found in the Napier Heights Historic District. The district includes three buildings that are listed in the National Register: A.L. Miller High School, A.L. Miller Gymnasium and A.L. Miller Junior High School. (Photo 51.) A.L. Miller High School is a three-story, brick and cast stone building. It was built in 1930 and has a T-shaped plan with a central tower. It exhibits elements of the Collegiate Gothic and Jacobethan Revival styles. The detached gymnasium building with similar stylistic influences, also built in 1930, stands immediately west of the high school. A.L. Miller High School and gymnasium were designed by Macon architects Claude W. Shelverton and William F. Oliphant. The high school is a representative example of a consolidated public school, as defined by the statewide context *Public Elementary and Secondary Schools in Georgia, 1868-1971*.

In 1950, A.L. Miller Junior High School, a two-story, brick veneer International Style building was erected west of the original 1930 high school and gymnasium. It features an L-shaped plan connected via an enclosed elevated pedestrian bridge to a one-story, rectangular plan administration/library wing of similar construction and style. The Macon architectural firm of MacEwen, Hall and Ferguson designed A.L. Miller Junior High School. The junior high school is a representative example of an early modern public school, as defined by the statewide context *Public Elementary and Secondary Schools in Georgia, 1868-1971*.

Neither the high school nor the junior high are serving in their original capacities as educational facilities. The A.L. Miller High School and A.L. Miller Junior High School campus closed in 1999 and remained vacant until 2016. The campus was reopened in 2016 as A.L. Miller Village, providing federally subsidized housing to low income tenants for one, two and three-bedroom units.

The former Winship Elementary School is located at 2560 Beech Avenue. Designed by Macon architect Ellamae Ellis League, it opened in 1964 on the site of a former elementary school destroyed by fire. Designed in the International-style, the building features plain facades, a flat roof and minimal ornamentation. (Photo 45.) Reports about the construction of the new one-story, pre-stressed concrete structure boasted of climate control, easy to clean vinyl-covered walls and an ability to provide fallout protection. Illumination by natural lighting was stressed in the new building, with each classroom having a window made of plexiglass which, according to a description in *The Macon Telegraph*, was 17 times more resistant than glass. (Attachment C.) The building remains there today but is no longer used as an educational facility. Owned by Macon Urban Ministries, it is serving as a warehouse.

Noncontributing Properties

The district retains a high degree of integrity, with most properties considered contributing. A small number of properties in the district are noncontributing because they were constructed outside of the period of significance. The houses constructed on Birch Street as part of the Miller Village project are examples. (Photo 50.) Noncontributing resources are largely historic properties that have lost their historic integrity either because of their derelict condition, such as the property located at 2210 Napier Avenue, (Photo 33), or from deliberate alterations such as the property located at 1932 Lawton Avenue. (Photo 16.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture _____

Community Planning and Development _____

Period of Significance

1887-1969 _____

Significant Dates

1887 – Grading and development of Huguenin Heights begins _____

Significant Person

(Complete only if Criterion B is marked above.)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Alexander Blair, Jr. (architect), Elliott W. Dunwody, Jr. (architect), Ellamae Ellis League (architect), _____

Harry A "Bo" MacEwen (architect), William F. Oliphant (architect), Claude W. Shelverton (architect) _____

Period of Significance (justification)

The period of significance begins in 1887, the year development began on the earliest portion of the district, Huguenin Heights, and continues until 1969, the end of the historic period at the time of this nomination.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

With the introduction of the electric streetcar in Macon in 1889, which replaced the horse-drawn streetcars introduced in 1871, further suburbanization to sparsely developed areas outside of the city core became more feasible and popular. Development of the Huguenin Heights subdivision began in 1887 during the use of the horse-drawn streetcar, but by the time the Napier Heights Historic District expanded significantly with the Napier Heights East and West subdivisions platted in 1895, Napier and Montpelier Avenues had active streetcar lines, and Macon in general had twenty miles of electric streetcar lines. This development continued through the 1940s aided by the streetcar and later the automobile. The Napier Heights Historic District is significant at the local level in the area of community planning and development under Criterion A as a good, representative example of a contiguous area of suburbs that were platted and developed in Georgia in the late 19th and early 20th centuries, first demonstrating characteristics of the streetcar suburb and later evolving to reflect the influence of the automobile on suburban development. The physical characteristics of the neighborhoods within the district, as well as the patchwork pattern by which they developed, mimic national residential building patterns affected by fluctuating economic conditions between the 1920s through the 1960s. The effect of factors that influenced development of the district, such as new transportation modes, changing cultural values, evolving real estate sales and marketing practices and new construction methods are evident today. The district is also locally significant in the area of architecture under Criterion C for its intact collection of significant architectural residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Houses in the district are good examples of the interpretation of these house types and styles by builders for moderate to upper-middle-class housing in Macon. House types include a variety of cottages (gabled-wing, Georgian, Queen Anne, pyramid, side-gabled, English) as well as the Georgian house, shotgun, bungalow, American Small House, and Ranch house. Architectural styles present in the district include Queen Anne, Folk Victorian, English Vernacular Revival, Colonial Revival, Craftsman, Spanish Colonial Revival and Dutch Colonial Revival. Additionally, the district is significant for its association with prominent Macon architects including Claude W. Shelverton, William F. Oliphant, W. Elliott Dunwody, Jr., Alexander Blair and Ellamae Ellis League.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Napier Heights Historic District is significant in the area of community planning and development as a good, representative example of a contiguous area of subdivisions that demonstrate the evolving nature of the suburb in response to changing modes of transportation and economic factors in the late 19th and early 20th centuries. In the 2002 National Park Service publication, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, authors David Ames and Linda Flint McClelland described the suburb of the late 19th to early 20th century:

“[M]ost subdivisions were relatively small, and suburban neighborhoods tended to expand in increments as adjoining parcels of land were subdivided and the existing grid of streets extended outward. Subdivisions were generally planned and designed as a single development, requiring developers to file a plat, or general development plan, with the local governmental authority [...] Homes were often built by different builders and sometimes the owners themselves.”

This description aptly describes Napier Heights, with development of the district beginning in 1887 as public demand grew for cleaner, quieter housing outside the urban core and improving modes of public transportation responded to meet and encourage that desire.

The district primarily exhibits the characteristics of the second phase of the evolution of the American suburb - the streetcar suburb. One small section developed slightly later in a manner more characteristic of the third phase – the early automobile suburb. The physical characteristics of the neighborhoods within the district, as well as the patchwork pattern by which they developed, mimic national residential building patterns affected by fluctuating economic conditions between the 1920s through the 1960s. The effect of factors that influenced development of the district, such as new transportation modes, changing cultural values, evolving real estate sales and marketing practices and new construction methods are evident today.

As described by Macon historian James Barfield in *Historic Macon: An Illustrated History*, “leadership, location and cotton made Macon an important town by 1860.” With the start of the Civil War one year later, Macon was a prosperous commercial city as well as a center for cotton trade. Little actual fighting occurred in Macon, but the town was very much a center of war activity. Macon’s manufacturing concerns and cotton mills were important to the Confederacy. South Georgia farmers grew much of the food for Confederate armies, most of which passed through Macon.

During this period industry throughout the United States tended to concentrate close to distribution centers. In Macon as elsewhere, railroads provided the most efficient method for shipping goods. By 1861, Macon was a major rail center, with trains leaving daily for Columbus and twice daily for Savannah & Atlanta. Some negative consequences resulted from this concentration of industry and transportation. Smokestacks, noise, soot and congestion all took its toll. In cities of all sizes across the country residents began to consider residing outside the urban core. By the latter part of the 19th century improving modes of public transportation, specifically streetcars, as well as new, more economical building techniques and the lower cost of suburban land made living outside the city a possibility for more than just the very wealthy.

Prior to 1825, no city anywhere in the world possessed a mass transit system, defined by Kenneth Jackson in his influential study, *Crabgrass Frontier: The Suburbanization of the United States*, as “operation along a fixed route, according to an established schedule, for a single fare.” The first such system came about in 1826 in France, where short-haul stage coaches, called “omnibuses” began operation. In 1829 the omnibus system was introduced to the United States in New York City. By the mid-19th century omnibuses, or hackneys, were common in U.S. cities. Mass transit over the next several decades involved the use of horse-drawn and steam-powered streetcars operating on tracks emanating outward from the center of the city. These tracks usually followed main roads and typically were developed towards emerging neighborhoods on the periphery. (Jackson, *Crabgrass Frontier*, p. 39) Macon’s streetcar system followed that pattern. In 1871, Macon’s first mass transit system, horse-drawn streetcars, commenced operation between downtown and Tattnell Square, which borders the eastern side of Huguenin Heights.

Horse-drawn and steam-powered streetcars each presented unique challenges that discouraged use of streetcars and hampered expansion of streetcar systems. The slow pace of horse-drawn cars, sanitary issues, as well as risks associated with startled animals made horsecars less than ideal. Steam-powered cars were noisy and dangerous. In 1887, the first successful operation of an electric streetcar system began in Baltimore. The electric streetcar, or trolley, was a “revolutionary advance in transportation technology” and provided a practical, inexpensive, relatively safe and reliable mass transit system. With tracks spreading out from the downtown core, a suburban ring was opened up for first-time homebuyers.

Macon’s streetcar system followed this pattern of development. In 1889, the owners of the Macon City and Suburban Street Car system received permission from Macon city council to convert to electricity. Three years later the line out Napier Avenue to the new suburb of Bellevue was operational and one year later the line from southeast Macon along Belmont and Montpelier Avenues out to Unionville was running. By 1895, Macon had twenty miles of electric street railway.

Napier Heights has the physical characteristics of a late 19th century streetcar suburb. Homes, primarily single-family, are situated on small lots, uniformly set back from the street within easy walking distance to one of the district’s two streetcar lines. In 1887, the *Macon Telegraph* reported that fifty-five lots measuring 54’ x 130’ were sold in the Huguenin Heights section in one day. Houses in the district are largely single-story cottages and bungalows, although more substantial two-story houses are evident.

In *Crabgrass Frontier*, Kenneth T. Jackson described the process of land acquisition for suburbanization:

“Before World War I, [...] rarely did a single individual or firm buy land, lay out streets, build houses, and finance sales to the ultimate occupants. Instead, a landowner typically hired a civil engineer to determine streets and lots, and then depending on local circumstances, either pressured the municipal government to extend pavement at public expense or brought in private crews to construct roads.”

Infrastructure in the Napier Heights district was a combination of public and private efforts. In 1887 *The Macon Telegraph* reported that the syndicate purchasing the large parcel of land to be known as Huguenin Heights was busy grading and laying out roads. Similarly, in 1913 the Odom Brothers real estate firm cut through Beech Avenue as part of constructing and selling 16 homes there. In 1903, shortly after annexation, the *Macon Telegraph* reported the city would soon begin construction of water, electric and sewerage systems in Huguenin Heights as well as police and fire call boxes.

Continuing his description of the conversion of previously vacant outlying land into subdivisions, Jackson says:

“The land was subsequently sold, often at auction in the nineteenth century, to numerous buyers who would either build houses for their own occupancy, for sale, or would retain vacant lots for speculation. The subdivider often retained some land for his own use and built his own home there. Some real-estate syndicates operated in larger markets but the predominant force was the small developer.” (Jackson, *Crabgrass Frontier*, p. 133-134)

The development of Napier Heights is consistent with this pattern. Plats as well as newspaper articles and real estate sales advertisements indicated the district was largely developed by a handful of small, Macon-based developers. Huguenin & Duncan, the Odom Brothers real estate firm and Jordan Realty Company, three of the earliest, as well as Murphy, Taylor & Ellis, and the J.M. Bass Company were all active in the district at various times and with varying levels of participation. Some offered vacant lots for sale with the buyer responsible for arranging for construction of a new home, some would oversee construction, some would offer newly constructed homes for sale, and some would offer all of these options. Depending on the developer, some would offer homes for rent, and financing would be available from some. Many of these entities were involved in projects of a similar nature in other parts of the city at the same time.

By the second decade of the 20th century, the United States experienced a dramatic rise in the popularity and availability of the automobile. Factors such as the introduction of asphalt resulting in more paved roads, improvements in safety and the mass-production of automobiles, made the automobile less expensive and more widely available.

This increased popularity and access had a profoundly negative impact on streetcar use in Macon and across the country. A statement placed in the *Macon Telegraph* in 1925 by the Macon Railway & Light Company, owners of the East Macon-Montpelier and Bellevue lines, among others, illustrates the situation. The company appealed to its riders for continued support of the streetcar system and announced that all revenue was being used to maintain and operate the system with no return being realized by the company. "Street Railways are being abandoned throughout the country. The problems are not present here in Macon only. It is nation-wide. THE INCREASING USE OF THE AUTOMOBILE IS THE PRINCIPAL CAUSE . . ." (Emphasis in original.) According to the company, between 1920 and 1924 ridership declined by thirty percent. *Macon Telegraph*, Sunday, January 25, 1925, p. 18. The last of Macon's streetcars ceased operations in 1934.

The Cherokee Gardens section of Napier Heights is more characteristic of an early automobile suburb as it was developed after the abandonment of the streetcar as the primary means of transportation to the suburbs. While not large by contemporary standards, lot sizes in Cherokee Gardens are somewhat larger than most found elsewhere in the district and driveways are evident. Platted in 1928, Cherokee Gardens is the only area in the district with curvilinear roads following the contour of the land. Most of the houses were constructed between 1928 and 1942.

The district is locally significant in the area of architecture under Criterion C for its intact collection of significant historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. The houses are good examples of the interpretation of these house types and styles by builders for moderate to upper-middle-class housing in Macon. One- to one-and-a-half story construction is typical in Napier Heights, but two-story examples are present. House types include gabled-wing cottage, Georgian cottage, Georgian house, Queen Anne cottage, Queen Anne house, pyramid cottage, shotgun, side-gabled cottage, bungalow, English cottage, Ranch house, and the American Small House. Stylistic influences in the district include Queen Anne, Folk Victorian, English Vernacular Revival, Colonial Revival, Craftsman, Spanish Colonial Revival and Dutch Colonial Revival.

The district is also significant in the area of architecture for its collection of community landmark buildings designed by several well-known Macon architects. These architects include W. Elliott Dunwody, Ellamae Ellis League, Harry A. MacEwen, William Oliphant and Claude Winchester Shelverton. Macon architect Alexander Blair's residential work is also seen in the district.

Alexander Blair, Jr. – (1867-1931); Blair moved to Macon in 1879 at age 12. He started work in the offices of his father, Alexander Blair, Sr., a practicing architect. That association continued for over 20 years until his father's death. Blair designed many schools and public buildings throughout South Georgia. Blair's work in Macon includes the original 1913 Lanier High School located on the corner of Orange and Forsyth Streets, the Georgia Academy for the Blind, Mount de Sales Academy, and the Y.M.C.A building in downtown Macon. In 1917, Blair employed the young architect William F. Oliphant. Oliphant later worked with his former employer on the Pearl Stephens Elementary School, built in 1929. Blair also designed residences, including in 1900 his own home at 2462 Napier Avenue in the Napier Heights district. Blair was heavily involved in the "Greater Macon" movement, which resulted in the annexation of several suburbs in 1908, including Napier Heights. In 1911, a group of Cherokee Heights residents met at Blair's home on Napier Avenue and formed St. James Parish Church. Blair provided the original design for the church, located at 1806 Courtland Avenue in Cherokee Heights. Blair is described in the Cherokee Heights Historic District nomination as having made substantial contributions to the development of Cherokee Heights. He died at his home on Napier Avenue in 1931.

W. Elliott Dunwody, Jr. - (1893-1986); In 1919, early in his career, Dunwody formed a partnership with fellow Macon architect William Oliphant. Dunwody and Oliphant specialized in church and school design. The Macon-based firm

designed a number of area buildings, including Mercer University's Presidents home and dining hall, Mulberry Street Methodist Church, and Vineville Methodist Church. In 1928, Dunwody and Oliphant designed the Cherokee Heights Methodist Church located in the Napier Heights district. Individually, Dunwody designed scores of residences in and around Macon although none have been identified in Napier Heights. Dunwody favored Classical Revival styles, particularly the Colonial Revival style.

Ellamae Ellis League – (1899-1991); In 1922, League first worked with the Macon firm of Dunwody & Oliphant as a secretary, and then as an apprentice. She studied in France, returned to Macon and worked for Macon architect Claude Shelverton for two years. Shortly after her arrival, William Oliphant joined the firm as a partner. The Shelverton Oliphant firm broke up with the onset of the Great Depression and league went to work with Oliphant. League was employed by Macon architect William F. Oliphant in 1932 when Oliphant designed the Alexander IV Elementary School, located at 3769 Ridge Avenue. After passing the state architecture examination and receiving her registration in 1934, League opened her own firm in 1934, where she hired many young architects including her daughter, Jean League Newton, and gave them a start in the profession. In addition to her work in the Napier Heights district on the Winship School (1963), her catalogue of work numerous residential projects in the Ingleside and Shirley Hills neighborhoods as well as churches, hospitals, office buildings, public housing and parking garages. Adhering to the Ecole des Beaux-Arts philosophy, where she studied in 1927-1982, League did not have a distinctive design style, but rather believed that buildings should fulfill the functional requirements of the owner and be aesthetically pleasing both to the owner and to the public. League is described by Dr. Richard Cloues in his publication "Mid-20th Century Split-Level Houses in Georgia" as the first known Georgia architect to design split-level houses. League closed her office in 1975 at age 76. She died in 1991.

Harry A. "Bo" MacEwen – (1911-2002); Harry Albert MacEwen was born in Atlanta, Georgia, on December 30, 1911. He attended the Georgia Institute of Technology in Atlanta from 1931 to 1932, and obtained a Bachelor of Architecture degree in 1935 from Alabama Polytechnic Institute (now Auburn University) in Auburn, Alabama. That same year, he specialized in the study of architectural design at the University of Illinois. Throughout the 1920s and 1930s, MacEwen worked with a number of architecture firms over time and often acting as principle. From 1929-1939 he worked as an architectural designer with W. Elliott Dunwody, Jr. In 1939, MacEwen opened his own architecture firm in Macon. He soon joined forces with James E. Ferguson to form MacEwen and Ferguson. MacEwen and Ferguson then merged with Francis K. Hall and formed MacEwen, Hall & Ferguson, which operated in Macon from 1946 to 1953 (during the time that the A.L. Miller Junior High School was constructed). MacEwen worked independently and with various additional partners during the span of his career, and became registered to practice architecture in Florida, Georgia, Maryland, Mississippi, North Carolina, Tennessee, Louisiana, Massachusetts, Kentucky, Virginia, and Texas, as well as in Washington D.C. Some of his principal works, as indicated in the American Institute of Architects directory, include the Bank of Albany and Professional Building in Albany, Georgia (1953), the Federal Aid School in Albany, Georgia (1955), the Oglethorpe Motel in Albany, Georgia (1955), the Citizens and Southern Bank of Atlanta, Georgia (1960), and the First Federal Building in Tampa, Florida (1962). Known primarily for his design in classical styles, MacEwen would occasionally depart into contemporary styles.

William Frank Oliphant - (1892-1933); Oliphant was born in 1892 in Thomaston, Georgia, and later moved to Macon where he resided in the Vineville area. Oliphant studied architecture at the State School of Technology, now Georgia Institute of Technology, in Atlanta, Georgia. He then moved to Toulouse, France, where he continued to study architecture at the Ecole des Beaux Arts. In 1917, Oliphant was employed as an architect by Alexander Blair. He later practiced in Macon under his own name before partnering with W. Elliott Dunwody, Jr. in 1919. The firm specialized in church and school design. By 1928, Oliphant was associated with the firm Walker & Weeks when they designed a number of buildings on Wesleyan College's campus, including Porter Gymnasium, the Olive Swann Porter Student Activities Building, Persons Hall, Tate Hall, Banks Hall, Wortham Hall, and Taylor Hall. From 1929, Oliphant worked independently as an architect in Macon except for brief partnerships with other architects. He teamed up with Macon architect Claude Shelverton to design A.L. Miller High School and gymnasium, constructed in 1930. Oliphant also worked with his former employer Alexander Blair on the Pearl Stephens Elementary School, built in 1929. Oliphant designed the Alexander IV Elementary School in the Ingleside area of Macon, built in 1932. Oliphant's work included many residential projects as well, including the residence located at 3185 Vista Circle (1930), located in the Ingleside area of Macon. His work most often emphasized the Neo-Classical Revival style. Oliphant died on April 2, 1933, only three years after the completion of A.L. Miller High School.

Claude Winchester Shelverton – Shelverton was a Macon native. He trained at Alabama Polytechnic Institute, now Auburn University, located in Auburn, Alabama. Shelverton designed a number of houses in Macon's historic Ingleside neighborhood, including the C.A. Rushin residence (1926). According to the 1923 Manufacturer's Record, Shelverton was at that time a principal of the architecture firm Happ & Shelverton. Along with Macon architect William Oliphant, Shelverton designed A.L. Miller High School and gymnasium, built in 1930. Shelverton died on December 24, 1933, only three years after the completion of A.L. Miller High School.

Developmental history/additional historic context information (if appropriate)

Developmental History/Historic Context:

Pre-1887

The history of the Napier Heights Historic District closely parallels the history of the settlement and development of the City of Macon. Macon was first established in 1822, and its development as a city began in earnest in 1823 as the city grew rapidly through the decade. The area north of Macon was described as “sparsely populated with just a few substantial plantations and villages.” (Winn, *Ghost Trains & Depots*, p.12) A road between Macon and Columbus to the southwest existed from the very earliest days in Macon’s history. (Ida Young, et al., *History of Macon: 1823-1949*)

Soon after coming into existence, Macon established itself as a thriving agricultural center. Boats took cotton down the Ocmulgee River to the coast, returning with groceries and farmer’s supplies. Looking for ways to improve the thriving cotton trade, in 1833 Macon became the first city in Georgia to charter a railroad. Five years later in 1838, the first railroad line from Macon to Forsyth was completed. This line, the Monroe Railroad, later became part of the Central of Georgia Railway system. While Macon saw little fighting in the Civil War, it was very much part of war activity as crops grown in South Georgia moved by rail through Macon to Confederate troops. Railroads became increasingly important to the Macon economy after the war, and by 1898 the city was the center of eleven rail lines, 75% of all Georgia’s railroads. Over 50 trains per day stopped in Macon.

As described by Macon historian James E. Barfield in *Historic Macon: An Illustrated History*, “leadership, location and cotton” made Macon a center for the cotton trade by the mid-19th Century. In 1849, Macon’s first steam-powered cotton mill called the Macon Cotton Factory was opened by John J. Gresham. Early mills were small and produced fabric for grain sacks. With some economic success and legislative encouragement, the industry began to flourish both in Macon and in Georgia in general. The presence in Macon of manufacturing concerns and cotton mills was important to the Confederacy during the Civil War.

In 1850, W.B. Johnston, a prominent Macon businessman, purchased 92½ acres of land located west of the City of Macon, now known as Huguenin Heights. Johnston, one of Macon’s wealthiest citizens, had the property platted in 1867 but no improvements to the property occurred before his death in 1886. The property was sold by the executor of Johnston’s estate in 1887.

In 1852, the city of Macon designated Tattall Square as a city park. Located immediately east of the Johnston property and bordered by Adams, Oglethorpe, and College Streets as well as Coleman Avenue to the south, Tattall Square Park was Macon’s original northwestern commons. In 1871, the city’s first streetcar line between the downtown railroad depot and Tattall Square Park was created, with the park at the western end of the line. Tattall Square Park served as the eastern border of what would become Huguenin Heights. That same year, the city offered Mercer College \$125,000 and nine acres bordering the park to the south to move from Penfield, Georgia.

1887-1920

Huguenin Heights

In 1887, a syndicate from Macon purchased approximately 86 acres of undeveloped land immediately west of Tattall Square Park **from the W.B. Johnston estate**. That syndicate, consisting of twelve individuals, included prominent Macon citizens Edward D. Huguenin and George W. Duncan. The work of grading land and laying out of streets began immediately. The project was given the name “Huguenin Heights.”

Although there were 12 members of the syndicate, it is likely that the name “Huguenin Heights” was chosen because of E. D. Huguenin’s prominence in the community. In addition to his real estate interests, Huguenin was partner in the cotton brokering firm of English & Huguenin, one of the largest in Georgia. He was involved in the establishment of the pecan industry in South Georgia and served for many years as the treasurer of the board of trustees for Mercer University. He was perhaps best recognized for his work in bringing efficiency to the Georgia National Guard as a colonel with the

Second Georgia Infantry. Huguenin was awarded the rank of full brigadier upon his retirement from the Georgia National Guard, the highest rank possible.

The marketing of Huguenin Heights began immediately. No more desirable locations for homes were to be found according to advertisements. The proximity of this new suburb to a nearby street car line between a downtown railroad terminal and Tattnell Square, was part of the marketing scheme. Advertisements claimed that lots in Huguenin Heights “lie prettily, are of easy access by streetcars, and are at such an altitude that they receive all the cool breezes that float.” (*Macon Telegraph*, Monday, April 4, 1887, p. 3) On April 20, 1887, 55 lots sold at auction. It was noted that these were smaller lots and that the more desirable ones were being sold at private sales. (*Macon Telegraph*, Thursday, April 21, 1887) In 1892, the Metropolitan Street Railway Company completed a streetcar line to the new suburb of Bellevue, located northwest of the proposed district. Instead of streetcar service terminating at Tattnell Square east of Huguenin Heights, this new line, the Bellevue line, ran through it. From Tattnell Square the Bellevue line ran northwest on Lawton Avenue through Huguenin Heights before turning west onto Napier Avenue through the district to Bellevue. One year later in 1893 streetcar service became available on the southern end of Huguenin Heights with the construction of what would become the East Macon - Montpellier line. By 1903, construction began on water, electric and sewerage systems, and fire alarm boxes and police call stations were being installed in the neighborhood. On August 7, 1903, annexation of Huguenin Heights into the city of Macon was approved by the Georgia House of Representatives by a vote of 133 to 10.

Napier Heights

Leroy Napier, Sr. and his wife Matilda moved to Macon in 1835. In 1842, Napier built a 26-room Greek Revival home on their 190-acre estate situated near what is now Holt Avenue. Although no longer located in the district, having been sold in 2007 and moved to Morrow, Georgia to save it from demolition, the Napier House was among the earliest in Macon, having been built at a time when the area north of the young city of Macon was very sparsely populated. When constructed, the Greek Revival style house had 26 rooms, was three stories high and was one of the few homes in Macon with a ballroom. The house originally faced Holt Avenue but was moved in 1924 to face Napier Avenue when the property was sold by subsequent owners to the Bibb County Board of Education for construction of a new high school. The elevated basement and two wings were done away with in the move and the house turned into apartments. Board of Education plans to build a new school on the site in 2007 forced the move of the Napier house to its current location in Morrow, Georgia.

Napier was the son of Thomas Napier, one of the earliest settlers of Macon and its first mayor. Leroy Napier, Sr. was an ardent supporter of the Confederacy. He was the largest individual investor in the Confederacy, buying \$58,000 in Confederate bonds in 1861, giving \$100,000 to equip a Confederate artillery company and placing large reserves of cotton in Liverpool, England, outside the reach of the Union army and at the disposal of the Confederacy. The house was used as a Confederate hospital throughout the war. Napier and his wife lost six of their eleven sons in the war. Union troops camped in Macon near the end of the Civil War. Their campsite was located at the present intersection of Napier and East Napier Avenues. Concerned their extensive silver collection might be taken, the Napiers had their silver hung by ropes and lowered from the attic into the hollow white columns situated across the front porch.

Leroy Napier died in 1870. Extensive litigation between the heirs over the estate followed, resulting in the appointment of a receiver in 1893 to liquidate the estate and divide the assets among the heirs. The 190-acre estate was first subdivided and platted two years later in 1895. It is likely the rising popularity of the streetcar was considered when the platting took place. In 1892, the Bellevue line that began operating out to the new suburb of Bellevue bisected the northern half of Napier estate, running in an east-west direction. The street on which the line ran was called Bellevue Avenue until 1916 when the name was changed to Napier Avenue. It remains today one of the primary thoroughfares through the district. Construction of homes along the line commenced quickly after completion of the Bellevue line, and by 1900 single family homes lined Napier Avenue, with very few vacant lots left by 1930.

Of the five surviving sons, only three remained in the area, George, Hendley and Briggs. The three brothers had varying degrees of involvement, but none appeared to have been involved in any major way subdividing and developing the family land. Various real estate transactions in the early 1900s indicate the sale by each of the brothers of smaller parcels to third parties. George Napier, once opposed to the annexation of Napier Heights by the city of Macon, was an active proponent of the “Greater Macon” movement. This popular early 20th century movement resulted in the annexation of numerous surrounding areas into the city, including the Huguenin Heights neighborhood in 1904 and the Napier Heights neighborhood in 1910.

Hendley Napier, Sr. seems to have had the most extensive ties to the neighborhood. His name appears as a street name as does his wife’s, Virginia Blackmon Napier. They resided in the neighborhood at 1245 Holt Avenue. Their children, Henry Napier, Jr. and John Powell Blackmon also lived in Napier Heights with their families. (John Blackmon’s name was

changed from Napier to Blackmon by his mother, who did not want the Blackmon name to die out.) Blackmon and his wife Emma Methvin Blackmon lived at 2132 Napier Avenue.

Hendley Napier, Jr. and his wife, Viola Ross Napier, lived at 2097 Napier Avenue with their four children. Hendley Napier, Jr. practiced law in Macon and was prominent member of the Georgia Bar Association. He died at the age of 43 in 1919, five days after the death of his father. Following her husband's untimely death, Viola Ross Napier took and passed the Georgia Bar in 1920 and began practicing law in Macon. She was the first woman to argue a case before the Georgia Supreme Court. In 1923, she became the first woman to be sworn into the Georgia legislature. She served two terms in the legislature while continuing to practice law in Macon. In 1927, she was named Macon city clerk. The homes of these Napier family members are still extant, ranging from average to poor condition.

Willingham Cotton Mill lies immediately to the north of the Napier Heights district on Holt Avenue. The mill, located near the Vineville railroad depot, opened around the turn of the century and produced yarns and fibers used by carpet manufacturers all over the country. By the 1920's business expanded to produce cotton duck used in automobile tires and hoses. 1908, 1916 and 1924 Sanborn Maps show large parcels of land, some within Napier Heights East, owned by Willingham Mills on both sides of Holt Avenue. Platting, lot and house type, size, and proximity to the mill suggest use of this land as a mill village. While some mill houses were built, the property was never fully developed. The mill closed in the 1940s. Most structures on the east side of Holt Avenue and all on the west side associated with the mill are gone.

Montpelier South

Montpelier Avenue is another main east-west thoroughfare through the district. Originally called Columbus Road, it likely predates the establishment of the city of Macon in 1822, appearing on the 1827 map of the Macon Reserve. As was the case with Napier Avenue to the north, development along Montpelier Avenue was influenced by construction of a streetcar line.

Regular service on the Columbus line, later known as the Montpelier Avenue-East Macon line, began in 1893, one year after the opening of the Bellevue/Napier Avenue line. The Montpelier Avenue-East Macon line approached Napier Heights from the east, entering the district on Belmont Avenue, turning north on Oakland Avenue before turning west on Montpelier Avenue. It headed west on Montpelier before reaching its terminus in Unionville, west of Napier Heights. The line was popular, and by 1920 complaints were being made by some area residents about crowded, uncomfortable conditions. (*Macon Telegraph*, Friday, January 30, 1920, p. 11) Like other Macon streetcar lines, the Montpelier Avenue-East Macon line ceased operations in 1934.

Subdivision of the large parcels of land bordering Montpelier Avenue to the south began early in the twentieth century. A 1908 Sanborn Map shows single family houses on deep lots lining the south side of Columbus Road/Montpelier Avenue. The 1916 Sanborn Map shows many of these large parcels laid out as small subdivisions with new streets running perpendicular to Montpelier Avenue. A few large parcels remained. Consistent with the development of Huguenin Heights immediately to the north, both Duncan (Harris) Avenue and Carling Avenue south of Montpelier were mostly built out by 1908, with a majority of houses in the rest of the Montpelier South area appearing between 1910 and 1925. A house located at 2386 Montpelier Avenue is one of the older houses in the Napier Heights district, having been built in 1890.

Early Sanborn Maps of the area show commercial and residential development along Montpelier Avenue, although few commercial buildings remain today. One notable commercial property was Abel's Pharmacy, located at 1904 Montpelier Avenue (322 Columbus Road). First appearing on Sanborn Maps in 1908, the building stands today but is vacant and has deteriorated substantially. Owned by W.W. Abel, Abel's Pharmacy performed many different functions in the neighborhood. In addition to serving as the local drugstore, Abel's was the place to bring classified ads to be published in the Macon Telegraph. From at least as early as 1910, Abel's served as community polling place for, among other things, the referendum on the annexation of Napier Heights into the city. In 1917, young men living in the Napier Heights area were directed to register for the World War I draft at Abel's. The Macon Telegraph notes in 1924 that women voted for the first time in county elections; Abel's Pharmacy was one of those polling places. Abel's served as a drop-off location for food baskets going to local military companies in mobilization camps (1916). Donated winter clothing going to the war effort was to be dropped off at Abel's (1924). Abel Pharmacy's role as a neighborhood center came to an end in 1932 when the Abel family lost the pharmacy through foreclosure for city taxes owed.

Development of this area south of Montpelier was likely spurred on by the Montpelier Avenue streetcar line. A 1934 map of the city shows the line turning south from Montpelier onto Oakland Avenue and then east onto Belmont Avenue before continuing into downtown.

Gray Tract

In 1893, 85 acres of land belonging to the estate of William Gray south Montpelier Avenue were subdivided. A portion of this large tract was purchased and re-platted by the Jordan Realty Company in 1910. The company focused its early development efforts along Jasmine Avenue. In July 1915, the Jordan Realty Company filed for bankruptcy. Other developers subsequently developed smaller portions of the former Gray property.

1920 – 1940

Cherokee Gardens

A large parcel of land located near the northeast corner of Pio Nono and Montpelier Avenues was purchased by William G. Solomon, a prominent Macon businessman, in 1888. The tract remained largely undeveloped until the latter part of the 1920s. In 1920, William Solomon sold a three-acre parcel located at the southeast corner of Beech and Pio Nono Avenues to the Bibb County Board of Education for construction of a new elementary school. The two-story structure, designed by Elliott Dunwoody and William Oliphant, was completed in 1921. It was named the Winship School after Emory Winship, one of the original members of the Bibb County Board of Education. The school was destroyed by fire in 1963. Macon architect Ellamae Ellis League designed the new Winship School. It opened in 1964 on the same site. It remains there today but is no longer used as a school. Owned by Macon Urban Ministries, it is serving as a warehouse.

Solomon died in 1927. In 1928, W.G. Mangham purchased 81 plotted lots from the Solomon estate for \$44,000. Laid out by Maitland Solomon, one of William Solomon's sons, it was announced that ten homes were to be constructed immediately and were to form the nucleus of a new subdivision to be known as Cherokee Gardens. Bordered by Montpelier Avenue, Beech Avenue and Pio Nono Avenue, the layout designed by Maitland Solomon remains largely the same today.

The period following World War I saw changes in many aspects of American life, not the least of which was the dramatic rise in popularity of the automobile. The early part of the 20th century experienced significant changes in cultural values as well, including fundamental changes in popular ideas of the family and how they lived. The shift away from the more formal, hierarchical family structure brought with it a desire for more relaxed and informal lifestyles made possible in part by the wider availability of innovations such as central heating, indoor plumbing and electricity.

Improved technologies increased the costs of construction, but other changes – such as reducing square footage and the availability of factory cut, “mail order” houses - made it possible to reduce costs elsewhere. By 1925, Sears and Roebuck, one of the nation's largest manufacturers of mail order homes, sold 30,000 kit houses nationally. Success in selling homes to large numbers of first-time buyers depended upon a variety of factors including marketing aimed at increasing the desire to become a homeowner. The availability of financing that allowed a purchaser to pay in installments was crucial as well.

By the end of World War I in 1918, a majority of residential development in Macon had shifted from downtown to the outlying suburbs, including the Napier Heights district. Easier accessibility to the city center from the suburbs as well as the increased availability of financing fueled demand. In 1922, the Macon Telegraph reported that area construction was busier than it had been in years and that those in the construction industry believed it to be only the beginning of a period of great prosperity for Macon.

One national effort to increase home ownership came in the form of “Own Your Home” campaign, organized by the National Association of Real Estate Boards. Held in cities of varying sizes around the country in the 1920's, “Own Your Home” expositions brought together in one location elements of the construction, banking and real estate sectors. Extensive advertising prior to the event as well as enticements to attend in the form of prizes and souvenirs encouraged a good turnout.

Aided by the National Association of Realtors, Macon held its first “Own Your Home” Exposition in June, 1922. According to the Macon Telegraph, Macon's expo was the second to be held in the Southeast. (*Daily Telegraph's Weekly Business Review*, Monday, June 26, 1922, p. 5) Organized by a committee that included bankers, realtors and building contractors among others, the event promised answers to questions and helpful exhibits to those looking to get out of “rent slavery”. Over 30,000 people attended Macon's 1922 exposition, and “Own Your Home” events were held regularly in Macon until at least 1929.

Not only were realtors selling property for third parties, many were stepping into the role of developer. This expanded role and financial interest in the process brought about expanded marketing efforts as well. Energetic marketing efforts beyond those aimed at boosting attendance at organized expositions occurred in Macon as it did elsewhere. Owning one's home

rather than renting afforded a homeowner many of “the higher and finer things in life” not available to renters according to one 1923 ad by the Macon realty firm of Murphy, Taylor & Ellis. The J.M Bass Company, a Macon company, had money to loan and provided services in the areas of real estate, insurance and home building. A 1922 advertisement by the company in the Macon Telegraph offered to lend money to individuals to build homes for themselves or for parents as “One of the saddest sights in all world is a mother grown old and grey in life’s struggle, drifting aimlessly about from place to place because she has no settled abode of her own.” (*Macon Telegraph*, Sunday, June 25, 1922, p. 4)

The expanded role played by real estate companies was very much in evidence throughout the Napier Heights district. Odom Realty Company was busy building homes in all areas of the district, including homes on Montpelier and Duncan Avenues, Hillyer Avenue in Napier Heights West, and on Napier Avenue. S.E. Odom, president of the company, lived in one of these homes. The real estate firm of Murphy, Taylor and Ellis was active in all areas of Napier Heights but particularly in Napier Heights West. J.M. Bass Company had homes for sale on Virginia Avenue and Hillyer Avenue. City Realty Company advertised homes for sale on Beech (Beach) and Hendley (Second) Streets. The brisk pace of real estate sales in Napier Heights continued throughout the 1920s. By the end of the decade, large-scale development in the district was finished, although smaller pockets of development continued.

Between 1897 and 1907, school enrollment in Macon increased 44 percent, due in large part to the annexation of several outlying suburbs and towns such as Vineville and Huguenin Heights. Additional demand was created by the annexation of additional outlying areas, including Napier Heights in 1910.

Beginning in the 1920s, the Napier Heights district played a large role in meeting Macon’s responsibility to provide a public education for its children, likely due to the district’s central location. In the ten years between 1921 and 1930, the district saw the construction of one elementary school and two high schools. A junior high school would be added in 1950.

In 1909, a new high school, Lanier High School, opened in downtown Macon. Some classrooms were overcrowded from the beginning, however, as Macon’s population continued to grow steadily. In 1923, the Bibb County Board of Education purchased the site of the Napier mansion on Holt Avenue to address the need for a new high school. Completed in 1926, the new Lanier School on Holt Avenue was built specifically for male students. Girls continued to attend the downtown school to be known as Lanier School for Girls. In 1926, four rural Bibb County high schools in Lizella, Rutland, Union and Howard were consolidated due to low attendance at each of these schools. Students from these schools were transported by bus to Lanier High School and Lanier High School for Girls in Macon beginning with the 1926-1927 school year. As Bibb County’s newly-consolidated student population continued to grow, there was a need for a larger school building to house the district’s female students.

In 1929, a committee was appointed to determine the feasibility of building a new high school for girls. The committee was composed of prominent citizens of Macon including W.T. Anderson, who served as the publisher and editor of the Macon Telegraph; Wallace Miller, a local lawyer; and Walter P. Jones, school superintendent. In March of that year the Board of Education announced that a large site on Montpelier Avenue had been chosen as the site for the new school. This site was likely chosen because of its central location and the fact that it was largely vacant, with only a few structures on Montpelier Avenue. Three large adjacent parcels of land on Montpelier Avenue were purchased from the estate of William G. Solomon, J.R. Hicks, Sr., and M.F. Abel. Bordered by Blackmon Avenue to the east, Montpelier Avenue to the south, Cherokee Gardens to the west, and Beech Avenue to the north, the site was large enough to accommodate multiple buildings.

A.L. Miller High School was completed in 1930 and was named for Alexander Lawton Miller who served as a member of the Bibb County Board of Education for over 30 years and as mayor of the city of Macon in 1908 and 1909 and was a former Superior Court judge. The school opened in February 1931.

The Great Depression had a significant negative impact on residential construction in the Napier Heights District as it did throughout the United States. During this time, the Cherokee Gardens section was the only area in the district experiencing any significant construction, with homes being built on Beech Avenue between Patterson and Hendley Streets as well as on Patterson between Beech and Date Avenues. Homes built in the 1930s can also be seen scattered through the Napier Heights West section.

1940-Present

Residential construction in the Napier Heights District was piecemeal during the 1940s and 1950s, consisting primarily of small pockets of development such as that seen on Jasmine Avenue in the southern portion of the district and on

Brentwood Avenue in Napier Heights West. Infill construction interspersed with older house types along previously developed streets throughout the district continued until the latter part of the 1960s.

As Macon's student population grew during post-World War II development, a need for a new junior high school for boys and girls arose. In 1948, County Superintendent Dr. Mark Smith, and Wallace Miller, President of the Bibb County Board of Education, headed a successful campaign for school construction in Macon. Voters approved a \$2,500,000 school and road bond measure. In 1950, A. L. Miller Junior High School was constructed west of the existing A.L. Miller High School. A.L. Miller High School and Junior High School were individually listed in the National Register in 2014.

Major initiatives of the Federal government brought about significant changes to Macon in the 1950s and 1960s. The impact of the creation of a national interstate highway system was felt in Macon with the construction of Interstate 75 through Macon beginning in 1963. While positive in some parts of the city, the impact on Napier Heights was largely negative. The Huguenin Heights and Pleasant Hill (an adjacent area not in the district) neighborhoods were bisected and 395 structures, a majority of which were residences, were demolished to make way for the interstate, resulting in the separation of the western portions of these neighborhoods from the downtown and in town areas. While there was vocal opposition by some residents, it was reported that an "overwhelming majority" of Macon/Bibb residents and the Board of Trustees of Mercer University, located immediately to the east of the proposed route, supported construction. (*The Macon Telegraph & News*, Sunday, June 10, 1960, p. 8.) The negative impact on home values in the area was substantial. Absentee landlords, many of whom were more interested in financial returns than the maintenance of neighborhoods, took advantage of reduced home prices. The Napier Heights District continues to the present day to have a high percentage of absentee ownership.

Federal civil rights initiatives had a significant impact on Macon as they did on many areas in the South. The presence within the district of two large, all-white high schools as well as an all-white elementary school caused the effects of desegregation to be felt acutely in Napier Heights. In 1951, in Brown v. the Board of Education of Topeka, Kansas the United States Supreme Court ruled that schools segregated by race were inherently unequal and one year later ruled that they should be desegregated "with all deliberate speed." In 1964, Congress passed the Civil Rights Act which prohibited discrimination in programs and activities, including schools, that received federal funding.

It was not until 1970 that Bibb County schools, including Winship Elementary, Lanier High School and Miller High and Junior High Schools, all located in the Napier Heights District, were integrated. As was the case in many towns and cities in the South, some of Macon's citizens responded by establishing private schools not bound by judicial or congressional mandates. Between 1960 and 1970, three private schools were constructed, all located outside the district. The desire of white residents to locate closer to "better" schools and for bigger homes on bigger lots resulted in large numbers of homes being offered for sale in Macon's early suburbs, including Napier Heights. At the same time, federal civil rights legislation prohibiting discrimination made home ownership possible for the first time for large numbers of African Americans.

This combination of events – falling property values brought about by the proximity of Interstate 75, "white flight" to newer outlying suburbs and the increased availability of financing to minority home buyers – dramatically changed the demographic makeup of the Napier Heights District. Historically, residents in the district were overwhelmingly white. Working class families as well as professionals, business owners, real estate developers and politicians all called the Napier Heights area home. Starting with the events of the 1960s and 1970s, the demographic makeup began to change so that, as of 2016, the percentage of African-Americans living in the Napier Heights District ranges from 79.1% to 95.6%, in various sections of the district. The unemployment rate averages 18.3%; the percentage of families living below the poverty level averages 37%.

The A.L. Miller High School and A.L. Miller Junior High School campus closed in 1999 and remained vacant until 2016. The buildings underwent extensive work to convert them into apartments while maintaining their architectural integrity. Opened in 2016 as A.L. Miller Village, it provides federally subsidized housing to low income tenants for one, two and three-bedroom units. Nine noncontributing single-family homes were constructed on the western side of the parcel along Birch Street as part of the A.L. Miller Village project.

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"Mrs. Napier First Woman Legislator." *The Macon Telegraph*, April 19, 1942, p. 56.

Murphy, Taylor & Ellis Advertisement. *Macon Telegraph*, April 22, 1923, p. 25.

"Napier Dwelling Damaged by Fire." *Macon Telegraph*, October 8, 1931, p. 14.

"New Church Will Be Opened This Morning." *Macon Telegraph*, December 30, 1928, p. 6.

"New Bungalows for Cherokee Heights." *Macon Telegraph*, Sunday, March 10, 1918, p. 6.

"New Subdivision Planned in City." *Macon Telegraph*, January 17, 1928, p. 10A.

"Notice of Election." *Macon Telegraph*, February 19, 1910, p. 2.

"Odom Brothers Making Success of Real Estate." *Macon Telegraph*, Sunday, December 14, 1913, p. 3.

Odom Realty Company Advertisement. *Macon Telegraph*, January 24, 1926, p. 29.

"Over 30,000 View Home Exposition Exhibits." *Macon Telegraph*, July 2, 1922, p. 8.

"Real Estate Sales. Fifty-Seven Lots on Huguenin Heights Sold Yesterday." *Macon Telegraph*, April 21, 1887, p. 5.

"Registration of Over 3,000 Of Macon's Young Men Under Draft Law Begins At 7 A.M." *Macon Telegraph*, June 5, 1917, p.1.

"Residents to Protest On Streetcar Service." *Macon Telegraph*, Friday, January 30, 1920, p. 11.

"Situation of New Fire Alarm Boxes." *Macon Telegraph*, December 15, 1903, p. 8.

"A Statement Regarding YOUR Street Railway Service" by Macon Railway & Light Company. *Macon Telegraph*, Sunday, January 25, 1925, p. 18.

"Text of Highway Department Statement." *The Macon Telegraph & News*, Sunday, June 10, 1960. p. 8.

"Winship Grammar School Is Left In Ruins By Sunday Morning Blaze." *Macon Telegraph*, February 11, 1963.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately 227
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

UTM References
(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is identified by a heavy black line on the attached tax map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the intact, contiguous, historic resources associated with the development of the district

11. Form Prepared By

name/title _____
organization Historic Preservation Division, GA Dept. of Natural Resources date _____
street & number 2610 Highway 155, SW telephone (770) 389-7844
city or town Stockbridge state GA zip code 30281
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Napier Heights Historic District

City or Vicinity: Macon

County: Bibb

State: Georgia

Photographer: Victoria Hertwig

Date Photographed: 2018

Description of Photograph(s) and number:

- 1 of 65: 1571 Virginia Avenue; looking south.
- 2 of 65: 1510 Virginia Avenue
- 3 of 65: 2271 Jasmine Avenue (1955); Ranch
- 4 of 65: 1417 Virginia Avenue; looking south.
- 5 of 65: 1435 Oakland Avenue (1910); Georgian Cottage
- 6 of 65: 1486 Marion Place
- 7 of 65: Marion Place & Montpelier Ave; looking west on Montpelier.
- 8 of 65: 1904 Montpelier Avenue
- 9 of 65: 1890 Coleman Avenue (1865); Folk Victorian
- 10 of 65: 1240 Duncan Avenue (1954); Ranch
- 11 of 65: 1175 Carling Avenue; looking north.
- 12 of 65: Corner of Carling & Dannenberg; looking northwest.
- 13 of 65: 1849 Dannenberg Avenue (1910); Gabled Wing Cottage
- 14 of 65: 1184 Duncan Avenue (1900); Queen Anne
- 15 of 65: 1900 Lawton Avenue
- 16 of 65: 1932 Lawton Avenue (1900); (alterations)
- 17 of 65: 1962 Lawton Avenue (1900); Pyramid Cottage
- 18 of 65: 1135 & 1143 Lawton Drive
- 19 of 65: Healing the Hurt Life Center; 776 Holt Avenue
- 20 of 65: 955 Vine Street
- 21 of 65: Intersection Napier Avenue & East Napier Avenue; looking east.
- 22 of 65: At 1203 Holt Avenue; looking south.
- 23 of 65: First Thessalonian Church of God; 1307 Holt Avenue
- 24 of 65: 1320 Blackmon Avenue (1955); American Small House
- 25 of 65: Most Worshipful Joppa Temple; 1268 Blackmon Avenue
- 26 of 65: 1228 Blackmon Avenue (1900); Georgian Cottage
- 27 of 65: 1207 Blackmon Avenue (1870); Queen Anne House
- 28 of 65: 2235 Beech Avenue (1948); American Small House
- 29 of 65: Westside Apostolic Church of God; 2289 Beech Avenue
- 30 of 65: 1195 Hendley Street (1904); Bungalow
- 31 of 65: 1181 Hendley Street (1900); Bungalow
- 32 of 65: At 2384 Beech; looking east.
- 33 of 65: 2210 Napier Avenue (1890); (deterioration)

- 34 of 65: Corner Napier Avenue & Hendley; looking west on Napier.
35 of 65: 2335 Napier Avenue (1900); Side Gabled Cottage
36 of 65: 1045 Hendley Avenue; looking north.
37 of 65: 2448 Napier Avenue (1900); Craftsman
38 of 65: 2474 Napier Avenue (1900); Dutch Colonial
39 of 65: 2511 Napier Avenue (1910); Queen Anne Cottage; Queen Anne Style
40 of 65: 2510 Napier Avenue (1900); Dutch Colonial
41 of 65: 2525 Napier Avenue (1910); Colonial Revival
42 of 65: 2553 Napier Avenue (1890); Colonial Revival
43 of 65: 2534 Napier Avenue (1900); Queen Anne Cottage
44 of 65: Bold As A Lion Family Worship Center; 2590 Napier Avenue
45 of 65: Winship School; 2560 Beech Avenue
46 of 65: Macon Urban Ministries; 2525 Beech Avenue
47 of 65: Corner of Patterson & Beech; looking east on Beech.
48 of 65: 1250 Patterson Street; looking south.
49 of 65: 1348 Patterson Street (1928); Spanish Colonial Revival
50 of 65: 1350 Birch Street; looking north.
51 of 65: 2241 Montpelier Avenue (Miller School Complex)
52 of 65: 2386 Montpelier Avenue (1890); Gabled Wing Cottage, Folk Victorian
53 of 65: 2608 Napier Avenue; looking west on Napier.
54 of 65: Greater Zion Hill Missionary Baptist Church; 2656 Napier Avenue
55 of 65: 1220 Courtland Avenue (1915); Craftsman
56 of 65: 1258 Courtland Avenue; looking south.
57 of 65: Corner Date Avenue & Hillyer Avenue: looking north on Hillyer.
58 of 65: 1284 Hillyer Avenue (1935); English Cottage
59 of 65: 1273 Hillyer Avenue (1920); Side Gabled Cottage
60 of 65: Alley between Winton & Hillyer @ Napier Lane, looking west
61 of 65: 2700 Napier Avenue (1918); English Vernacular Revival
62 of 65: 2770 Napier Avenue (1900); Georgian House
63 of 65: 1207 Winton Avenue (1948); English Vernacular Revival
64 of 65: 1346 Winton Avenue (1930); English Cottage
65 of 65: 1259 Brentwood Avenue; looking south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.