

WELCOME TO THE 2014 HISTORIC GRANT PARK 40TH ANNUAL TOUR OF HOMES

This year's tour features 14 homes and additional drive-by/walk-by sites, as well as renovation demonstrations and educational seminars about researching your historic home and remodeling tips.

Each year, the Grant Park Tour of Homes has a different theme. As we celebrate the 40th Grant Park Tour of Homes, we're taking guests through **"A Stroll Through Time."** Today you'll get a glimpse of the evolution of Grant Park through 164 years of architectural history in just a few hours, from one of the oldest houses in Atlanta to a newly built Victorian-style home. To get a sense of what was going on in Atlanta and the rest of the world when these houses were built, be sure to trace the timeline at the bottom of each page.

Local residents began restoring houses in the 1980s and '90s, and restoration and rehabilitation of these historic homes continues to this day. With over 2,500 homes, a variety of local businesses and restaurants, and the popular Grant Park Farmers Market, we're proud of the thriving community Grant Park has become and welcome you to our little corner of Atlanta.

We're glad that you're spending this weekend with us, and we hope that you enjoy the tour. While you're in the neighborhood, be sure to stop by some of our local shops and restaurants, many of which have coupons at the back of this booklet. And be sure to check out the Special Events page following the tour listings for more on other Tour of Homes events going on this weekend.

Kelly Tenedini, GPNA Fundraising Chair

Paul Simo, GPNA Historic Chair; and

Abbi Rabeneck, 2014 Tour Coordinator

THANK YOU!

Each year, The Grant Park Tour of Homes is sponsored by the Grant Park Neighborhood Association (GPNA) and is a volunteer effort. From our committee who arranges the theme, to promotional efforts, to volunteer greeters at each home, it takes many people to put on this event every year. Thank you to everyone who have helped make this event a success.

2014 Tour of Homes Committee: Kelly Tenedini, Abbi Rabeneck, Rob Bernier, Lauren Rokereta, Christy Simo and Paul Simo.

Graphics: Paul Simo (with special thanks to Shaun Yurcaba on timelines, Paige Teusink for map creation, Christy Simo for text and editing)

An extra special thanks to all of our homeowners who each year open their homes for the tour. Without you we cannot make this event happen!

TICKET AREA

GRANT PARK MILLEDGE FOUNTAIN

Grant Park Farmer's Market
Sundays (Mar-Nov) 10am-2pm



Grant Park is one of the oldest public parks in the city of Atlanta, and the neighborhood that surrounds it has an interesting history.

The neighborhood's namesake, Lemuel Pratt Grant, was a railroad engineer who arrived in Atlanta in 1840. Over the next 40 years, he helped solidify Atlanta's reputation as a railroad center, eventually becoming president of the Atlanta and West Point Railway and the Western Railroad of Alabama.



Grant Park is one of Atlanta's oldest neighborhoods and its largest designated National Register Historic District. The neighborhood contains one of the largest remaining concentrations of Victorian architecture in the city. Most homes and commercial structures were built between the neighborhood's founding in 1882 and the first decades of the 20th century, but there are many other architectural styles scattered throughout the neighborhood we have highlighted for your "Stroll Through Time."

In 1835, Atlanta's city limits were not very wide – they only stretched in a one-mile diameter centered on the Zero Mile marker downtown (near Underground Atlanta today). So when Grant invested in more than 600 acres of land in 1843, it was considered the outskirts of town – what we call today the suburbs. He paid only 75 cents to \$2 an acre – at most, \$1,200 for all of what is Grant Park neighborhood today.

He built his home (Site #2) in the center of his property. In 1882, he donated 100 acres of the property to the city for a park that would be open to city residents of any race, creed or color. As Atlanta's boundaries expanded, the city purchased additional acres in 1890. Those 131.5 acres are now Grant Park, the centerpiece of our neighborhood.

The park contains several historic fountains, including the Milledge Fountain near where you picked up your brochure. Also known as the "Horse Drinking Fountain," the two-sided fountain was installed in 1927. It has not been in operating order for years, but the Grant Park Conservancy continues to research its history and raise funds for its rehabilitation.

HOW TO "STROLL THROUGH TIME"

If historic homes could talk, they'd have so many stories to tell. Luckily, we can learn much about the homes and their previous inhabitants from each house's materials, styles, shapes and sizes, all of which can tell us many things about the technologies, resources, social habits and tastes of the day. In a historic neighborhood, every hinge and nail can tell us something about the home's builder or the owners before us. This is also what makes preservation so important.

We've done everything we could to build a time machine for you today, and we hope you will enjoy your time in Grant Park. With nearly 2,500 houses in the neighborhood, choosing homes for the tour each year is challenging.

With the exception of Site #1 the homes on the tour this year can be toured in a chronological (and roughly clockwise) in order around Grant Park.

BEGIN



1850

STYLE:
GOTHIC REVIVALTYPE:
FARMHOUSE, "I"-HOUSEANTEBELLUM
HOME OF: KYLE KRAMB & CARY WALKER

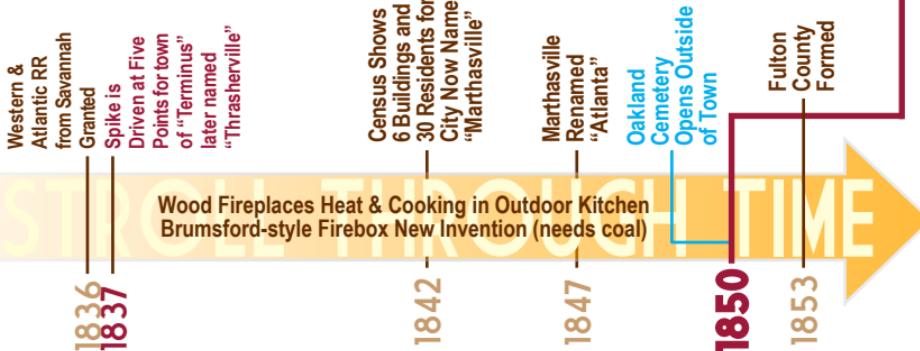
This house is one of the oldest standing in Atlanta and survived through the Civil War's Battle of Atlanta fought just up the road. It's been added to several times, most notably in the 1870s and in 1923.

"I love how unusual it is to have a farmhouse in the middle of the city," says home owner, Cary Walker. "I especially love the history of the home and knowing how many different lives were lived here." They do know that in the 1940s, a working-class family lived here. The father worked at the stone quarry down the street, as did many people on this block.

The original 1850s portion was known as an "I-House" because it was only one room deep and two stories tall, so from the side it looked like a tall, skinny "I." Notice the original floorboards – the widest on today's tour. You can "read" the different additions to the house by looking at the window trim – each "new" addition used what was popular at the time. Unfortunately, the original historic windows were removed in the 1980s and replaced with aluminum inserts, but the owners plan to restore the windows to each of the home's different time periods.

The house has five fireplaces and the original central curved staircase. The front door and bay window were likely added in the late 1800s, and the foundation supports on the front of the house are original and constructed using no nails.

The couple moved to Atlanta from Brooklyn in 2011, and it's the first house they've ever owned. "The first time I saw it, my heart stopped. I fell in love instantly," Cary says. "I knew it was where I wanted to live." The couple has built a chicken coop in the backyard, with plans to add bees and possibly a goat down the road. And more plans are in the works, including remodeling the kitchen and the upstairs bathroom.



SITE 2

327 ST. PAUL AVE.



1856

STYLE:
ITALIANATE

TYPE:
GEORGIAN (MISSING 2ND LEVEL & CUPOLA)

ANTEBELLUM GRANT MANSION:
ATLANTA PRESERVATION CENTER

LIMITED HOURS: 10:00AM - 2:00PM SAT. • NOON - 3:00PM SUNDAY

Lemuel P. Grant built this family home in 1856 and lived here until 1881. The three-story home featured two-foot-wide walls, 10-foot windows, four porches, nine fireplaces and a ballroom.

In 1902, while friends of the Grants were staying in the house, the woman gave birth to a son: Robert Tyre "Bobby" Jones, who went on to become the legendary golfer and co-founder of The Masters.

Rumor has it that the house was spared in 1864 during the burning of Atlanta because Federal soldiers found a Masonic apron in the trunk of the attic, and Gen. Sherman forbade the burning of things connected with the Masons.

Unfortunately, the Grant Mansion did eventually nearly burn to the ground. Beginning in the 1940s, neglect and fires took their toll – a significant fire in the 1980s nearly destroyed the mansion when the second floor collapsed onto the first and both wings of the home were gutted. By the late 1990s when the Atlanta Preservation Center (APC) purchased the house, most of the remaining structure was open to the elements and in severe decay.

As part of the APC's mission, it has been carefully restoring the structure for the past 20 years. Most recently, the high-style Italianate Victorian front porch was restored in 2012, along with the east and west front parlors that now host rotating art exhibits and a permanent exhibit on residential architectural construction and a history of the Grant family. The Atlanta Preservation Center is continuing to raise funds for the restoration of the second floor, grand staircase and the central cupola.

Fulton
County
Formed

Shots Fired on
Fort Sumter

STROLL
1856

War Between
the States

State Capitol
Moved to Atlanta
from Milledgeville

Atlanta's First
Streetcars
(Horse & Steam)
Eds Bridge Over
Mississippi in St.
Louis

Alexander Graham
Bell's Telephone

Thomas Edison
Invents Lightbulb

1861

1865

1868

1871

1874

1876

1879

TOUGH TIME



STYLE:
EASTLAKE VICTORIAN

TYPE:
QUEEN ANNE COTTAGE

HOME OF: AARON FAUBLI

When this Victorian Queen Anne Cottage was built in 1901, tinted paint was hot on the market and the industrial revolution had made mass-produced products available to all. Because of these advances, Victorian homes tended to make exuberant use of color and eclectic design details. This home is also one of only four in Grant Park built with cove ceilings throughout the entire house.

Aaron and former owner Steven are only the eighth or ninth owners of the house since it was built. In 1985, Dr. James Clements bought the home and did significant renovations. Dr. Clements was good friends with Savannah antiques dealer Jim Williams, who was the focus of the book and movie *Midnight in the Garden of Good and Evil*. It was Williams who inspired Clements to create the garden and Koi pond in the backyard. Dr. Clements also commissioned the stained glass in the dining room from a monk at the Monastery of the Holy Spirit in Conyers.

The current owners have done a significant amount of renovations since then, including the kitchen, back bathroom and deck. Don't miss the Swarovski chandelier and original pocket doors in the dining room. Also note the 12-foot ceilings with stamped metal in the kitchen, which also features a chef's stove, marble island and original brick that marks the spot where the original coal stove existed.

The owners love to entertain in the home and have even hosted country singer Lee Ann Womack for a Thanksgiving dinner before she performed at the Great Tree Lighting at Lenox Square in 2003.

Land Deeded by
L.P. Grant for a
City Park
Grant Park
Neighborhood Est.
Grant Park
Named City Park
Brooklyn Bridge
George Eastman
Replaces Plate
Photography
with Film

First In-House
Hot Water Heater
Georgia Capitol
Building Built

Early 1900's
Ice Box
Ad



No
Poison
or Foul
Smell
in
McCray's Wood or Tile Lined
Family Refrigerators

1881 1882 1883 1884 (1880s) First Use of Portland Cements

Kitchens becoming integrated into homes at this time with many of the first electric appliances

1901

See pg. 8 (Grant Street had a streetcar line at this time.)

SITE 4

483 WOODWARD AVE.



STYLE:
EASTLAKE VICTORIAN

TYPE:
QUEEN ANNE HOUSE

OWNER: JERRY DAVIS

Through the cracked plaster and peeling paint, this Grant Park hidden gem is waiting to be restored. While most of the neighborhood was in a similar condition in the 1970s and '80s, Grant Park has seen a resurgence in popularity over the past two decades, and most homes have already been restored. This is a unique opportunity to tour one of the few remaining works in progress.

Exact records are being researched for this home. Construction and style analysis suggest late 1890s-1910, so we say "circa 1900." Electric lighting was still for only the wealthy at the turn of the century, so this house features high windows to capture light. Air conditioning was yet to be invented either (it came along in 1914), so double-hung weighted sashes would lower from the top to pull hot air out and bring cooled air from crawlspaces up from below. The front sets of windows are original triple-hung sashes that go all the way to the floor to allow occupants to step out onto a double porch.

Until just three weeks ago, the house was covered in mid-20th century asbestos shingles, but the original wood siding still existed underneath. From broken porch railings to covered mantles, buried staircase railings and paint-laden woodwork, original Eastlake Victorian details hint at the building's rich architectural past. Wide heart of pine floorboards, decorative wood and spindled hallway screens still hang in place and are waiting to be restored.

RESTORATION DEMOS: MEET CONTRACTOR & RESTORERS ON SITE

Zoo Added to
Grant Park

Cyclorama Begins
Being Displayed in
Grant Park

Chicago World's
Fair & Columbian
Exhibition

Cotton States &
Intl. Exposition
(Piedmont Park)

(1903) Grant Park
gets Olmstead Bros.
Plan for the Park

STROLL THROUGH TIME

1889

1890

1892

1893

1885

1900



1904

STYLE:
FOLK VICTORIAN

TYPE:
NEW SOUTH COTTAGE

HOME OF: JILL BLASS

***Note: Per owner's request, please remove your shoes and leave on the front porch before entering this house.**

Built in 1904, this house was turned into a duplex in the 20th century. When Jill Blass bought the house in 2004, it was a maze of tiny rooms – the original central hallway contained a second kitchen, bathroom and closet. Working with a cadre of experienced contractors, she has converted the home back to a single-family configuration and opened the floor plan to let in lots of light. She reused many of the original materials along the way – the custom doors, for example, are the old lathe boards.

Today's heating and cooling systems have become so efficient, some historic homeowners like Jill have chosen to build into the attic space. This requires a great deal of engineering, however, and should never be done by an inexperienced home remodeler or "weekend warrior." Foam insulation frequently used in new construction can offset the moisture balance required by the materials in historic homes, causing ongoing damage, and the removal of too many load-bearing walls can also shift the building, causing cracks in the walls and foundations, if not done correctly.

As you walk through the house, you will see a pulley in the back mudroom. It's not just a cool detail; it also serves a function. Because of the spiral staircase, it would be impossible to move furniture to the upstairs attic loft space without it.

Also get a glimpse of the owner's collection of vintage marching band hats in the living room, including one from nearby Maynard Jackson High School, once known as Southside High School.

Jill ended up in this house by a fortuitous turn of events. While living in San Francisco, she visited a friend in Atlanta. Just for fun, she picked up a few real estate flyers to bring back to her husband. This house was one of them. Over the next few years, the couple would continue to check in on the house to see if it was still for sale. Eventually they flew to Atlanta and made an offer.

Atlanta Riot
of 1906

STROLL THROUGH TIME

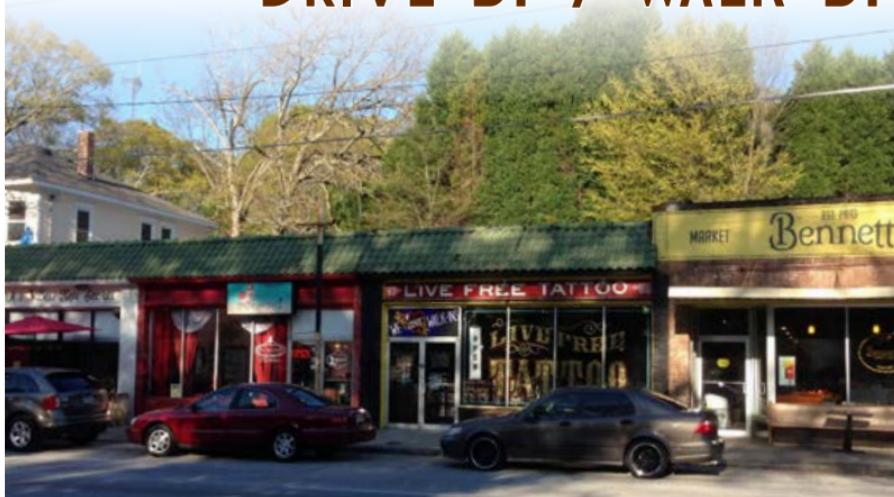
1903

1904

1906

1910

DRIVE-BY / WALK-BY



500 BLOCK OF BOULEVARD SE

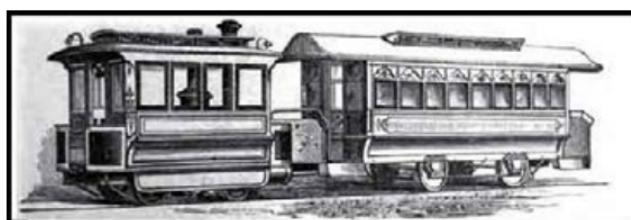
GRANT PARK NEIGHBORHOOD STORIES: STREETCAR COMMERCIAL NODES

In 1883, as Atlanta began to grow, the Metropolitan Street Railway company established a streetcar service along what is now Park Avenue to a pavilion in Grant Park and out to Boulevard, eventually going along Berne Street and Confederate Avenue. By 1902 there were railway lines along Fair Street (today Memorial Drive), Woodward Avenue to Cherokee Avenue, Hill and Grant streets south to Augusta Avenue, Georgia Avenue east to the park, and Cherokee south to Ormond.

As you drive through the neighborhood, you can still see commercial buildings that sprang up along these routes at major corners or streetcar stops. Many of the structures were built by the railway company in the Craftsman style. Some have been rezoned residential and are now private homes, while others continue to serve the neighborhood with restaurants and shops.

One great example is the early 20th century commercial strip along Boulevard between Rosalia and Hansell streets. Today it is home to Bennett's Market & Deli, Live Free Tattoo, PinUpGirl! Cosmetics and Ziba's Bistro, so be sure to walk by and stop in for a mid-tour refreshment.

SEE THE CENTER MAP FOR OTHER, NEIGHBORHOOD RESTAURANTS, EATS & DRINKS



An 1880 streetcar example with 'dummy' steam engine was used on the Metropolitan line, prior to the late-1890s consolidation & electrification of streetcar lines. By 1912 the fully merged "Georgia Railway & Power Co." was predecessor to Georgia Power Co. (Image www.railga.com).

(1883) Metropolitan St. Rwy. Co. begins streetcars out Fair Ave (Memorial) on Park Ave. to Berne St.

(1890) Atlanta City Street Railway Co. Begins Operating Ormond St. Line to Grant Park from Pryor Street Lines to the West & North

(1893) ACSR Adds Woodward to Grant to Augusta line.

Information from Historic Streetcar Systems in Georgia, GDOT study by New South Associates, www.georgiastreetcars.org

A 1902 Atlanta system map: http://commons.wikimedia.org/wiki/File:Streetcars_Atlanta_1902.jpg



STYLE:
FOLK VICTORIAN

TYPE:
NEW SOUTH COTTAGE

HOME OF: PETER & AMY REVELAS

Before you enter, take a look at the homes on this block. The steeply pitched roof, so typical of most Grant Park houses, served an important function in a time before air conditioning. Tall attics would capture heat and create a faster draw to pull air through the windows and transoms for consistent ventilation. This entire system works effectively well today, allowing the historic framing to continue to “breathe,” as long as attics are properly vented and the walls are not insulated overly tight. Also notice the hexagonal paver sidewalks on this side of the neighborhood.

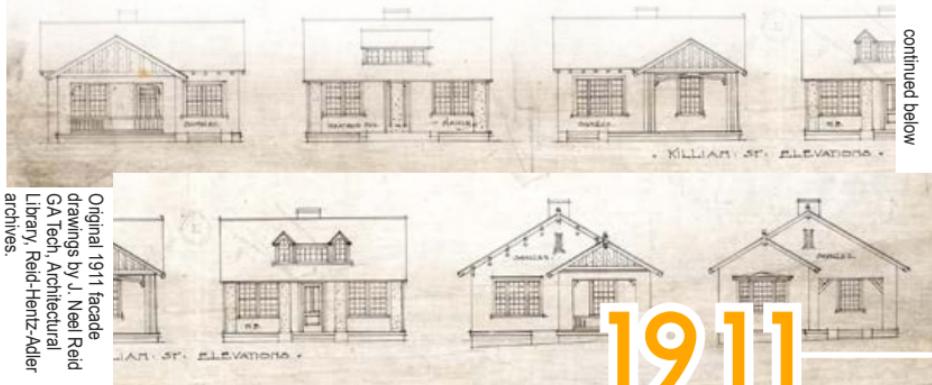
Built in 1905, this house features five original fireplaces with all their restored, colorful fire-glazed tile, pocket doors and heart pine flooring. Peter and Amy Revelas moved here in 2012, but a decade before, previous owners had done some extensive restoration.

The home still retains all the original plaster walls, and the windows along the front are also original to the house. (You can tell which windows are 109 years old by looking for the wavy glass). The original butler’s pantry still exists between what would have been the formal dining room and the kitchen.

This Folk Victorian home was a middle-class version of the formal Queen Anne. With less square footage, servants or staff could use the central hall and the butler’s pantry to move about. Family and guests would retire into the front parlor and/or dining room. Notice the external side door from the original dining room out to the wraparound porch. This is a typical feature of Victorian-era homes. Some believe the door served an etiquette function – when guests finished dinner, the men could retire to the outdoor porch through this door for smoking and visiting.



DRIVE-BY / WALK-BY



continued below

Original 1911 facade
drawings by J. Neel Reid
GA Tech, Architectural
Library, Reid-Henzl-Adler
archives.

600 BLOCK OF KILLIAN ST. J. NEEL REID BUNGALOWS



GRANT PARK NEIGHBORHOOD STORIES: RESEARCHING & COMPARING HISTORY

***Note: These six houses are private property and are not open for tours.**

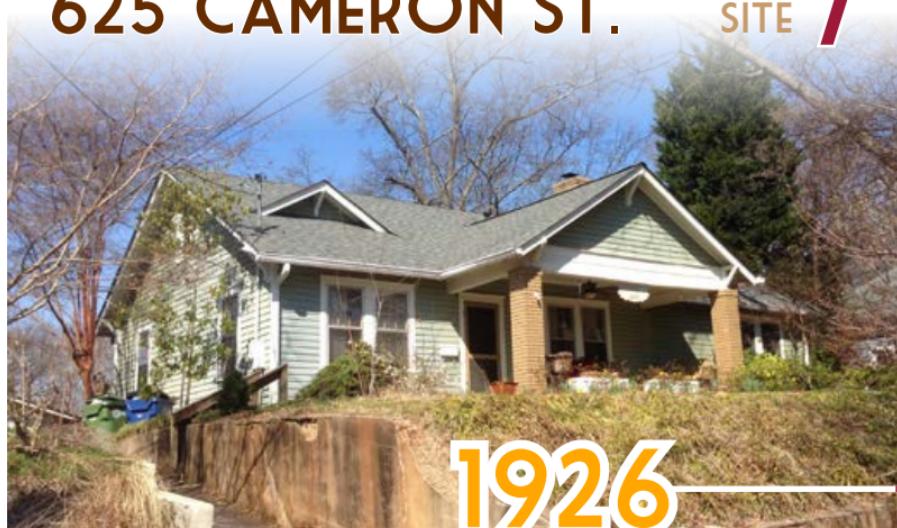
As you travel to the next house you will notice along the north side of Killian Street, between Waldo and Cameron streets, sit six houses that were built in 1911. Bungalows were a 1910s & 1920s home concept that swept America. Sold as a truely modern home that had a more compact footprint, less formal floor plans and an “integrated” porch under the roofline.

The houses were designed by architect J. Neel Reid early on in his career; he later went on to build such Atlanta landmarks as The Swan House at the Atlanta History Center, Piedmont Driving Club and many homes in Ansley Park.

Records show each of these houses was built for about \$1,700. They were originally intended as rental homes, and behind one of the houses, a caretaker’s cottage existed through the 1950s. The builder used only two sets of plans by Reid, who simply flipped some of the floor plans and embellished the facades and style details on each house with different materials. Five of the six retain all their original 1911 stock-order, double hung windows.

Rumor has it that before these houses were built, this land was used as a fair-grounds to keep animals that performed in the nearby White City Amusement Park, which was located where Parkside Elementary stands two blocks south today.

We generally think of cluster and spec homes as a modern concept, but for hundreds of years, builders were purchasing land and developing blocks of houses for sale. On your walk back to the car, take a look down the blocks of Cameron Street from Killian to Hansell, about 20 houses on the east side look very similar.



STYLE:
CRAFTSMAN

1926

TYPE:
CROSS-GABLE BUNGALOW

HOME OF: KIM & JOHN RITGER

By the mid 1920s, the modern bungalow featured a generous porch and a spacious kitchen. It was the early days of forced-air heat, so many homes of this time period have floor grills and a large return grate. Note the built-in bookcases on each side of the fireplace, made popular by home design catalogs of the time.

The windows in the living room (creatively retained and saved with mirror glass added into the panes) used to be the house's exterior windows before the master addition was added in 2000. You can sense how the "less is more" contemporary lifestyle of the 1920s family was much "less" than their Victorian grandparents.

John and Kim Ritger moved here in 2007, and the owner before them had lived in the house for more than 30 years. Over the past century, the house has had several additions. With a growing family, however, the Ritgers quickly realized they needed more space but didn't want to leave the home they loved – or change it's look.

"When we found out we were expecting our third child, we knew we would need more space and just couldn't bring ourselves to leave our home or neighborhood that we loved so much," they say. "We worked closely with the neighborhood and its historic committee to come up with a unique plan to give us the space we need without violating the historic regulations in Grant Park."

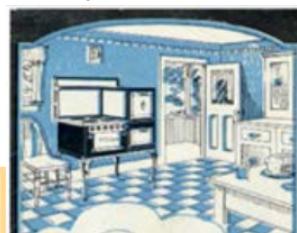
When you tour you will notice that construction is being completed on a six-month project, an 800-square-foot second level that includes two bedrooms, one full bath, playroom and a laundry room. This will add another 50% more room to the modest bungalow.

Panama Canal
Opens

Great Atlanta Fire
Sweeps Through
Downtown
Courthouse Lost

Atlanta Cyclorama gets
New "Fireproof Bldg"

Early 1920s Kitchen Ad



Atlanta Re-addresses
Entire City

US Numbered Highway
System Implemented

SITE 8

682 DELMAR AVE.



STYLE:

CRAFTSMAN, ECLECTIC

TYPE:

PYRAMID ROOF BUNGALOW

HOME OF: SARAH & DYLAN STEPHANS

We take a potential step back in time to 1920, but some records state this house is 1929. Either way, someone tall must have built this house. As you approach the front door, note the long vertical windows. Inside, there are more vertical features and incredibly tall ceilings. This is even more interesting when you look at homes of the era, and the low-slung bungalow was in high fashion. Throughout this home are a mix of building elements from Victorian cottages to Bungalows.

When you step into the living room, note the original east wall of Craftsman-era casement windows and the Brumsford-style coal fireplace. Before forced-air heat, coal-fueled fireplaces kept homes warm. Today, many coal fireplaces have been updated to gas or removed, so this is a rare find. This has a “stowaway” cast-iron coal tray, which would have once held hot coals. The shallow construction of the firebox was designed to radiate constant heat into the room.

Sarah and Dylan Stephens moved here just last year, but they have not had to do much to update the home; the previous owner (who now lives just across the street) added a master bath (complete with a new clawfoot tub) a large walk-in master closet with built-ins that contains the stackable washer and dryer, and a new deck off the back of the house. The owner before them redid the kitchen.

As you walk through the house, note the four original fireplaces and the wavy glass in the windows. This shows that the windows are original to the house. (Technology was not able to make the clear “plate glass” windows of today.)

“Everyday, no matter if it is rainy, sunny, snowy or overcast, the neighborhood just glows,” say the homeowners. “Everyone watches out for each other and is so friendly. I feel as though every week we are meeting new people.”

Prohibition
Begins in US

Atlanta Planned
Suburb of Avondale Estates
is Created

GE “Monitor Top”
Home Refrigerator



America Enters
the Great Depression

Prohibition in the US

STROLL THROUGH

1924

1926

1927

1929



1926

STYLE:
CRAFTSMANTYPE:
FRONT GABLE, CORNER PORCH
BUNGALOW (c.1990 ADDITION)

HOME OF: MELISSA & DON BOUCHARD

Many of the blocks south and southeast of Grant Park, including Home Avenue, were first developed in the late 1910s and '20s. Across the street from this house, where newer constructed houses sit today, was once an elementary school. You'll notice granite steps that lead nowhere. These mark where the sunken schoolyard used to be.

Built in 1928, this front-gable craftsman bungalow features many original details, including its doors. Historic homes from this time period did not feature a lot of closet space – people generally owned less clothes than we do now, and armoires were more popular then – so storage is a hot commodity in a historic home. Today's modern inhabitants must often get creative when trying to find a place for all their stuff; note the wall of custom storage in the master bedroom.

Melissa and Don Bouchard moved into the house in 2013. The owners before them lived in the house for 10 years. During that time, a sun porch and bath were added in the 1990s. Before that, a woman lived in the house for more than 50 years, raising a family in the home. Years later, the woman's grandson stopped by the house. The homeowner gave him a tour; after all this time, he still remembered playing there as a child.

When the current owners moved in, the kitchen had not been touched since the 1950s and had bright red cabinets. They gutted and rebuilt the entire kitchen, added extra closets and built the deck out back.

"We love the charm and character of the home," say the Bouchards. "We love that we can be so close to the city but have the feel of a small-town neighborhood."

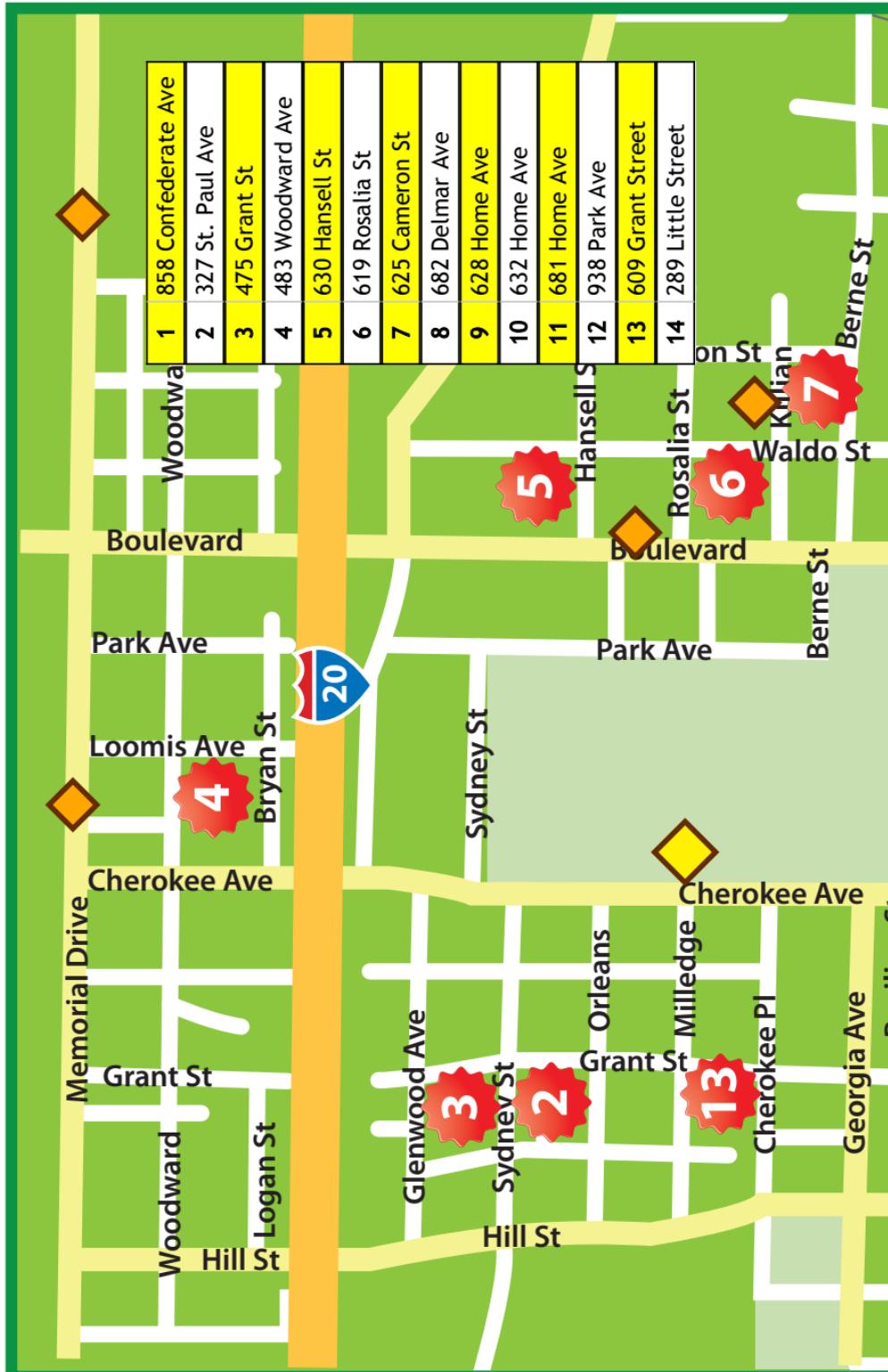


HISTORIC GRANT PARK

40TH ANNUAL TOUR OF HOMES

164 YEARS OF ARCHITECTURAL HISTORY IN A FEW HOURS

WWW.GPNA.ORG/TOUROFHOMES





= BEGIN - TICKETS MILLEDGE FOUNTAIN



= WALK-BY / DRIVE-BY SITES ONLY

SEE THE ADS AT THE BACK OF THIS BOOKLET FOR DISCOUNTS
RESTAURANTS & NEIGHBORHOOD EATS & DRINKS



HISTORIC GRANT PARK
40th ANNUAL * TOUR OF HOMES
MAY 17 & 18 * 2014

A Stroll
Through
TIME

SITE 10

632 HOME AVE.



STYLE:

NEO-COLONIAL REVIVAL

TYPE:

"CAPE COD" COTTAGE

(AKA "DEPRESSION-ERA" COTTAGE)

HOME OF: LEAH CARROLL

Built in 1937, this house is often called a Cape Cod, a “depression-era cottage” or Early American Small House. As the country began to emerge from the Great Depression, homes being built like this one were much more engineered and efficient and catered to a public who had grown accustomed to living with less. Woodwork throughout the house is much more refined.

Still, the homes of this era held on to some of the design elements typical of pre-depression homes, such as a central living room fireplace. These types of features by the 1930s were more decorative than a necessity, though – the advent of electrical heating with its attic fans and large central return duct was more than adequate by this point in time.

As you look around the house, you’ll see how the house bridged these two eras. Despite the advent of central air, it still has a fully screened-in sun porch that can be opened on the east side of the home to pull in drafts, and fans could draw cool air from the earthen crawlspace.

Most of the house’s layout is original, as are the doors and the attic stairs. Yes, that’s asbestos shingle siding, but breathe easy. As long as the siding is not removed, it is a safe, quality siding product and does not pose a risk.

The “all electric” model kitchen of the 1930s is very much the size and appliances that could have been found in homes #9 and#10



The Art Deco streamline design of an electric “buffet stove” (1937)





STYLE: NEO-COLONIAL REVIVAL **TYPE:** AMERICAN SMALL HOUSE

HOME OF: KRISTEN & TOM STRICKLAND

By the time the 1940s came around, engineered construction, expansive lawns, driveways and a “maintenance-free” (and often all-electric) lifestyle were being sold to returning World War II veterans and their growing families. At that same time, the U.S. Highway system was under construction and automobiles were becoming more affordable. Demand for this house type was in the millions of units across the country. It infilled many of the remaining empty intown lots, and large tract-sections were built in nearby Ormewood Park, East Atlanta, East Lake and Decatur.

Home construction changes are evident. Gone is the central fireplace – the dirt and the draft that came with it were out of fashion. This house still has a chimney, but it is a simple brick shaft and exhaust flue built for the modern gas furnace. Smaller rooms were now cooled down with window-mounted air conditioning units.

Decorative elements in this era were more simple and refined - note the asbestos scalped shingle siding. With conditioned air, there was no need to cool the home with wide eaves seen on earlier homes. This was also a time when owners of surrounding, older homes believed they should update their aging out-of-style house and removed the original wood siding or covered it up with asbestos tile.

Note the gabled portico roof over the concrete porch “stoop,” which took the place of the deep front porches popular in an earlier era. The oak wood floors throughout the house and the side sun porch are both original to the home.

“Grant Park has so much character, from the architecture styles of the houses to the people living inside of them,” say homeowners Tom and Kristin Andris. “We love being near a park, having an active neighborhood association and being intown.”

Atlanta Winecoff
Hotel Fire

Early 1950s Designer Kitchen Ad



SITE 12

938 PARK AVE. SE



1960

STYLE:
FOLK VICTORIAN

TYPE:
NEW SOUTH COTTAGE

HOME OF: JESSICA & MICHAEL HUTTO

Ranch houses are rare in Grant Park, and this one is a fantastic example. Built in 1960, it features a basement, which is unique for this neighborhood. Note the horizontal lines throughout, including the exterior's engineered faux wire-rake faced brick and the original horizontal mullions in the 2-over-2 double-hung wood sash windows. All of these subtleties elongate the ranch-style house.

Mike and Jessica Hutto bought the house in 2012. Before they moved in, they spent about three months making some updates to the house. They moved some walls around in the master bedroom so that the closet is now in the bathroom, rearranged the family room and added a pergola in the backyard. There is also a rear addition, and the kitchen has been upgraded, although it still retains a clean, modern feel. Remember those wide wood floors from Site #1? The thin-strip oak floors throughout this mid-century gem are all original.

The owners say they love living near the park and all the restaurants they can walk to, and the neighborhood itself. "We just love the history behind it."

Now, there's a new story to add to the home's history. Before you leave, be sure to exit through the carport – it was recently used to film the upcoming movie *Kill the Messenger* starring Mary Elizabeth Winstead, Jeremy Renner and Andy Garcia.

An ad for the "Grandette" ranch (ca.1950) marketing the new "picture window" as an added amenity to the contemporary (971 square ft.) home.



The Portable
Transistor Radio

1954

Eisenhower Interstate
System Introduced

Vietnam War

1956

1st American,
Alan J. Shepard
in Space (1961)
Atlanta Integrates its
Public Schools (1961)

1960

1961

ADDITIONAL TICKET REQ.



STYLE:
ART DECO, NEOCLASSICAL ADDITIONS/UPGRADES: 1978 & 1990s

SATURDAY ONLY: HOURS, 9:15AM - 4:30PM

GRANT PARK NEIGHBORHOOD STORIES: ATTRACTIONS IN GRANT PARK

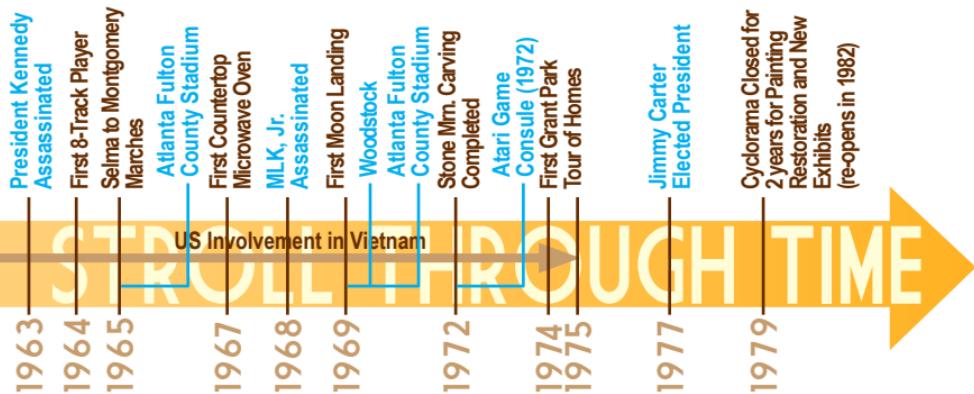
Located in Grant Park, the Atlanta Cyclorama and Civil War Museum houses a c. 1886 42-foot high, 358-foot circumference painting depicting events from the nearby Battle of Atlanta. The circular painting is only one of three like it in the U.S. and 16 throughout the world.

It was originally painted in Milwaukee, Wisc., and first went on display in 1887 in Detroit, one of several stops the painting made over the next two years. In 1890, the painting was sold to Paul Atkinson of Madison, Ga., who brought it to Atlanta and displayed it in a building on Edgewood Avenue.

The painting changed hands many times before George Valentine Gress purchased it in 1893 and presented it to the city of Atlanta in 1898. The city agreed to build a wooden structure to house the painting in Grant Park, where it has lived ever since. A fireproof building was constructed several hundred feet northeast of the old wooden structure in 1921, and it is what houses the structure today.

Gress is tied to Grant Park in more than one way – when a traveling circus bound for Marietta stalled nearby and went broke, Gress purchased the abandoned animals in their cages and gifted them to the city in 1889. Those animals were the beginning of Zoo Atlanta, which is located next door in the southwest corner of the park.

\$9 (ADULT) DISCOUNT TICKET CAN BE ADDED
AVAILABLE AT TICKET BOOTH WITH TOUR TICKET





STYLE:
EASTLAKE VICTORIAN

TYPE:
QUEEN ANNE HOUSE

HOME OF: CAROLYN & MIKE DUFANO

This house is 21st-century living in Victorian-era style. That's right, this house is only 13 years old, but you'd never know it upon first approach. Owners Carol and Mike Dufano custom-built the home using house plans from the 1890s by architect George F. Barber. The Dufano's have completed a lot of Barber research

Inside, everything has been custom built or replicated to match what a true Victorian home would have looked like 130 years ago. Much of the interior and exterior finishes and Eastlake-inspired woodwork and spindling, including the staircase railings, were done by Mike Dufano himself.

The home is decorated with wallpaper from Bradbury & Bradbury to replicate the style popular during the Victorian age. The dining room wallpaper finishes were custom cut and applied around the future. Also note the period antiques throughout the home, and be sure to keep an eye out for the keyhole-shaped window, which was a common feature in Barber's designs.

The couple are big *Harry Potter* fans and keep a collection of items like wands, potion bottles and even the Sword of Gryffindor on display. The house has been used as a set for several TV shows and movies, and it was also recently featured in *The Atlanta Journal-Constitution's* Private Quarters section. It's also a popular stop during Halloween each year – last year they passed out candy to nearly 1,000 children.

First Home CD
Player Units
Apple II Released

Berlin Wall Falls
First Gulf War
Americans with
Disabilities Act



Atlanta Hosts the
100th Olympic Games
Braves Move Into
Turner Field

1996
1997

STROLL THROUGH TIME

2001



1905

STYLE: VERNACULAR COMMERCIAL RESIDENTIAL w/ SHOPFRONT

TYPE:

OWNER: DOUG LUEDER / PROSPER HOMECARE

***Note: This house is the site of the Tour of Homes educational seminars (see last page), not open for tours 2 p.m.-3 p.m. when seminars are in session.**

Is this a house or a store? It's both! This original 1905 building is a vernacular type of construction found within urban, intown neighborhoods throughout Atlanta and the country. It is a residential home connected to a commercial, sidewalk-facing storefront. It once served as a market for the surrounding area, with the owner living in the attached house, in three "shotgun" style rooms connected by pocket doors and a side hallway. A single door in the hallway connects into the back portion of the commercial half of the structure.

In the 1950s and '60s, a church moved in and enclosed the storefront windows. After the church moved out, it sat vacant. At some point the storefront portion was converted into a recording studio, but by the 2000s, the building had been abandoned and the entire rear portion was collapsing.

When Doug Lueder purchased the structure in 2008, he found the interior walls were stripped down to their lathe. Using historic preservation tax incentive programs, he spent the next several years restoring the property, shoring up the sinking portion of the house, installing a new kitchen and removing the recording studio's soundproof walls. (Some were stuffed with the church's old pew cushions). The stage in the commercial portion still remains. Today, Posper Homecare offices use the residential space, and Doug opens the commercial portion to host jam sessions, art shows and community events, such as this weekend's Tour of Homes educational seminars.

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Local Historic District

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2002

STROLL THROUGH TIME

2006

DRIVE-BY / WALK-BY / DINE



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GRANT PARK NEIGHBORHOOD STORIES: PRESENT & FUTURE OF MEMORIAL DR.

Although Grant Park has many little commercial centers scattered throughout the neighborhood, Memorial Drive is our closest (and revitalizing!) commercial strip. After finishing the tour, be sure to take Cherokee Avenue or Boulevard north over I-20 to Memorial. This busy traffic corridor (renamed from Fair Street sometime in mid-20th century) connects downtown Atlanta through the east side of the city and ends in Stone Mountain, practically at the base of the memorial.

From the 1940s through the 1970s, the section that runs between Boulevard and Moreland Avenue became a trucking and rail transfer corridor. Many large corporations located here, such as the Pittsburgh Plate Glass Company, Nextran Trucking, Atlanta Dairies and A&P Grocery cold storage. As hundreds of homes were removed for I-20, even more were bulldozed for large surface lots, service stations and warehouses, many with strikingly attractive art deco, art moderne and international-styled edifices. Over the next few decades, many of these were abandoned as the companies moved out of the congested central city.

For decades, this stretch of road was derelict, but as intown living becomes more popular, there is concern that some of the now historic-eligible, modern 20th-century buildings are threatened to make room for new construction. Last year, the Atlanta Preservation Center named the portion running from the Capitol east to Moreland Avenue one of its Most Endangered Historic Places. The APC and Grant Park Neighborhood Association recognize that every generation of architecture has its story to tell and should be revitalized rather than end up in a landfill.

Memorial Drive runs alongside Oakland Cemetery. Founded in 1850 as "Atlanta Cemetery," the Victorian-era cemetery is free to the public and now houses the final resting places of such notables as *Gone With the Wind* author Margaret Mitchell and golf legend Bobby Jones along with historian Franklin Garrett, 27 mayors and countless other well-known Atlantans whose names are familiar from street signs and neighborhoods and who helped make the city what it is today.

While you're on Memorial, stop by one of the many popular restaurants for a bite to eat, including Mi Barrio, Six Feet Under, Republic, Doc Chey's, Octane and Little Tart, Tin Lizzy's, Mezcalitos, Augustine's and Daddy D'z BBQ, or venture back into the neighborhood to try out one of the many restaurants dotting the area.

NEIGHBORHOOD ORGANIZATIONS

The Atlanta Preservation Center is the agency for coordination, knowledge, research and advocacy for preservation in the City. Founded in November 1979, APC engages government, business and community leaders and individuals to preserve historically and culturally significant buildings, neighborhoods and landscapes.

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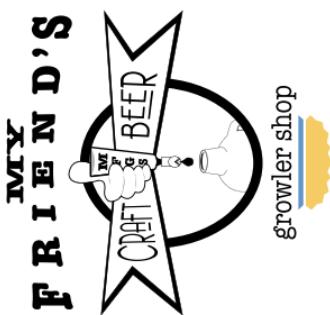
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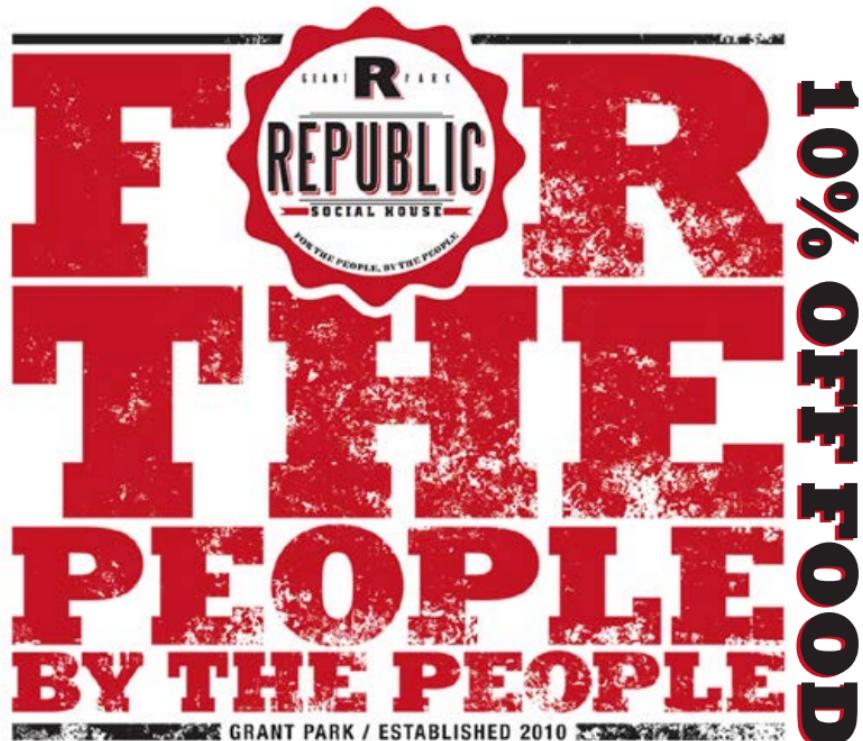
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SCHEDULE OF TOUR EVENTS

SATURDAY, MAY 17

9:15 a.m. – 4:30 p.m.

Purchase discount admission to the Atlanta Cyclorama with your Tour ticket

Location:

800 Cherokee Avenue (next to Zoo)

10 a.m. – 2 p.m.

“Preserved on Glass: Photographs of Civil War Atlanta”

Open exhibit of historic architectural home construction

Location:

Grant Mansion, 327 St. Paul Avenue

2 p.m.– 3 p.m.

Home History & Identification Workshop

Location: 289 Little Street

Learn how to research a historic property to find out more about when it was built, who lived there in the past, and more.

Presented by Sue VerHoef, Senior Archivist with the Atlanta History Center.

SUNDAY, MAY 18

10 a.m. – 2 p.m.

“Preserved on Glass: Photographs of Civil War Atlanta”

Location:

Grant Mansion, 327 St. Paul Avenue

2 p.m.– 3 p.m.

Be Your Own Contractor, Home Remodeling & Self Financing Seminar

Location: 289 Little Street

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Presented by Cathy McDaniel with Synovus Mortgage Corp. and sponsored by Nest Atlanta/exp Realty.

If you live in Grant Park and are interested in putting your home on next year's tour, email fundraising@gpna.org.