

## SUMMARY OF PROPOSED NATIONAL REGISTER/GEORGIA REGISTER NOMINATION

Name: Tuxedo Park Historic District

Location: Atlanta, Fulton County

Description: The Tuxedo Park subdivision began as a planned, early automobile-dependent suburban residential community. Initiated in 1911 and fully built-out by 1969, the district contains just over 500 buildings representing a range of early- to mid-20<sup>th</sup> century house types and styles, the majority of which retain their historic integrity. Charles Harman Black, Sr. created the initial Tuxedo Park subdivision, and the Black family maintained an involvement in the district's development throughout the period of significance. Retention of the hilly terrain and winding creeks was tantamount, while mature trees and native shrubs created idyllic country settings. Curvilinear roads followed the existing topography. Mandatory large lots and uniform deep setbacks helped ensure that the area's woodland setting remained intact. The largest lots in the district are along Tuxedo and Valley roads, the first streets created. Areas developed after 1950 generally have smaller lots, but the proportions of frontage to depth and setbacks are similar, creating a cohesive design for the entire neighborhood. Tuxedo Park's characteristic high-end, eclectic architecture and landscape design aesthetic were copied by six adjacent subdivisions constituting a group of contiguous residential subdivisions that are historically interrelated by design, planning, and association. These include, with their initial development dates, the Paces Ferry Road Development Company subdivision (1924); Woodhaven Estates (1941); Knollwood Drive (1950); Grant Estates (1956); Blackland Drive (1956); and the Chatham Road-Habersham Road development (1956).

Acres & Boundary Explanation: 822 Acres. The National Register boundary is comprised of the original Tuxedo Park subdivision plat and the six successive historically interrelated plats as referenced above.

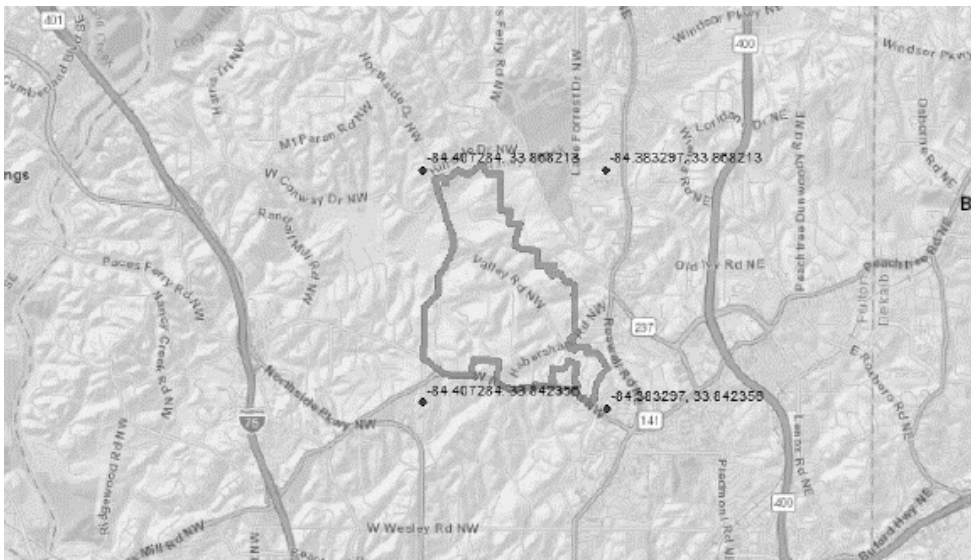
Period of Significance: 1911-1969

NR Criterion & Area of Significance: Criterion C: Architecture, Landscape Architecture, Community Planning and Development

Statement of Significance: Tuxedo Park is significant in the area of community planning and development as it expressed a concept of community based upon amenities, aesthetics, deed restrictions, and necessity for car ownership were, during its first three decades- indicators of the elite status of the residents of the earliest subdivision. Tuxedo Park is also significant in the area of landscape architecture as an example of a suburban residential landscape derived from a three-layered process: selection of location; overall platting and layout; and design of the house and yard. Tuxedo Park's overall design adheres to the early-20<sup>th</sup>-century pictorial/Picturesque aesthetic, enhanced by the designs of many local and regionally prominent landscape architects undertaken for individual clients. Similarly, Tuxedo Park is significant in the area of architecture. Tuxedo Park's protracted developmental time frame provided a broad range of historic house types and styles. The district retains an exceptional diversity of residential architecture produced by architects and architectural firms who were highly influential, as well as prolific, across Atlanta, the state of Georgia, and the southeastern United States.

Suggested Level of Significance: Local

Sponsor: The nomination is sponsored by Tuxedo Park Civic Association, LLC, and nomination materials were prepared by Atlanta Preservation and Planning, LLC



District Boundaries, and Lat./Long Coordinates Indicated, Base Map: ESRI, HERE, Garmin, USGS, Intermap

summary prepared by drr 08 22 2024

