

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 20 1985
date entered 1/24/86

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Brookhaven Historic District

2. Location

street & number East of Peachtree-Dunwoody Road and north and west of Peachtree Road N/A not for publication

city, town Atlanta N/A vicinity of

state Georgia code 013 county DeKalb Fulton code 089 121

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: country club

4. Owner of Property

name Multiple (more than 50)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number DeKalb County Courthouse
Fulton County Courthouse

city, town Decatur Atlanta state Georgia

6. Representation in Existing Surveys

title Historic Structures
Field Survey: DeKalb County has this property been determined eligible? ___ yes ___X no

date 1975 ___ federal ___X state ___ county ___ local

depository for survey records Historic Preservation Section,
Georgia Department of Natural Resources

city, town Atlanta state GA

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Brookhaven Historic District is a 20th-century residential neighborhood laid out and developed beginning in 1910. It consists of three separately platted subdivisions whose very similar street patterns, housing, and landscape features merge together to create one homogeneous area. The neighborhood has a curvilinear street pattern laid out on rolling terrain. At the core of the community is a historic golf course landscaped with a lake, wooded areas, and open land. The entire district is picturesquely landscaped with pine and shade trees, shrubs, and ground covers. Houses include one- and two-story structures finished in wood, brick, stucco, and stone and designed in a range of period and eclectic architectural styles. These houses reflect a continuous and consistent development from 1910 to 1941 by which time approximately 80% of the housing in Brookhaven was completed. The district retains a high degree of integrity.

All three portions of the district are laid out with curvilinear streets that conform to the hilly terrain of the area. Houses with consistent setbacks are sited well back from the streets on their long, narrow lots. Often they sit on prominent ridges. These houses are one- and two-story, single-family structures with wood frames and wood, brick, stucco, or, in a few cases, stone sheathing.

A number of early 20th-century residential styles are represented in the neighborhood. The greatest number of houses, approximately eighty, are Colonial and Georgian Revival. Some are fairly high style examples, typically with two stories, three or five bays, gable or hipped roofs, weatherboard or brick exteriors, and front entrances highlighted by a frontispiece doorway, a small portico, or a doorway trimmed with sidelights and/or over lights. There are also a number of Colonial Revival-influenced cottages of the Cape Cod variety. Some of the 1930s Colonial Revival homes are typified by wall dormers or an overhanging second floor, often with corner drops. There are approximately fifteen Tudor Revival-influenced houses in the neighborhood with decorative brickwork, contrasting building materials, half-timbering effects, front-projecting gables, and prominent chimneys. About twenty-five houses, labeled "Minimal Traditional," are one-story late 1920s and 1930s designs with a front-projecting "L"-plan, a gable roof, a modestly detailed front entrance, and, frequently, a bay window and dormers. A few of the very earliest houses built around the golf course have Craftsman influences. There are also a very few Dutch Colonial Revival- and Spanish Revival- influenced houses and a number of eclectic houses with no one dominant stylistic influence. The Capital City Clubhouse, dating from 1927, is Norman Revival in style. The majority of the post-1941, non-historic houses are ranch houses; a few are simplified modern interpretations of the historic Colonial and Georgian Revival styles seen elsewhere in the neighborhood. The various style houses are randomly distributed about the district. In a few places rows of three or four houses of very similar styling suggest the presence of speculative housing by one builder.

Landscaping in the district is extensive. The historic eighteen-hole golf course and other country-club grounds, laid out in 1910-1911, are landscaped with a lake, open fields, and wooded areas. The district has several small traffic islands and a heavily-wooded park located in a ravine along Vermont Road. Individual lots are richly landscaped with pines and other shade trees, shrubs, ground covers, and lawn. These flow together to form a lightly-wooded, park-like environment. The area laid out immediately around the golf course has sidewalks; the rest of the district has none.

**United States Department of the Interior
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**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet Description Item number 7 Page 2

Boundary: The boundary of the Brookhaven Historic District circumscribes the intact historic residential development of Brookhaven Estates and its coattails developments. The district is surrounded by non-historic commercial development along Peachtree Street on the south and east and non-historic residential development on the north and west.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/ history
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				entertainment/recreation
Specific dates	1910 - 1941	Builder/Architect	Multiple (see Statement of Significance)	

Statement of Significance (in one paragraph)

Brookhaven Historic District, a residential district laid out and developed beginning in 1910, is historically significant in terms of community planning and development, landscape architecture, architecture, social history, and entertainment and recreation. In terms of community planning and development and landscape architecture, Brookhaven is exceptionally significant in Atlanta and the southeast as a planned early 20th-century suburb conceived as a golf course/country club community. It is the oldest such community in Georgia and perhaps the oldest in the southeast. Its extensively landscaped golf course and club grounds document early golf course design in Atlanta. The neighborhood's curvilinear street plan and naturalistic and park-like landscaping provide a good example in Atlanta and DeKalb County of the type of suburban residential planning and landscaping popular nationwide in the early 20th century. In terms of architecture, the district is significant for its 20th century period revival and eclectic architecture which provided an excellent overview of these styles as they developed from the 1910s to the outbreak of World War II. The Colonial, Georgian, and Tudor Revival styles are particularly well represented. Many of Atlanta's prominent architects of the period designed houses in the district. In terms of social history and the history of entertainment and recreation, the district is significant for its historic country club which documents the recreational and social patterns of Atlanta's upper middle and upper class in the early 20th century. In addition, the socio-economic makeup of the community, which historically and presently has consisted almost entirely of prosperous upper middle class and upper class businessmen and professionals, documents the life style of this particular group of Atlantans. These areas of significance support the eligibility of the district under National Register Criteria A, B, and C.

The district also meets National Register Criterion Consideration G. Brookhaven's development began in the historic period (1910) and was carried out according to the original plan. The areas adjacent to the original subdivision represent contiguous coattails developments that are consistent in layout, landscaping, and architecture with the earliest development. The entire area now stands as a homogeneous historic resource. Houses in the district represent a continuous and consistent architectural development from 1910 to 1941 when housing construction was halted by World War II. The 20% of houses built in the neighborhood following the war, as well as those outside the district, differ significantly in style (most are ranch houses) from those built in the district before 1941.

Community Planning and Development and Landscape Architecture

The Brookhaven Historic District is composed of three subdivisions and several small groups of independently platted lots nearly all developed from the property of Isham Stovall and Soloman Goodwin, two early land owners in the area. Brookhaven Estates, consisting of the country club property and the lots immediately surrounding it, was purchased and laid out in 1910 by a group of Atlanta investors from the Mechanical and Manufacturers'

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property Approximately 300 acres.

Quadrangle name Northeast Atlanta, Georgia

Quadrangle scale 1:24000

UTM References

A

1	6	7	4	5	8	9	0	3	7	5	0	2	6	0
Zone	Easting			Northing										

B

1	6	7	4	6	0	0	0	3	7	4	9	4	4	0
Zone	Easting			Northing										

C

1	6	7	4	4	5	7	0	3	7	4	9	0	6	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

D

1	6	7	4	4	3	5	0	3	7	5	0	0	7	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

E

1	6	7	4	4	7	4	0	3	7	5	1	2	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

F

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification The boundary, outlined with a heavy black line on the enclosed maps, is described and justified in Section 7.

List all states and counties for properties overlapping state or county boundaries

state Georgia code 013 county DeKalb code 089

state Georgia code 013 county Fulton code 121

11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher
Historic Preservation Section,

organization Georgia Dept. of Natural Resources date December 5, 1985

street & number 270 Washington Street, S. W. telephone 404-656-2840

city or town Atlanta state GA 30334

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Elizabeth A. Lyon
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer date 12/16/85

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I hereby certify that this property is included in the National Register

Chy A. Lyon date 1/24/86

Keeper of the National Register

Attest:

Chief of Registration

date

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
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Continuation sheet Significance Item number 8 Page 2

Club. They hoped to capitalize on the new notion of the country club to make some money. Brookhaven County Club, incorporated in October, 1910, opened in its new home in January, 1912 and was soon purchased by the prestigious Capital City Club for use as its country location. (The purchase was made easy due to the fact that most members of the Brookhaven Club were already members of the Capital City Club.) The Brookhaven Estates Company continued to sell off lots around the club property through the 1910s and 1920s. By 1915 four houses had been built on the lots surrounding the club; by 1928 there were eighteen.

The satellite developments adjacent to the original Brookhaven Estates property were established as more of the Isham Stovall property, then controlled by his son, Samuel Stovall, was sold off. A group of lots along Club and Stovall Drives were offered for sale in 1927. By 1928 eight houses had been built on these lots. County Club Estates was laid out in 1929 and the Carleton Operating Company land was platted in 1936. (See accompanying map for the location of these subdivisions). The vast majority of the houses in these two areas were built during the Depression and before 1942.

The country club itself was laid out during 1911. The golf course architect was Herbert H. Barker, a golf pro from Garden City, Long Island. Barker played in a 1911 tournament at Atlanta's East Lake County Club and may have been called in to design the course at this time. In the same year he designed a golf course for the Druid Hills Country Club in Atlanta.

The district is exceptionally significant as Atlanta's, Georgia's; and perhaps the entire southeast's first golf club community. Although there are earlier golf courses and country clubs in the state, Brookhaven Estates appears to be the very first example of a suburban development designed around a golf course and with a golf course as its central focus. Two other Atlanta suburbs, Ansley Park and Druid Hills, contain golf courses that opened the same year as Brookhaven's, but these were both planned for and built a number of years after the suburbs were first developed. Discussions with other State Historic Preservation Offices around the southeast have determined that Brookhaven is probably the first in a long line of golf club communities that include Irving Park in Greensboro (1911), Country Club Estates in Winston Salem (c. 1920), Biltmore Estates in Asheville (1920), all in North Carolina, and Sea Island in Georgia (1929). The golf course, laid out by H. H. Barker, an early golf pro who designed courses in three other states, is Atlanta's second oldest. It documents early golf course design in the city.

The layout and landscaping of the entire neighborhood with its curvilinear streets and park-like landscaping document landscaping practices popular nationwide during the early 20th century. The careful retention and use of existing trees, particularly pine trees, in the development of the three subdivisions created a wooded environment which has set a precedent for many of Atlanta's post-World War II residential developments. Brookhaven provides an important and unusual example in Atlanta of a community that continued to develop through the Depression.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
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Continuation sheet Significance Item number 8 Page 3

Architecture

The constant and consistent architectural development in the Brookhaven Historic District from 1910 to the outbreak of World War II provides an excellent opportunity to study the uninterrupted flow of early 20th century residential styles, types, and building materials as they evolved in Atlanta over thirty years. The houses in the district provide many good examples of the Colonial, Georgian, and Tudor Revival styles as well as a few examples of houses influenced by the Craftsman, Dutch Colonial Revival, and Spanish Revival styles. The 1927, Norman Revival Clubhouse (the club's second clubhouse) is one of the few examples of this style in Atlanta. There are many examples of a popular late 1920s and 1930s "Minimal Traditional" house type with a projecting front "L", front bay window, and classically detailed front door. As in many other Atlanta suburbs of this period, there are a number of eclectic houses that borrow freely from many styles.

Of particular interest in the district is the broad range of Colonial and Georgian Revival style houses that documents the typical size, layout, building materials, and detailing of these styles as they evolved over a thirty-year period. Georgian Revival houses range from the earliest five bay brick structures with a hipped roof, dormers, and a prominent frontispiece entrance (such as 3290 East Brookhaven) to more modest pared-down examples of the 1930s (3773 Club Drive and 1061 Stovall Boulevard) and an interesting 1940 example at 3778 Vermont Road with its hipped roof set back behind a low parapet. Colonial Revival residences include large five-bay, gable-roofed, weatherboarded houses with classically-detailed doorways (42 and 1175 West Brookhaven), similar three-bay versions (1205 West Brookhaven), Cape Cod cottages (926 and 934 Winnalldown Road), and 1930s houses typically detailed with wall dormers or a second floor overhang often with corner drops (3935 Club Drive and 3758 Vermont Road).

Brookhaven's residences document the work of a number of Atlanta's well-known architects and builders. Hal Hentz (1883-1972) and Neel Reid (1885-1926), members of Hentz, Reid, and, Adler, probably the city's most prestigious early 20th-century firm, designed respectively 36 West Brookhaven Drive and 983 Stovall Boulevard. A.F.N. Everett (1880-1937), Cyril B. Smith (1881-1969), W.N.W. Griffin (1905-), Pringle and Smith, W. Montgomery Anderson, Henry D. Norris, and Edwards and Goodwyne are other architects who designed houses in Brookhaven. Preston Stevens (1896-) designed the Capital City Clubhouse. Martin W. Nicholes (1892-1982) and Thomas Windham (1896-1938) are prominent builders associated with the district.

Social History and Entertainment/Recreation

The Brookhaven/Capital City Country Club was established at a time in Georgia and throughout the nation when the "country club," focused around a golf club, was becoming fashionable. The first documented golf course, as we know it today, was at the St. Andrews Golf Club in Yonkers, Westchester County, New York, established in 1888. The idea of the golf course and country club caught on very rapidly and within twenty-five years courses and clubs were established in most major cities.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
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Continuation sheet Significance Item number 8 Page 4

In Georgia, golf had an extremely early start. Savannah is one of the few places in this country where some form of golf is documented to have existed in the 18th century. In 1796 the "Savannah Golf Club" met to elect officers. It is unclear where golf was played at this early date, but it is believed that in this early form it was played on greens rather than on golf links. Not surprisingly, Thomasville, Georgia, a winter resort of wealthy northerners, seems to have the earliest true country club and golf course in Georgia, established in 1895. The Savannah Country Club and the Augusta Country Club, both established in 1899, are next.

The 1911 Brookhaven/Capital City Club is Atlanta's second country club, predated only by the Eastlake Country Club, established in 1904 and with a golf course dating from 1906. The club thus provides an important early example of a country club and course in Atlanta and Georgia that documents the first wave of country club and golf course construction in the state. Its significance is strengthened by its association with the Capital City Club, one of Atlanta's two prestigious men's social clubs which was established in 1883, and because it is one of the few early country clubs in the state to retain a historic clubhouse. The present Capital City Country Clubhouse is the club's second, built in 1927 to replace the original building which the club had outgrown.

From the beginning the club offered golf, swimming in Brookhaven Lake, and tennis to its members as well as the gracious indoor facilities including changing rooms, reception rooms, and dining rooms that have come to be associated with the country clubhouse. These recreational and social facilities document the historic recreational and social interests and pursuits of Atlanta's upper middle class and upper class during the early 20th century. The socio-economic makeup of the club members (who included many of Atlanta's most prominent citizens) and the entire Brookhaven neighborhood documents the life style of Atlanta's upper middle class and upper class from the 1910s through the 1930s. Historically, residents of the neighborhood were company presidents and other upper level businessmen, lawyers, and other professionals. Approximately 30% of the neighborhood were, historically, members of the Capital City Club.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Bibliographical

Item number

9

Page 2

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Map of Brookhaven Showing Property of Brookhaven Estates and Brookhaven Country Club, 1911.

Map of Brookhaven Showing Property of Brookhaven Estates and Capital City Country Club, November, 1915.

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Bibliographical

Item number

9

Page 3

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AND HOMOGENEOUS PARCELS, TOGETHER WITH ONE
SIZED WOODED PARK AND TWO WOODED AREAS AT STR
INTERSECTIONS.

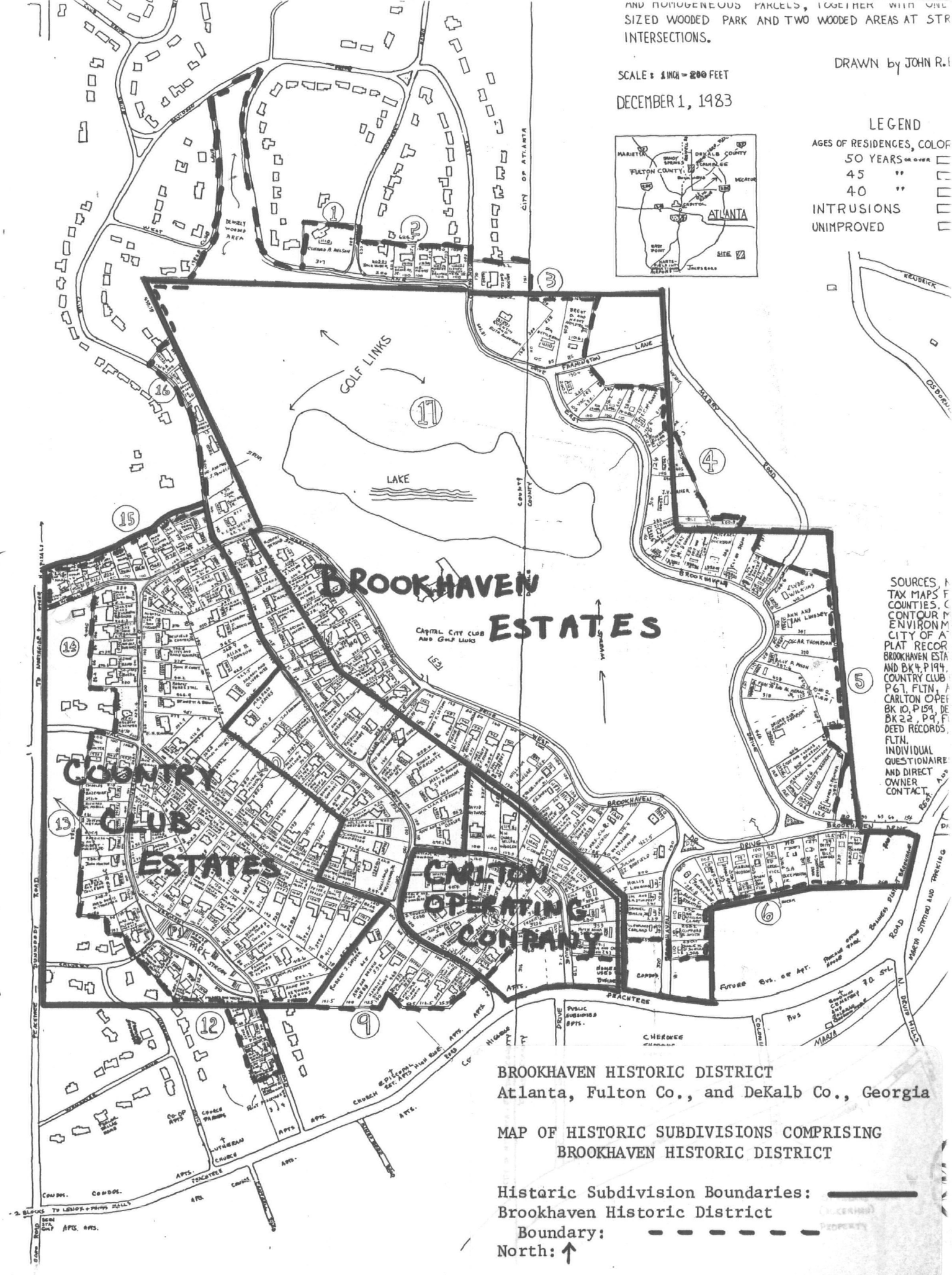
DRAWN by JOHN R. I.

SCALE: 1 INCH = 200 FEET

DECEMBER 1, 1983

LEGEND

- AGES OF RESIDENCES, COLOR
- 50 YEARS OR OVER [Symbol]
- 45 " [Symbol]
- 40 " [Symbol]
- INTRUSIONS [Symbol]
- UNIMPROVED [Symbol]



SOURCES:
TAX MAPS OF
COUNTIES, C
CONTOUR M
ENVIRON M
CITY OF A
PLAT RECOR
BROOKHAVEN EST
AND BK 4, P 194
COUNTRY CLUB
P 67, FLTN, A
CARLTON OPER
BK 10, P 154, DE
BK 22, P 9, F
DEED RECORDS,
FLTN,
INDIVIDUAL
QUESTIONNAIRE
AND DIRECT
OWNER
CONTACT

BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton Co., and DeKalb Co., Georgia

MAP OF HISTORIC SUBDIVISIONS COMPRISING
BROOKHAVEN HISTORIC DISTRICT

Historic Subdivision Boundaries: **—————**
Brookhaven Historic District
Boundary: **- - - - -**
North: **↑**

MAP OF BROOKHAVEN - COUNTRY CLUB ESTATES AREA AND ENVIRONS, SUBMITTED AS PART OF APPLICATION FOR HISTORIC DISTRICT STATUS.

THE PROPERTY IS COMPRISED OF SEVENTEEN CONTIGUOUS AND HOMOGENEOUS PARCELS, TOGETHER WITH ONE MODEST SIZED WOODED PARK AND TWO WOODED AREAS AT STREET INTERSECTIONS.

DRAWN by JOHN R. BRANNEN

BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton Co., and DeKalb Co., Georgia

DISTRICT MAP

Scale: 0 | 300'

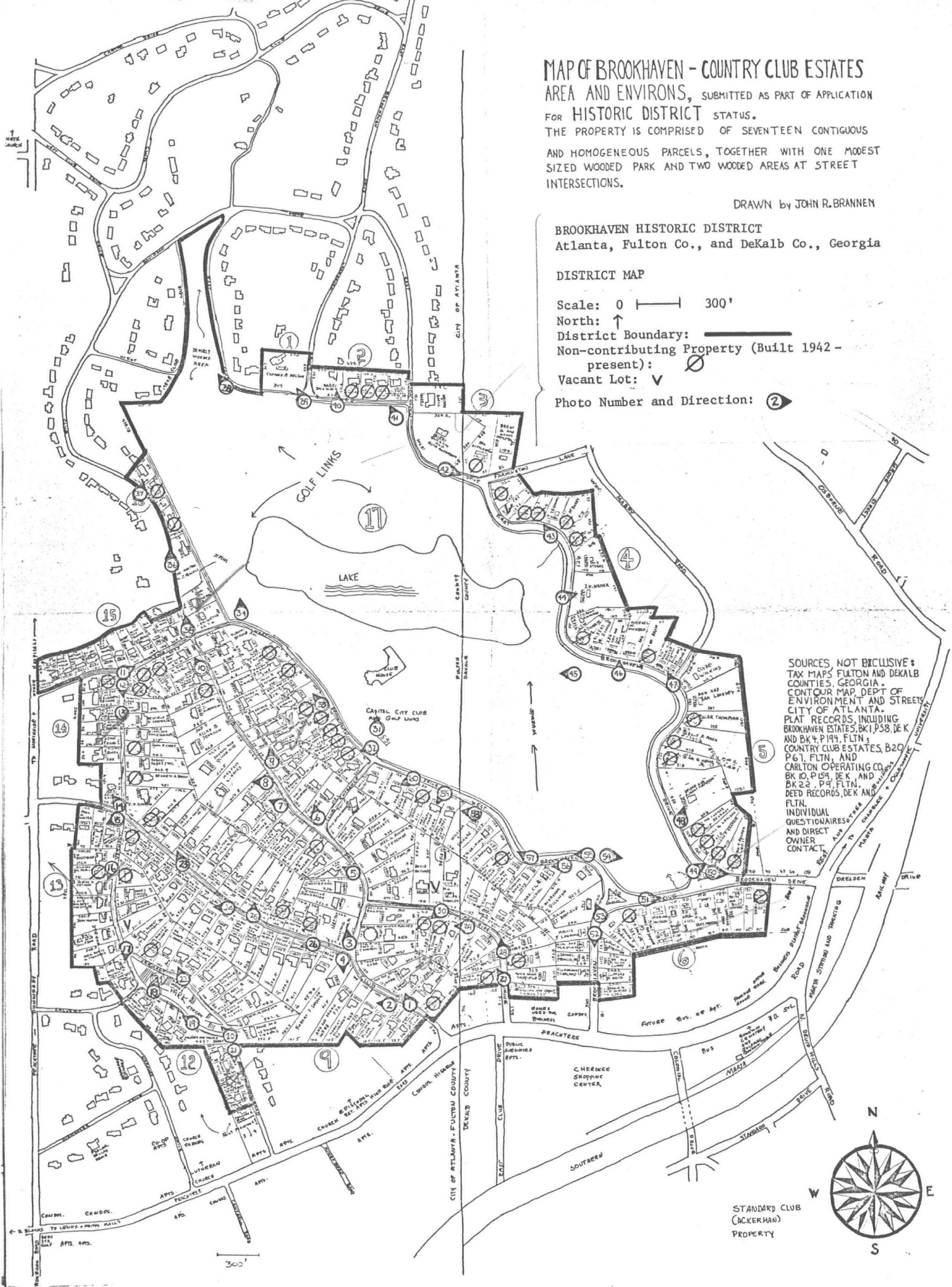
North: ↑

District Boundary: ———

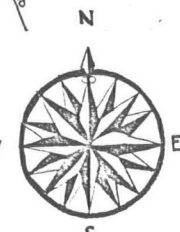
Non-contributing Property (Built 1942 - present): ⊘

Vacant Lot: ∇

Photo Number and Direction: ②



SOURCES, NOT EXCLUSIVE:
TAX MAPS, FULTON AND DEKALB COUNTIES, GEORGIA.
CONTOUR MAP, DEPT. OF ENVIRONMENT AND STREETS, CITY OF ATLANTA.
PLAT RECORDS, INCLUDING BROOKHAVEN ESTATES, BK 1, P 58, DE K AND BK 4, P 194, FLTN 1; COUNTRY CLUB ESTATES, B 20, P 61, FLTN, AND CARLTON OPERATING CO., BK 10, P 154, DE K, AND BK 22, P 9, FLTN.
DEED RECORDS, DEK AND FLTN.
INDIVIDUAL QUESTIONNAIRES AND DIRECT OWNER CONTACT.



STANDARD CLUB (MCKERMAN) PROPERTY

landscape
less than 50 yrs
Ref# 86000134

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Brookhaven Historic District
Fulton County DeKalb County
GEORGIA

Substantive Review

Working No. DEC 20 1985
Fed. Reg. Date: 2-3-87
Date Due: 1/16/86 - 2/3/86
Action: ACCEPT 1-24-86
 RETURN
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

See attached comments

Recom./Criteria Accept A,C
Reviewer A. Schlagel
Discipline Arch Hist
Date 1/23/86
 see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition Check one Check one
 excellent deteriorated unaltered original site
 good ruins altered moved date _____
 fair unexposed

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

REQUEST FOR DECISION ON PROPERTIES ACHIEVING SIGNIFICANCE WITHIN THE LAST 50 YEARS

Names of Nominated Properties:

Recommendation:

Brookhaven Historic District

Accept A,C

Others (see attached): yes ___ no

Explanation of recommendation:

attached to this sheet

___ attached to individual property evaluation/return sheet

___ attached to MRA/Theme cover evaluation/return sheet

Additional Comments:

Reviewer: A Schlager

Date: 1/23/86

Reviewer's Comments

The Brookhaven Historic District is locally significant as a residential district important in the development of the city of Atlanta, Georgia. The district is defined as the city's, and perhaps the southeast's first golf club community. Comparisons to other examples establish this context. The recreational aspects of the community were developed as an integral part of the early 20th century community. The district is also significant for its architectural distinction under Criterion C.

The district was first laid out in 1910, although development in the subdivision continued until construction was halted by World War II. The entire district stands today as a homogeneous historic resource, with only a few ranch-style post World War II residences as interruptions of the historic setting. I would recommend acceptance of this residential cluster because the nomination convincingly demonstrates that the historic and architectural character of Brookhaven was conceived and executed as a whole. The clubhouse and landscaping features of the district are carefully analyzed. The nomination indicates a careful assessment of the period of significance spanning the period less than 50 years ago.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (1 of 60). East side of Club Drive north of Peachtree Road; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985.

Description: (2 of 60). West side of Club Drive north of Peachtree Rd.; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (3 of 60). West side of Club Drive just north of Stovall Boulevard; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (4 of 60). West side of
Club Drive just south of Stovall Boulevard;
photographer facing south.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (5 of 60). West side of Club Drive north of Bellaire Drive; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (6 of 60). East side of Club Drive just north of Club Entrance; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

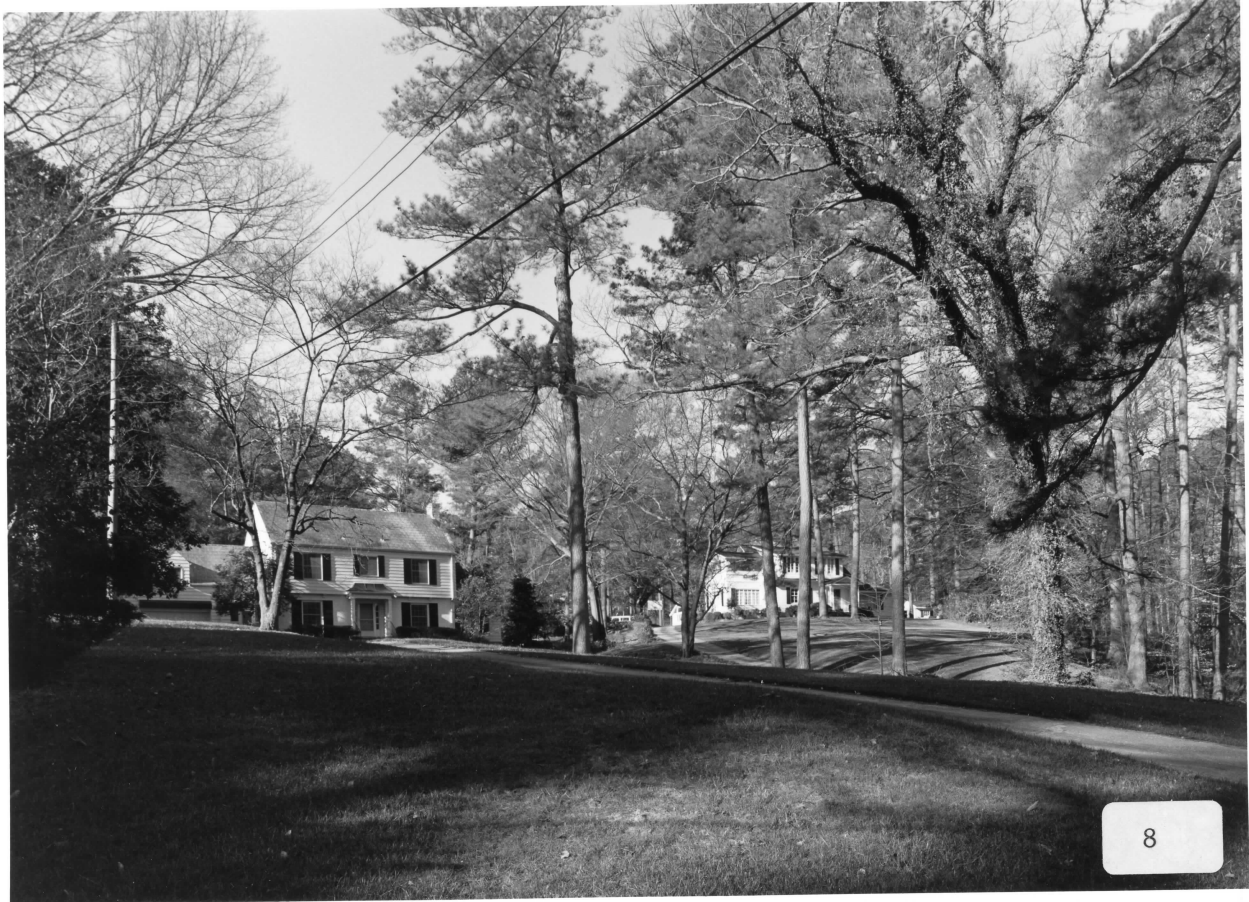
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (7 of 60). West side of Club Drive just north of Club Entrance; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (8 of 60). West side of Club Drive between Club Entrance and Winall-down Rd.; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (9 of 60). East side of Club Drive between Club Entrance and Winall-down Rd.; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (10 of 60). West side of Club Drive just south of Winalldown Road; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (11 of 60). Winalldown Road just east of Vermont Road; photographer facing northeast.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (12 of 60). Vermont Road
just south of Winalldown Road; photographer
facing south.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (13 of 60). West side
of Vermont Road between Winalldown Road
and Stovall Boulevard; photographer facing
southwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (14 of 60). Northwest corner of Stovall Boulevard and Vermont Rd.; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (15 of 60). Southside of
Stovall Boulevard just west of Vermont
Rd.; photographer facing southwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (16 of 60). West side of Vermont Road between Stovall Boulevard and Calvert Lane; photographer facing southwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (17 of 60). West side of Vermont Road just north of Calvert Lane; photographer facing south.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (18 of 60). Vermont Road Park; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (19 of 60). South side of
Vermont Road facing park; photographer
facing northwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (20 of 60). Vermont Road
Park at south end; photographer facing
northwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (21 of 60). West side of Vermont Road south of park; photographer facing southwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (22 of 60). Northside of Vermont Rd. facing park; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources
Date: April, 1985
Description: (23 of 60). North side of Stovall Boulevard south of Vermont Road; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (24 of 60). South side of Stovall Boulevard between Vermont Road and Club Drive; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (25 of 60). North side of Stovall Boulevard between Vermont Road and Club Drive; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (26 of 60). South side
of Stovall Boulevard west of Club Drive;
photographer facing west.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (27 of 60). West side of Bellaire Drive north of Peachtree road; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (28 of 60). East side of Bellaire Drive north of Peachtree Road; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (29 of 60). South side
of Bellaire Drive east of Club Drive;
photographer facing west.



30

BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (30 of 60). South side of
Bellaire Drive east of Club Drive; photographer facing southwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (31 of 60). Club House, Capital City Club; photographer facing northeast.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (32 of 60). West side of West Brookhaven Drive just north of Club Entrance; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (33 of 60). West side of West Brookhaven Dr. between Winalldown Rd. & Club Entrance; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources
Date: April, 1985
Description: (34 of 60). Golf course and lake, Capital City Club (near Winall-down Drive); photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (35 of 60). East side of Club Drive just north of Winalldown Road; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (36 of 60). East side of Club Drive north of Winalldown Road; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (37 of 60). East side of Club Drive near north edge of district; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (38 of 60). Wooded area of Capital City Club grounds at north edge of district; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (39 of 60). North side of East Club Lane west of Lakehaven Drive; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (40 of 60). North side of East Club Lane east of Lakehaven Drive; photographer facing northeast.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (41 of 60). North side of East Club Lane just west of East Brookhaven Drive; photographer facing northwest.



42

BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (42 of 60). East side of East Brookhaven Drive at intersection with Farmington Lane; photographer facing southeast



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (43 of 60). East side of East Brookhaven Drive south of Farmington Lane; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (44 of 60). East side of East Brookhaven Drive between Farmington Lane & Mabry Rd.; photographer facing northeast.



45

BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (45 of 60). Golf course and lake, Capital City Club, from East Brookhaven Dr.; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (46 of 60). East side
of East Brookhaven Drive northwest of Mabry
Road; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (47 of 60). East Brookhaven Drive at Mabry Road; photographer facing north.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (48 of 60). East side of East Brookhaven Drive between Mabry Road and Brookhaven Drive; photographer facing northeast.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (49 of 60). East side of East Brookhaven Drive at intersection with Brookhaven Drive; photographer facing northeast.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (50 of 60). Brookhaven Drive east of East Brookhaven Drive; photographer facing east.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (51 of 60). Brookhaven Drive between East and West Brookhaven Drives; photographer facing east.



BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (52 of 60). West side of Brookhaven Drive south of West Brookhaven Drive; photographer facing south.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (53 of 60). West side of West Brookhaven Drive at intersection with Brookhaven Drive; photographer facing northwest.



54

BROOKHAVEN HISTORIC DISTRICT

Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (54 of 60). South end of golf course, Capital City Club; photographer facing southeast.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County,GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (55 of 60). West Brookhaven Drive west of Brookhaven Drive; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (56 of 60). West side of West Brookhaven Drive west of Brookhaven Drive; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart

Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (57 of 60). West Brookhaven Drive between Club Entrance and Brookhaven Drive; photographer facing northwest.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (58 of 60). West side of West Brookhaven Drive between Club Entrance and Brookhaven Drive; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (59 of 60). West side
of West Brookhaven Drive south of Club
Entrance; photographer facing west.



BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton County, and DeKalb County, GA

Photographer: James R. Lockhart
Negative Filed: Ga. Dept. of Natural Resources

Date: April, 1985

Description: (60 of 60). West side of West Brookhaven Drive just south of Club Entrance; photographer facing west.

BROOKHAVEN HISTORIC DISTRICT
Atlanta, Fulton Co., and DeKalb Co., Georgia

USGS Quadrangle: Northeast Atlanta, Georgia OR

Scale: 1:24000

North: ↑

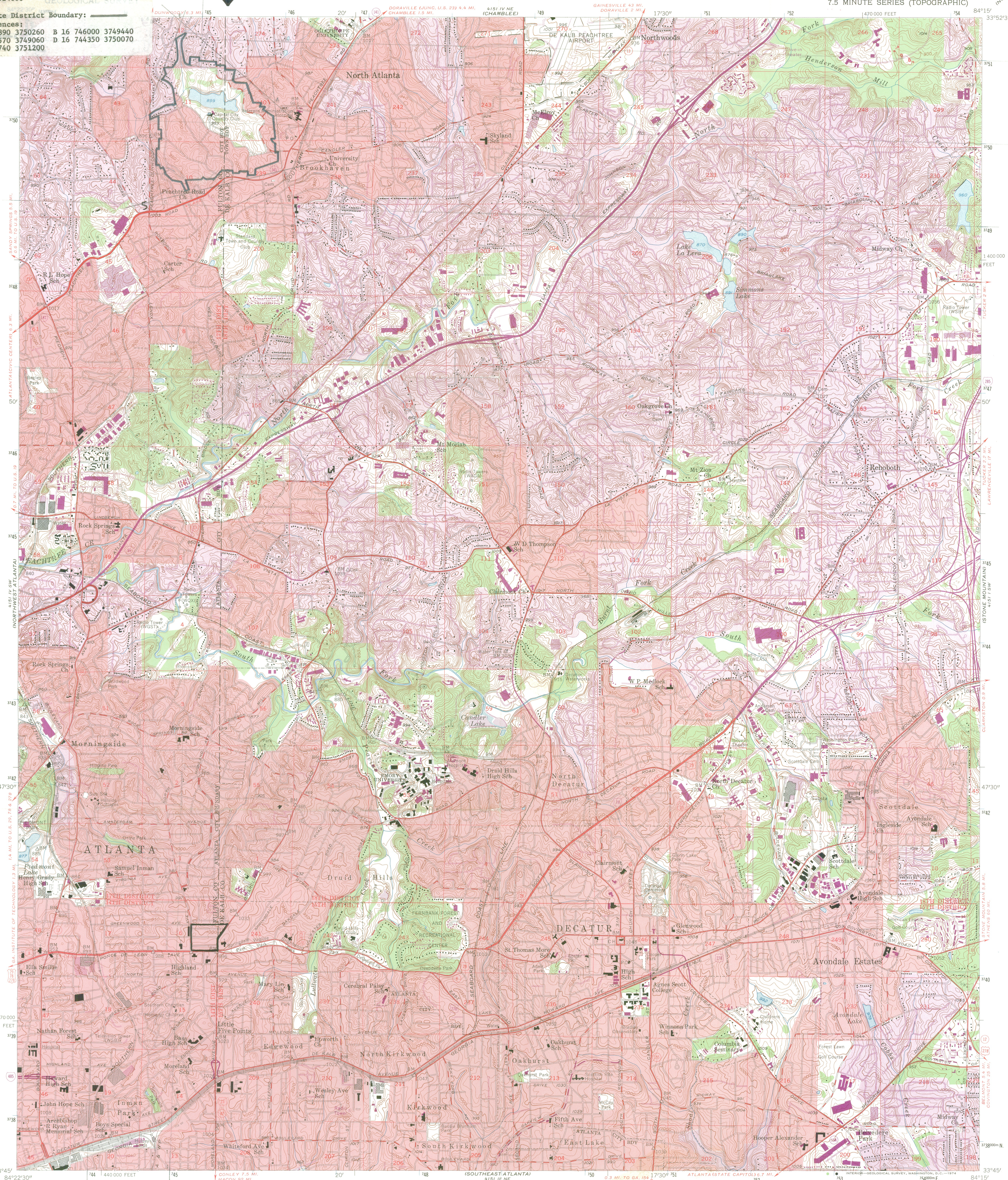
Approximate District Boundary: ———

UTM References:

A 16 745890 3750260 B 16 746000 3749440
C 16 744570 3749060 D 16 744350 3750070
E 16 744740 3751200

NORTHEAST ATLANTA QUADRANGLE
GEORGIA
7.5 MINUTE SERIES (TOPOGRAPHIC)

1751 1756
1750-0550



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Georgia Geodetic Survey
and City of Atlanta
Topography by photogrammetric methods from aerial photographs
taken 1952. Field checked 1954
Polyconic projection. 1927 North American datum
10,000-foot grid based on Georgia coordinate system, west zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Land lines from information supplied by
Atlanta-Fulton County Joint Planning Board and
De Kalb County Department of Planning

Revisions shown in purple compiled from aerial photographs
taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas

SCALE 1:24000
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ Interstate Route ○ U. S. Route ○ State Route

NORTHEAST ATLANTA, GA.
(FORMERLY DECATUR)
N3345—W8415/7.5
1954
PHOTOREVISED 1968 AND 1973
AMS 4151 IV SE—SERIES V845

DeKalb County

556 North McDonough Street / Decatur, Georgia 30030 / 404-371-2881

Manuel J. Maloof, C.E.O.

Board of Commissioners

Jean F. Williams, District 1
Sherry Schulman, District 2
John Evans, District 3
Robert J. Morris, District 4
John S. Fletcher, Jr., District 5
Brince H. Manning, III, At Large
Robert E. Lanier, At Large

March 15, 1985

Mr. Richard Cloues
National Register Coordinator
Historic Preservation Section
Department of Natural Resources
270 Washington Street, S. W.
Atlanta, Georgia 30334

Dear Mr. Cloues:

I would like to comment on the part of the proposed Brookhaven Historic District located in DeKalb County. I want to express my disagreement with the proposal and point out that the Brookhaven area is one of several such suburban residential neighborhoods in the Atlanta area. Although it is an attractive residential community, we do not feel it merits the same National Register designation that has been assigned to Druid Hills and surrounding areas.

Most of the homes were constructed in this neighborhood in the 1920's, about the same time that Decatur neighborhoods and other north Atlanta neighborhoods were developing. There are many examples of these neighborhoods in the Atlanta area and there is nothing we are aware of that causes this neighborhood to be a better example than the others.

Thank you for alerting us to this application. If you would like to discuss this further, please advise me.

Sincerely,



Manuel J. Maloof
Chief Executive Officer

RECEIVED

MJM:vs1

MAR 25 1985

HISTORIC PRESERVATION SECTION



Department of Transportation
State of Georgia
No. 2 Capitol Square
Atlanta, Georgia 30334-1002

THOMAS D. MORELAND
COMMISSIONER

HAL RIVES
STATE HIGHWAY ENGINEER
DANIEL O. KELLY
TREASURER

March 29, 1985

RECEIVED

APR 2 1985

HISTORIC PRESERVATION SECTION

Dr. Elizabeth A. Lyon
State Historic Preservation Officer
Department of Natural Resources
270 Washington Street, S.W.
Atlanta, GA 30334

Dear Dr. Lyon:

Subject: Brookhaven Historic District

In reference to your Notice of February 15, 1985 we have reviewed the information on the subject nomination to the National Register of Historic Places.

We find no approved transportation plan or proposed project which would have an effect on the site. However, it is requested that, wherever possible, highway rights-of-way not be included in the nomination.

Yours very truly,

Alton L. Dowd, Jr.
Alton L. Dowd, Jr.
Director of Preconstruction

ALDjr/HDC/hm

DECEIVED

MAY 13 1985

3974 Vermont Road, NE
Atlanta, Georgia 30319
May 10, 1985

HISTORIC PRESERVATION SECTION

Honorable Manuel J. Maloof
Chief Executive Officer
DeKalb County
556 North McDonough Street
Decatur, Georgia 30030

Re; Brookhaven Estates - Country Club Area,
nomination as Historic District

Dear Mr. Maloof:

Having worked on this project for three long, but rewarding years, I am taking the liberty of responding to your letter of March 15, 1985, to Mr. Richard Cloues.

In this day of apathy, your letter was appreciated, and I share your views on the distinctive quality of Druid Hills, and the probable eligibility of other DeKalb suburban residential areas. The thrust for recognition by such other areas, in my view, must come from within to sustain momentum, but I find that leaders emerge when conditions for success are favorable. Several of us in this district would be happy to share our experiences with any community group.

Regarding our nomination, it is neither fair nor desirable to compare one district with another, for each must win nomination based on its own merits. The districts stand apart in their variety.

Just suppose you decided to create in your imagination a district so unique no other district could qualify for its combination of features.

Begin with a unified plan in which a country club and adjacent subdivision lots are for the first time developed for mutual enjoyment.

Add wrap-around subdivisions, homogeneous with the first, and sharing the recreational environment.

Invite a stable band of proud and pushy residents to line its corridors.

Provide for growth through the years, good times and depressions alike, without falling victim to the usual boarding house - rental syndrome.

Place it in a park setting of virgin forest with an unsurpassed pioneer heritage.

Maintain the same concept of single family residential ownership from the time of its creation to the present.

Instill the spirit to resist the destructive forces of uncaring commercial development.

Give it a name - but hold it - such a district is already in existence - the Brookhaven Estates - Country Club Area.

The Historic District Award will reflect positively on the County as well as the district, and I invite you to share in the pride and celebration of the moment.

Sincerely,

John R. Brannen
JOHN R. BRANNEN

Copy to R. Cloues

File Copy

Department of Natural Resources

PARKS AND HISTORIC SITES DIVISION
HISTORIC PRESERVATION SECTION
270 WASHINGTON STREET, S.W.
ATLANTA, GEORGIA 30334
(404) 656-2840



J. Leonard Ledbetter
~~XXXXXXXXXXXX~~
COMMISSIONER
~~XXXXXXXXXXXX~~
DIRECTOR

May 14, 1985

Mr. Manuel J. Maloof
Chief Executive Officer
Board of Commissioners
DeKalb County
556 North McDonough Street
Decatur, Georgia 30030

RE: Brookhaven Historic District,
DeKalb County

Dear Mr. Maloof:

Thank you for your letter regarding the proposed National Register nomination for the Brookhaven Historic District. Your comments were shared with the Georgia National Register Review Board at its April 12, 1985 meeting. After considering the supporting documentation and all comments, the Board approved nominating Brookhaven to the National Register. In the Board's opinion, the Brookhaven Historic District is distinguished from other early 20th-century residential developments in the Atlanta area because it was a pioneering example of the now-common country club residential development and because it contains very early examples of important suburban architecture. In consonance with the Board's recommendation, we will be submitting a National Register nomination for Brookhaven to the Keeper of the National Register in Washington, D.C., for final consideration and listing.

Thank you for commenting on this proposed National Register nomination. We look forward to receiving your comments on subsequent nominations.

Sincerely,

Richard Cloues

Richard Cloues
National Register Coordinator
Historic Preservation Section

RC:je

Department of Natural Resources

PARKS AND HISTORIC SITES DIVISION
HISTORIC PRESERVATION SECTION
270 WASHINGTON STREET, S.W.
ATLANTA, GEORGIA 30334
(404) 656-2840



J. Leonard Ledbetter

~~XXXXXXXXXXXX~~

COMMISSIONER

~~XXXXXXXXXXXX~~

DIRECTOR

December 17, 1985

Ms. Carol D. Shull, Chief
Registration Branch
National Register Division
National Park Service
U. S. Department of the Interior
P. O. Box 37127
Washington, D. C. 20013-7127

Dear Carol:

Enclosed is the following National Register nomination
for your consideration:

Brookhaven Historic District, DeKalb and Fulton Co., GA.

Sincerely,

Richard Cloues

Richard Cloues
National Register Coordinator
Historic Preservation Section

RC:je

Enclosure

DEC 20 1985