

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

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

86000134

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street & number East of Peachtree-Dunwoody Road and north and west of Peachtree Road N/A not for publication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

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

date 1975 federal state county local

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

city, town Atlanta state GA

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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. They 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 overlights. 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.

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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'

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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.

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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.

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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.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acree of nominated property Approximately 300 acres.

Quadrangle name Northeast Atlanta, Georgia

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>5</u> <u>8</u> <u>9</u> <u>0</u>	<u>3</u> <u>7</u> <u>5</u> <u>0</u> <u>2</u> <u>6</u> <u>0</u>	B	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>6</u> <u>0</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>9</u> <u>4</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>4</u> <u>5</u> <u>7</u> <u>0</u>	<u>3</u> <u>7</u> <u>4</u> <u>9</u> <u>0</u> <u>6</u> <u>0</u>	D	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>4</u> <u>3</u> <u>5</u> <u>0</u>	<u>3</u> <u>7</u> <u>5</u> <u>0</u> <u>0</u> <u>7</u> <u>0</u>
E	<u>1</u> <u>6</u>	<u>7</u> <u>4</u> <u>4</u> <u>7</u> <u>4</u> <u>0</u>	<u>3</u> <u>7</u> <u>5</u> <u>1</u> <u>2</u> <u>0</u> <u>0</u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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