

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

*7900B776*

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC  
Brookwood Hills  
AND/OR COMMON  
Same

**2 LOCATION**

STREET & NUMBER  
32-255 Huntington Road, 16-57 Woodcrest Avenue, 15-57 Northwood Avenue, 9-129 Palisades Road, Parkdale Way, 7-74 Montclair Drive, 23-95 Wakefield Drive, 11-161 Camden Road, and 22-146 Brighton Road.  
CITY, TOWN  
Atlanta  
STATE  
Georgia  
VICINITY OF  
Fifth-Wyche Fowler  
COUNTY  
Fulton  
CODE  
013  
CONGRESSIONAL DISTRICT  
Fifth-Wyche Fowler  
CODE  
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 checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME  
Multiple Owners (see attached list)  
STREET & NUMBER

CITY, TOWN  
VICINITY OF  
STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Superior Court  
STREET & NUMBER  
Fulton County Courthouse  
CITY, TOWN  
Atlanta  
STATE  
Georgia

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
None  
DATE  
DEPOSITORY FOR  
SURVEY RECORDS  
CITY, TOWN  
STATE  
\_FEDERAL \_STATE \_COUNTY \_LOCAL

# 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 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

## Brookwood Hills

Brookwood Hills is a well-defined residential area that incorporates the major architectural, landscape and planning elements of suburban development of the early 1920s in America. The district encompasses an area of approximately ninety acres which includes 255 residences, a large recreation area and pool, and two distinctive bricked and landscaped entranceways to the subdivision. The district's enclave pocket design, curvilinear street system, development density, provisions for recreational areas, and regularity of the landscape design plan provide a semi-rural environment within an urban setting.

Brookwood Hills, as it was called from its inception, was developed in a series of phases over a period of years. Phase I included the development of Huntington Road, Palisades Road, Woodcrest Avenue and Northwood Avenue. The area was substantially developed and homes sold by the end of 1924. The second phase of development, known as the Brookwood Hills Extension, proceeded from 1924 to approximately 1930. Development occurred along Wakefield Drive, Camden Road, Brighton Road and the northern portion of Palisades from Huntington Road to Wakefield Drive. Both of these development phases are included within the historic district boundaries.

The present Brookwood Hills neighborhood contains two more recent development phases which occurred along the eastern portion of Brighton Road and Camden Road. Neither of these phases was planned or developed by the original developer, although the similarities in architectural styles of the newer residences to the original developments are very obvious and consistent.

The Brookwood Hills plan was determined largely by the topography of the area, as well as established ownership boundaries. The terrain is gently sloping with pockets of heavily wooded areas and a natural spring. Existing boundaries at the time were Peachtree Road (to the west), a well-traveled street, Southern Railroad Line (to the southeast), and the Clear Creek area, a heavily wooded virgin forest area (to the east).

The curvilinear street system in the subdivision follows the topology, includes the natural-spring area, and serves to prevent a monotony of homes developed on regularly planned lots along the streets. This system in Phase I of the subdivision provided for circular access to all lots in the subdivision. Access to the neighborhood from Peachtree Street only at Palisades Road and Huntington Road further enhances the elements of privacy and protection for residents. Curvilinear streets also create a semi-rural, leisurely atmosphere within the boundaries of the neighborhood.

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A pocket-enclave design of the neighborhood is created by its location. It is sandwiched between railroads to the north and southeast, Peachtree Road to the west, and a heavily wooded area, Clear Creek, to the east. This design and isolated location protected the neighborhood from heavy through-traffic and visually defines the identity of Brookwood Hills.

Building lots in the first phase were originally platted in regular 50'-x-400' dimensions, shifting in shape slightly to accommodate the curvilinear road layout. Development of these regular lots proceeded as platted, with the exception of Palisades Road, where property owners used two or three lots for their residences (150' x 400'). Houses of substantially larger scale were built along this street, with remaining acreage being used for gardens, lawns and open space. The general development density in this first phase of development provides an air of urbanity amidst the semi-rural setting and develops an atmosphere of stability from the compactness of the residences.

The street system in the Brookwoods Hills Extension is somewhat more linear and regular in layout. The planned Brighton Road entranceway adds only one more entrance point to the subdivision. Circulation within this phase of the subdivision is more linear along Brighton Road and Camden Road, with Montclair Drive and Wakefield Drive providing circular access to this phase and Phase I.

Building lots in Phase II are for the most part rectangular in shape. They are generally wider, yet more shallow than Phase I. Setbacks of the homes in this phase are not as great as those in Phase I, with exception of Montclair Drive. Houses along the west side of Montclair are set back further and at a higher elevation due to the topography.

All houses in the subdivision, due to the design, give the feeling of facing inward toward the middle, or center, of the subdivision, again reinforcing the private aura of the community.

All streets in the Brookwood Hills district are landscaped with the regular precision of an engineer. Mr. B.F. Burdette designed all the landscaping and personally planted many of the trees. Oak trees were regularly placed along the streets, each separated by two flowing crepe myrtles. The pool and recreation area, once the site of a natural spring, was also lined with oaks

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*Burdette*  
*no e*

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and crepe myrtles. The southern edge of the pool area is heavily wooded with a large grove of beech trees.

Pockets of undeveloped lots along the eastern edge of Huntington Road serve to enhance the semi-rural feeling of the subdivision. Clear Creek, a thirteen-acre virgin-forest area, is directly east of the district. While not part of the original subdivision, this wooded land further contributes to the semi-rural atmosphere of the subdivision. (Clear Creek is not included in the district boundaries, but provides an important, distinct edge to the district.)

Most homes in the district have been informally landscaped with trees, ground cover and shrubbery that blend with the subdivision's landscape design. Broad lawns, oak trees, creeping ivy, flowering shrubs add to the natural beauty of the subdivision. These features further the natural, free-flowing landscape and provide a feeling of luxurious urbanity.

As part of the original subdivision plan, B.F. Burdette also designed distinctive brick entranceways on Palisades Road and Brighton Road. These bricked, landscaped entranceways were designed and planted with crepe myrtles and foliage similar to the rest of the subdivision. In the 1960s, the neighborhood garden club re-landscaped the entranceways and added curb cuts in order to better accommodate automobiles. The original idea, though, was not dramatically altered.

Essential to the community spirit and identity of the neighborhood is the recreation area containing the pool, tennis courts, clubhouse and park. Located in a gully, this area originally contained a spring-fed lake. As Phase II of the subdivision development occurred, Burdette set aside the land specifically for recreational purposes and social reasons.

The buildings in Brookwood Hills are all residences, with the exception of the community clubhouse. The residences are diverse in style, scale and building materials, and reflect a full range of early-twentieth-century eclectic residential architecture. Eclectic styles and elements are represented by Tudor, Colonial, Neoclassical, Bungalow and Cottage styles. A variety of building materials, clapboard, brick, stone, clay roof, slate roofing, add to the architectural diversity. This diversity of stylistic expression is furthered by the range of scale in the residences. They range from one-story

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bungalows and cottages to two- and three-story spacious Colonial and Tudor mansions with ballrooms and servants' outbuildings.

The larger residences are located primarily along Palisades Road and Wakefield Drive. Two-story homes appear along Camden Road, Brighton Road, Woodcrest Avenue and Northwood Avenue. Huntington Road contains the major concentration of bungalow- and cottage-style homes. The placement indicates the modest initial development in the subdivision, later developing into grander scale homes.

Boundaries

Boundaries of the Brookwood Hills historic district circumscribe the historically significant part of the suburb: two adjacent, consecutively developed subdivisions, dating from 1922 through 1933, and their two major landscaped entrances from Peachtree Street (a third entrance, not landscaped as a part of the suburb, is not included). These boundaries exclude two later, historically unrelated phases of development dating from the 1930s through the 1970s. (See Section 8 for elaboration.) West of the Brookwood Hills historic district is Peachtree Road, once a fashionable residential street (though not a part of Brookwood Hills) and now a busy commercial thoroughfare. To the south lies an undeveloped tract of land, railroad tracks, and an expressway. To the east stands a virtual wilderness along Clear Creek; beyond it is an industrial park, railroad tracks, and expressway. North of Brookwood Hills is institutional and commercial development, and another railroad.

Intrusions

The Brookwood Hills historic district contains few intrusions. These few intrusions are technical rather than substantial (i.e., less than fifty years old and of no extraordinary significance) and detract very little, if at all, from the character and appearance of the subdivision. Most are simply houses dating from the last four decades which, through their scale, materials, siting, and landscaping, are compatible with their historic surroundings. [Intrusions have been identified, marked on the accompanying list of property owners, and marked on the accompanying map of "Brookwood Hills."]

# 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"/> 1500-1699	<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 type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1922-1933

BUILDER/ARCHITECT

Developer: Benjamin F. Burdette & Arthur C. Burdette, Burdette Realty

STATEMENT OF SIGNIFICANCE

Company; Engineer: O.F. Kauffman

## Architecture, Landscape Architecture and Community Development

Brookwood Hills is significant to the history of architecture, landscape architecture and community development in Atlanta. It is a fine example of early-twentieth-century residential suburban development. Located adjacent to Peachtree Street, a major north-south thoroughfare, it was planned and designed to accommodate the automobile, yet streetcar and railroad facilities were readily available in the vicinity. Its curvilinear and irregular grid-iron street pattern is laid into the natural terrain to take advantage of the topography for easing automobile circulation and maximizing the number of house lots. Broad intersections open within the subdivision, while access is limited to Peachtree Street, creating an enclave without through traffic that successfully isolates the subdivision and turns it inward, away from the hustle and bustle of the city. The layout of lots gives each property a more-or-less-private rear yard. Adjacent front yards create the impression of linear public parks running along the streets; adjacent rear yards combine to create private enclaves within blocks and circles. Half of one block, or circle, is devoted to public recreation and features a pool, tennis courts and a clubhouse set within a wooded glen. Landscaping is generally informal, subscribing to the "modern" or "English" picturesque aesthetic, with lawns and casually disposed trees, shrubs, and flower beds running together from one property to the next. Rigorously aligned rows of street trees -- specified and in some cases planted by the developer, B.F. Burdette himself -- provide a pleasant counterpoint to the otherwise informal landscaping. These street trees impart a peculiar sense of identity to Brookwood Hills, and demonstrate the influence of at least one man's convictions regarding appropriate public landscaping. Architecture encompasses a wide range of early-twentieth-century period and eclectic residential designs and a variety of house types. The larger houses, set close to the streets on relatively narrow lots, create a distinct townhouse or rowhouse impression that, like the effect of the street trees, characterizes the suburb. Remarkably well preserved today, free from serious intrusions or disfigurements, Brookwood Hills constitutes a genuine period piece from Atlanta's first wave of suburban residential development.

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Even more important than its intrinsic merits, however, is the fact that Brookwood Hills constitutes another in a series of historic Atlanta suburbs. This series started with Atlanta's first suburb, the late-nineteenth-century Inman Park (registered in 1973), and Atlanta's second suburb, the turn-of-the-century Druid Hills (partly registered in 1975; full nomination currently pending), and continued with suburban developments in the West Paces Ferry Road area (nomination under consideration) and along Peachtree Street north of the city. Among the latter, Brookwood Hills stands prominent. It represents a suburban development that was planned, designed, and developed by local people who were directly inspired and, in some cases, actually trained by the earlier, precedent-setting suburban developments. As such, Brookwood Hills demonstrates the insistence of suburban development during the early decades of the twentieth century in Atlanta, and it shows the extent to which the innovative suburban planning and design principles of the late-nineteenth and early-twentieth centuries became accepted locally as norms for subsequent suburban development in the twentieth century.

Developmental History and Principal Figures

In the early-nineteenth century, the land now known as Brookwood Hills was included in the property of Merideth Collier, one of the original settlers of historic DeKalb County. In the middle of the nineteenth century, these holdings were divided among three of Collier's sons, each of whom received 400 acres. Early in the twentieth century, the George Washington Collier estate was largely developed as Ansley Park, and the Wesley Gray Collier estate was largely developed as Peachtree Heights. Parts of the Andrew Jackson Collier and George Washington Collier estates were developed as Brookwood Hills.

In 1912, Benjamin F. Burdette and E.F. Chamblees purchased approximately fifty acres of land in Land Lot 110 from the A.J. Collier estate. B.F. Burdette was a principal in the Burdette Realty Company, a local real-estate agency established in 1910. The land Burdette and Chamblees purchased had extensive frontage along the east side of Peachtree Road, and the new owners set about immediately to subdivide this frontage for residential development. Land to the rear of the Peachtree Road frontage was reserved for future subdivision, and access was reserved at what was later to become Palisades Road.

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Several years later, Arthur C. Burdette purchased E.F. Chamblees' interest in the remaining forty acres of this land and formed a real-estate and development partnership with B.F. Burdette. Early in the 1920s, this partnership agreed with George Washington Collier, Jr., owner of some twenty-five acres of land in Land Lot 109 directly south of the Burdette holdings, to jointly develop these sixty-five acres as a suburban subdivision called Brookwood Hills. This subdivision, consisting of Palisades Road, Huntington Road, Northwood Avenue, and Woodcrest Avenue, was to constitute the first of four phases in the development of the entire Brookwood Hills suburb.

This first phase of Brookwood Hills was developed between 1922 and 1924. Civil engineer O.F. Kauffman drew the plat for the subdivision under the direct supervision of B.F. Burdette. Kauffman had previously worked for the Druid Hills Company while it was implementing the plan for the Druid Hills suburb originally prepared by Frederick Law Olmsted, Jr., and the Olmsted Brothers, and his picturesque, curvilinear design for Brookwood Hills clearly reveals the influence of Olmsted's principles, although on a reduced scale. Burdette, who specified the street trees in Brookwood Hills, would have been, as a real-estate agent, acutely aware of the precedent-setting development of Druid Hills and its successors like the nearby Ansley Park, and he clearly intended to create a subdivision that would emulate them, yet at the same time establish its own identity through the street trees and the lack of through-traffic. The Burdette Realty Company, under the supervision of A.C. Burdette, handled the sale of lots in Brookwood Hills. Lot owners contracted for and financed improvements to their lots independently, in accordance with the stipulation that their houses represent a \$7,500-\$10,000 minimum value, depending on location. Some houses were designed by prominent Atlanta architects including Neel Reid and Walter T. Downing. Many of the houses were built by Atlanta contractors Martin Nichols and L.W. Rogers, and by the Burdettes.

Shortly after completing the development of this first phase of Brookwood Hills, the partnership of B.F. and A.C. Burdette, which then owned the Burdette Realty Company, formed a corporation under that name. The new corporation then assumed title to approximately ten acres of undeveloped land immediately north of the Palisades Road lots. It concurrently purchased from the DuBose estate approximately twelve acres directly north of and adjoining this undeveloped tract, and from the G.W. Collier estate another twenty-eight acres north of and adjoining the DuBose tract. This consolidated property was then developed by 1933 as the Brookwood Hills Extension.

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The Brookwood Hills Extension includes Brighton Road, Camden Road, Wakefield Drive, Montclair Drive, Parkdale Way, and an extension of Huntington Road, all within Land Lot 110, with access at Brighton Road to Peachtree Street. The Extension was planned, designed, and developed along the lines of the original Brookwood Hills subdivision. The only significant difference lies in the Extension's irregular gridiron street layout, drawn to take advantage of a broad hillside. The Extension also features a large tract of land set aside in 1926 by B.F. Burdette for the recreation of Brookwood Hills residents.

The original Brookwood Hills subdivision and the Brookwood Hills Extension constitute the historic and significant part of the Brookwood Hills suburb. The suburb was extended in two more phases of development dating from the 1930s through the 1970s. The first phase completed the Brighton Road-Camden Road loop; the second extended Camden Road into a cul-de-sac. While superficially similar to, and complementing, the earlier developments, neither of these two subsequent phases was developed by the Burdette Realty Company, neither features the street trees insisted upon by B.F. Burdette, and, of course, neither is fifty years old. Thus, although a part of today's Brookwood Hills neighborhood, these latter two phases of development are not a part of the historic Brookwood Hills suburb.

# MAJOR BIBLIOGRAPHICAL REFERENCES

Adley Associates. Brookwood Hills: Inventory of the Community Today, 1967.  
 Askinaze, Carol. "Brookwood Hills: A Secret Enclave," Atlanta Journal-Constitution,  
 June 11, 1977.  
Atlanta Centennial Yearbook: 1837-1937

[continued]

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 92 (est.)

QUADRANGLE NAME Northwest Atlanta, Ga.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,6 7,4,1 9,1,5 3,7,4,4 0,2,0

B 1,6 7,4,1 9,2,0 3,7,4,3 0,3,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,6 7,4,1 4,8,0 3,7,4,3 0,5,0

D 1,6 7,4,1 2,8,5 3,7,4,3 3,6,0

E 1,6 7,4,1 2,8,0 3,7,4,3 7,7,5

F               

G               

H               

### VERBAL BOUNDARY DESCRIPTION

The boundaries of the Brookwood Hills historic district are described by a black line on the attached "Map Showing Boundaries of the Brookwood Hills Historic District."

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME/TITLE Nancy Nolan, consultant for the Brookwood Hills Neighborhood Association;  
Richard R. Cloues, architectural historian, Historic Preservation Section

ORGANIZATION

DATE

Historic Preservation Sec., Dept. of Natural Resources

April, 1979

STREET & NUMBER

TELEPHONE

270 Washington St., S.W.

(404) 656-2840

CITY OR TOWN

STATE

Atlanta

Georgia 30334

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

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*

TITLE Acting State Historic Preservation Officer

DATE 10/4/79

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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Brookwood By Word (neighborhood newsletter), Summer, 1978, Summer, 1974.  
Advertisement, City Builder, June, 1923 (advertising housing styles).  
Garrett, Franklin M. Atlanta and Environs: A Chronicle of Its People and  
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Personal letter, Arthur Burdette to Community Club regarding history of the  
development.  
Personal interviews with Mrs. Polly Miles, Mr. Everett Thomas, Mrs. Elaine  
Luxem Bourden, and Mr. J.M. Wildman, president of the neighborhood asso-  
ciation.

*Luxem Bourden*