



BrookNotes

August 2012

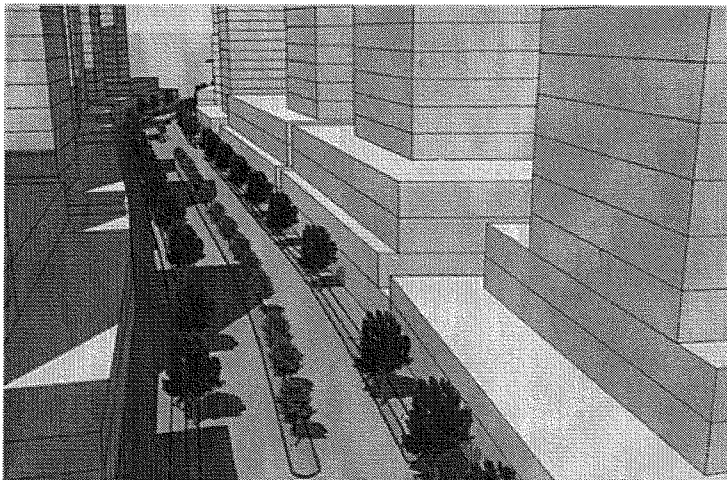
The Newsletter of the Brookwood Hills Community

Volume XXV, No. 8

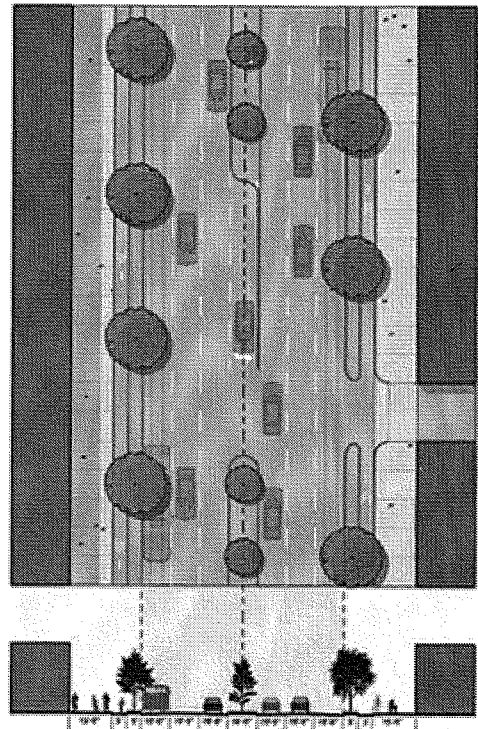
Introducing the Brookwood Alliance Plan

By Joe Gardner and Nathalie Fuson

As of 2010, the Brookwood Alliance, a consortium of the four neighborhoods of Ardmore Park, Brookwood Hills, Collier Hills, and Collier Hills North, has been sponsoring a study conducted by the Georgia Institute of Technology Urban Design Studio under the leadership of faculty advisors David Green and Richard Dagenhart. The Brookwood Alliance's vision for the length of Peachtree Road between the I-75/I-85 overpass and Peachtree Battle is to create an urban design that will improve pedestrian usability, ease the flow of traffic, and enhance the accessibility of commercial properties.



The study has focused on examining existing conditions and zoning regulations along the Peachtree corridor, and proposing new ideas to bring about the alliance's vision. By researching existing streets which have successfully combined the needs of pedestrians and drivers



Peachtree Streetscape: 120 Ft. Ideal Future w/ Streetscape

-- such as Commonwealth Avenue (Boston), Michigan Avenue (Chicago), Fifth Avenue (New York), Market Street (San Francisco), and Peachtree Street at Midtown -- the team identified solutions to similar problems that the Brookwood Alliance Plan faces.

The study found that the primary elements needed to improve the Peachtree corridor were wider sidewalks, on-street parking, street trees, bicycle paths (off-street) and medians with left-turn lanes. To implement these elements, the plan requires a strategy to increase the current right-of-way width from 70 feet to up to 120 feet.

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BROOKNOTES

BrookNotes is published monthly for residents of Brookwood Hills on behalf of the Brookwood Hills Community Club, 77 Wakefield Drive, Atlanta, Ga. 30309. BrookNotes is sponsored on alternate months by Patti Junger of Dorsey Alston, Realtors and Sarah Hagood of Specialty Homes, Inc.

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Security Alert Signs

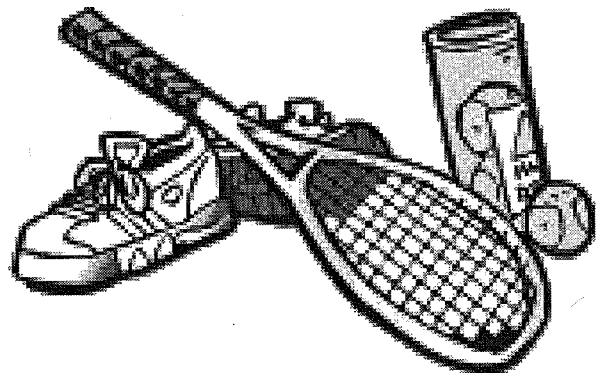
When you see the **Security Alert signs** posted at the entrances to our neighborhood, please call the **Brookwood Hills Security Information Line at 404-325-5114** for details concerning a recent security incident. These signs are a signal that an incident has occurred in the neighborhood and the information has been recorded on the hotline. The cell phone number for the neighborhood security patrol is **404-242-3321**.

Tennis at Brookwood Hills

Jake Martyn, whose new junior tennis program at Brookwood Hills has already become immensely popular, is now introducing a ladies tennis program offering drills on Thursdays to all women who want to learn more about the game or enhance their skills. Like the junior tennis program, this program will only be available to residents of Brookwood Hills.

There will be a US Open tennis mixer on Friday, September 7th from 6:30-9:00. Join us for a fun evening of tennis. Sign up with a partner or come on your own. All levels are welcome. Space is limited so sign up early. \$15 per person, Cosmopolitans and Heineken's will be provided.

For more information, please contact Jake at brookwoodhillstennisprogram12@gmail.com



BrookNotes welcomes articles, art work, photographs and story ideas. The deadline for the next issue of *BrookNotes* is Friday, September 7. Submissions may be e-mailed to brooknotes@brookwoodhills.com or dropped off at 118 Brighton Road.

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To date, progress has focused on the development of the Brookwood Alliance Plan with three important facets: Development, Transportation and Streetscape.

Development: Residents have raised concerns about the extent to which the development of the plan would alter the character of the area's historic residential neighborhoods. Therefore, the plan adheres strongly to Brookwood Alliance's vision of preservation, protection and enhancement of the neighborhoods, as well as new development regulations for commercial properties along the Peachtree corridor. Under the plan, the land use and density of the area will remain unchanged, but the configuration and character of commercial development will be modified to assuage its impact on the adjacent residential neighborhoods and streetscape.

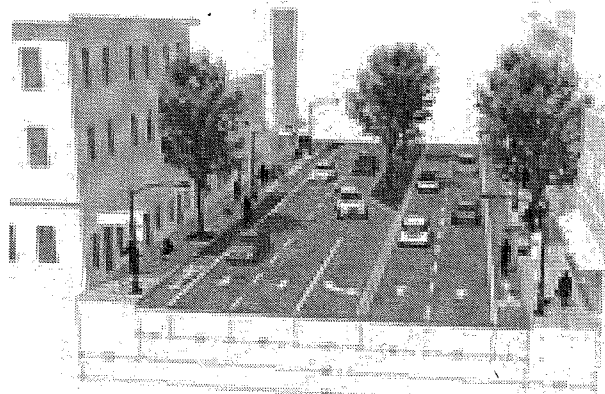
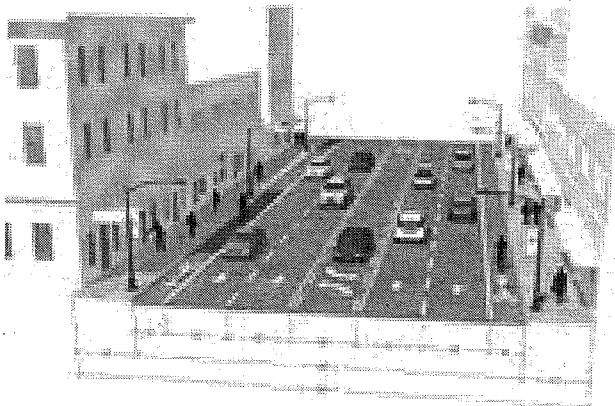
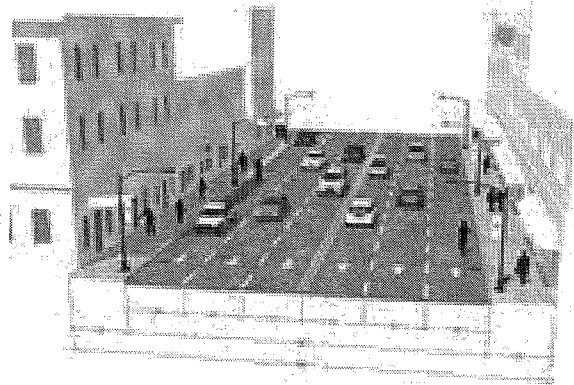
Transportation: The plan aims to incorporate street improvements similar to those implemented in Midtown and Buckhead, including landscaped medians allowing for left-turning lanes as well as bike lanes. By increasing traffic capacity, improving vehicular connectivity, and adding alternate means of transportation, traffic congestion can be reduced along the Peachtree corridor.

Streetscape: The plan's design relates strongly to Brookwood Alliance's vision of a pedestrian friendly walkable Peachtree corridor, improving pedestrian access to commercial destinations. Without pedestrian-accessible retail, the areas between store fronts and streets are under-utilized and create a sense of hostile and barren isolation. Therefore, the plan includes requirements for wider sidewalks, landscaping and street trees, and retail use at street level.

Moving forward, the Brookwood Alliance is collaborating with our City Council representatives as well as the City of Atlanta Planning and Public Works Department officials in implementing the plan through area-specific zoning and development regulations, emerging as the city adopts a new city-wide zoning ordinance.

The Georgia Institute for Technology's Urban Design Studio's report explaining the strategies to implement the Brookwood Alliance Plan's vision can be accessed at:

<http://www.arch.gatech.edu/sites/default/files/UDBrookwoodPlanBook2.pdf>



An Architectural History of Brookwood Hills

By Wright Marshall, Revival Construction Inc.

Revival Construction focuses on pre-WWII homes and has renovated numerous houses in Brookwood Hills. Because of our experience in Brookwood Hills, I naturally wanted to learn more and began to research the area's architectural history. By understanding the architectural vocabulary of the period and style, we can renovate houses appropriately and sympathetically modernize and enlarge them while remaining true to the original character. I was fortunate to find a wealth of information in the Brookwood Hills Legacy Project, but, unfortunately, there is not enough space in this edition for my complete account. This first installment features the developer and civil engineer of Brookwood Hills, and coming issues will highlight the original architects and builders.

Why is Brookwood Hills special? Why has it remained such a desirable neighborhood with such loyal residents? Brookwood Hills was a success from the outset and has been very fortunate to have had a number of residents fight to preserve the neighborhood from unsympathetic development and encroachment. Longtime Brookwood Hills residents Betsy Crosby and Elaine Luxemburger gave an articulate explanation in an 1999 edition of *Brooknotes* titled "Original Plan for Brookwood Worth Preserving."

Once upon a time there was a plan, and its name was Brookwood Hills. It called for curving streets, generous setbacks, tree-lined sidewalks, and well-built homes in a variety of styles. It was a new concept in property development in Atlanta – substantial homes built fairly close together within walking distance of public transportation, grocery stores, and small businesses.

The plan became a reality...A fairy tale? Maybe not. The neighborhood we call Brookwood Hills has thrived for close to eighty years due in large part because it has remained true to its plan.

Brookwood Hills was developed primarily in the 1920s by the Burdett Realty Company and is one of the few historically recognized and designated neighborhoods in Atlanta. It followed many of the trends set by the earlier development of Druid Hills and is similar to several of Atlanta's other early 20th century neighborhoods. Although the primary developer, Benjamin Burdett, was unique to Brookwood Hills, many of the other builders, architects, and engineers who were involved were important to Atlanta but are not as well known. A quick study of Brookwood Hills provides an interesting insight into many players who have been lost to obscurity but who were important to Atlanta's suburban development. These people created the original neighborhood plan and the original homes that made Brookwood Hills so special. Their roles in Atlanta's history need to be retold.

Developer

Brookwood Hills has remained a desirable neighborhood since its conception in 1922, and Benjamin Franklin Burdett, known as "Mr. B. F.," can be given most of the credit. Brookwood Hills was opened for sale in the summer of 1922 after the Burdett Realty Company purchased 60 acres and subdivided the land into about 150 building lots. Because of the great demand, the Burdett Realty Company purchased another 60 acres which it divided into approximately 115 lots which were slightly larger than the original lots. Burdett went on the claim that the new lots "have been specially laid out by the well-known landscape engineer, O. F. Kaufmann, who has done splendid work in and about Atlanta." By 1926 the first two phases were complete, and the majority of homes had been built.

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Several articles from *The Atlanta Constitution* in 1926 described the activity in Brookwood Hills and all of the "Handsome Homes" that had been built. Two of these articles featured a total of nine built homes that provide a good sampling of the neighborhood's early development. These nine homes represent the architectural diversity of the neighborhood and are a mix of speculative homes and those built by the lot owners. Two houses were designed by the noted architecture firms of Ivey and Crook and Pringle and Smith, but the other seven have no identified architect or were likely built from house plans or designed by the home builders. Although Burdett would later claim that "95 percent" of the original residences "were built by lot owners," this claim downplays the role of the Burdett Realty Company and other speculative builders. Many Brookwood Hills residents simply remember that their homes were "built by Mr. Burdett," such as 52 and 55 Montclair Drive which were featured in the articles.

The Burdett family built several homes for family members. 10 Palisades Road, originally built for Arthur Burdett, the company's vice-president, is considered to be the first house built in Brookwood Hills, and it seems reasonable given it is the first house that you would have seen upon entering the new development. The Burdetts may be built homes for themselves and resold them shortly thereafter. The 1925 City Directory shows that an A. C. Burdett owned both 90 Palisades and 21 Northwood, and the 1930 City Directory also reflects a L. A. Burdett at 17 Montclair. Arthur Burdett would eventually build and live at 70 Palisades. Mr. B. F. may have wanted to downplay his role when marketing his development, but the Burdett Realty Company is primarily responsible for not only creating the plan and but also setting the tone of the development by building many of its homes.

Engineer

In creating this vision, the Burdetts selected Orrin Fredrick Kauffman to design the layout of the development. He was a prominent civil engineer in Atlanta who was best known for his published maps of Atlanta and his engineering work in Druid Hills. Kauffman published his first map of Atlanta in 1905 and numerous annual revisions that illustrated the growth and development of Atlanta. *The Atlanta Constitution* wrote in 1910 that "the firm of O. F. Kauffman & Brother, with offices in the Candler Building, is one of the most successful civil engineering firms in not only Atlanta, but throughout the South." Kauffman came to Atlanta from New York City around 1899 to begin his practice, and Ira, Orin's brother, moved to Atlanta around 1905. The partnership was created in April 1909. The firm gained important experience as "engineers in charge of the Druid Hill Park development work." Kauffman practiced in Atlanta for more than twenty years before his death in 1930. During this important period of growth, Kauffman was credited with playing a leading role in the city's expansion designing subdivisions and development in Druid Hills, Avondale, and along Peachtree as well as other cities throughout the Southeast.

Kauffman's design for Brookwood Hills was inspired by his earlier work in Druid Hills under the influence of nationally renowned landscape architect and planner Fredrick Law Olmstead and his sons. The curved roads based on the natural topography suggest the earlier development. These features are particularly similar to the portion of Druid Hills north of North Decatur Road between Briarcliff and Emory Roads.

While Brookwood Hills is distinctive among Atlanta's early suburban developments, it shares the characteristics that make the 1920s garden suburbs so appealing. Through the diligent stewardship of its residents, Brookwood Hills is one of the best preserved and most interesting areas of Atlanta and continues to be one of the most sought after areas in the city. B. F. Burdett's vision for the real estate venture created not only a beautiful development but also a vibrant community that has inspired an amazing appreciation and loyalty from its residents.

(Please look for future issues of *Brooknotes* for the next installment featuring the architects and builders in Brookwood Hills.)

Fourth of July Celebration

By Caroline Normark

Our BWH 4th of July celebration was a day of family, friendships and fun. Everyone enjoyed the festivities and were reminded of what a wonderful community we live in.

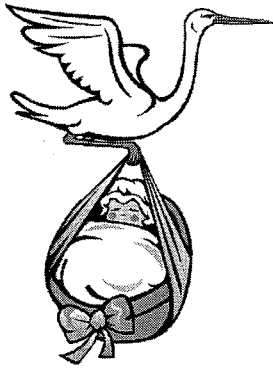
We started the day off with our ever-popular parade. Everyone came ready to celebrate and decorated in true 4th of July style.

Thank you David Lee and Mike McCollum for the use of your jeep as our "lead-off" car! We then took the festivities to the park where we were treated to a wonderful traditional cook-out by Five Star Culinary Group.

Thank you to Alex Ottley (former Palisades neighbor) and his team for a delicious lunch. Also a big thank you to our new Kegmaster, Mike Jones for keeping us hydrated! The games of the day followed the meal in center field. The children enjoyed good-old fashioned games including lemon roll, sack races, three-legged race and a boys vs. girls tug of war. It was a hard fought effort on both sides but the girls took the win for best 2 out of 3. Congratulations to all the winners and all who participated in the games!

As with any BWH event it is the result of the collective effort of many neighbors willing to spend their time to help create an unforgettable day. A very big thank you goes to our neighbor and 4th of July sponsor, Bruce Wannamaker of Ledbetter, Wannamaker, Glass LLP. We are extremely grateful to the Wannamakers for their commitment to our neighborhood. Thank you also to Sarah Tranakos and Denise Wilbert for chairing this event and for all the hard work they put into it to make it such a special occasion. Also, thank you to the many others who stepped up to help with clean up, especially to Ann Donaldson for washing all of our picnic blankets!





Brookwood Hills' Newest Arrival!

Welcome to Frances McLean Tolleson ("McLean"), who was born Thursday, August 9th, at 6:46p.m. She weighed 8 lbs., 13oz. and was 21.5 in. long. Caroline and Matt are excited to have a new addition to their family and big brother Matthew is very impressed with his new little sister.

Opening BWH Board Positions

Please consider serving a term on the Brookwood Hills Board of Directors in 2013. Serving on the board is a fun and exciting way to offer your skills, interests and time to the neighborhood and to yourself. Each term lasts for three years, during which you will be able to attend monthly board meetings, become more deeply connected to events in the neighborhood and in Atlanta, and help enact policies that affect us all. The positions that are opening as of January 2013 are: **Treasurer, Clear Creek Preserve and Government Relations, Brooknotes Co-Editor, NPU/Zoning Co-Chair, and Website Chair.** If you have an interest in any of these positions, please contact BWH Board President Matt Tolleson. Or, if you just want to know more about each role's responsibilities, feel free to contact the board member currently holding that position. The names of the board members are on the masthead on page 2, and on the Brookwood Hills website.

Remaining Pool Hours

Until August 19 (Summer Hours)

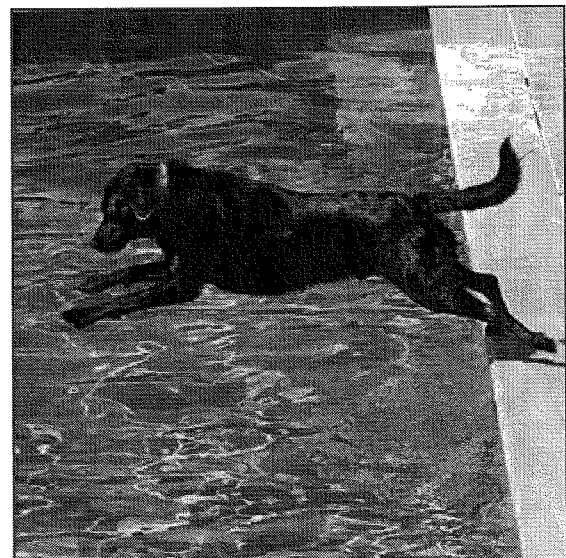
Monday - Saturday	10 a.m. to 9 p.m.
Sunday	12 p.m. to 9 p.m.

August 20 - September 3 (School Hours)

Monday - Thursday	3 p.m. to 8 p.m.
Friday	3 p.m. to 9 p.m.
Saturday	10 a.m. to 9 p.m.
Sunday	12 p.m. to 9 p.m.

September 4 - September 9 (Limited Schedule)

Tuesday - Thursday	CLOSED
Friday	3 p.m. to 9 p.m.
Saturday	10 a.m. to 9 p.m.
Sunday	12 p.m. to 6 p.m. (DOG SWIM)

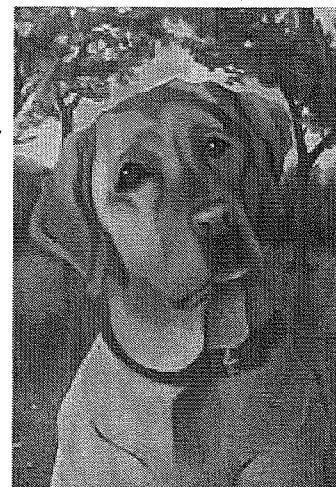


C L A S S I F I E D S

Housekeeping - Our housekeeper of ten years, Jon Domingos, is terrific. In He easily changes light bulbs in the ceilings and can move most furniture to clean underneath, and reaches those high shelves without difficulty. He does excellent ironing and polishing too. He will work for you on a regular basis or come for a thorough deep-clean and organization project in your house, basement, garage or closet. Jon has a delightful personality and a big heart, and is always looking for ways to bring extra value to his work. You can reach Jon at 404-621-2730, or call Barbara Pettway at 404-317-3588.

Original Pet Portraits - It's not too early to begin thinking about Christmas gifts! Oil paintings on canvas or wood of your beloved pet are a lasting and meaningful gift. Nathalie Fuson paints original oil portraits of animals, in any background or setting you like. Please contact Nathalie at 404-226-7072 for prices.

Piano Instructor - Joy Lusk enthusiastically recommends piano teacher Heather Williams, who taught Joy's children when they lived in Chattanooga with great success. Now Heather has moved to Atlanta, and she is eager to take on new students and is willing to come to homes in Brookwood Hills. Her phone number is 423-316-0381.



CALENDAR

September BWH Board Meeting: Monday, September 10, 7:15 PM, at the home of Bobbi and Charlie Hurt, 24 Wakefield Drive.

US Open Tennis Mixer - Friday, September 7, 6:30 - 9 PM

Last day of BWH Pool: Sunday, September 9.

Ice Cream Social and Dog Swim: Sunday, September 9, 3:30 - 5 PM, BWH Park and Pool



BROOKNOTES

SPONSORED BY YOUR NEIGHBOR
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