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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brookwood North Historic District
other names/site number Moore-West Land Company; Pine Park/Victory Subdivision;
Dasher-West Subdivision

2. Location

street & number Roughly bounded by Oak, Park, Willis, Georgia, and Brookwood Drive.
city, town Valdosta (n/a) **vicinity of**
county Lowndes **code** GA 185
state Georgia **code** GA **zip code** 31602

(n/a) not for publication

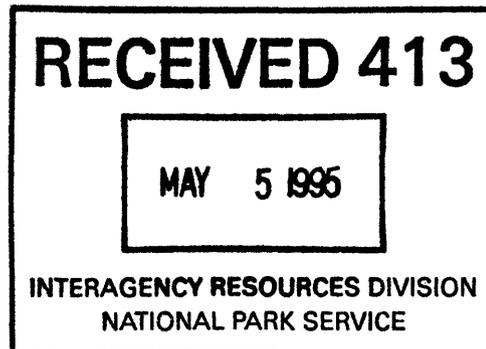
3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property

- building(s)
- district
- site
- structure
- object



Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	218	88
sites	1	0
structures	0	0
objects	0	0
total	219	88

Contributing resources previously listed in the National Register: 0

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Mark R. Edwards
Signature of certifying official

Date 5/01/95

Mark R. Edwards
State Historic Preservation Officer,
Georgia Department of Natural Resources

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson A. Beall 6/2/95
Entered in the
National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

Domestic:single dwelling; multiple dwelling
Religion:religious structure
Landscape:park
Social:clubhouse

Current Functions:

Domestic:single dwelling; multiple dwelling
Religion:religious structure
Landscape:park
Social:clubhouse

7. Description

Architectural Classification:

Late 19th/20th Century Revivals: Colonial Revival, English Vernacular Revival, Italian Renaissance Revival, Neoclassical Revival
Late 19th/20th Century American Movements: Craftsman
Modern Movement: International
Other: Queen Anne Cottage, Bungalow, Minimal Traditional

Materials:

foundation	masonry, brick
walls	brick, wood, stucco
roof	asphalt, terra cotta
other	

Description of present and historic physical appearance:

The Brookwood North Historic District is located in the city of Valdosta, Lowndes County in south Georgia. The district encompasses a largely residential area northwest of downtown Valdosta and includes a historic apartment building, Drexel Park (originally called Brookwood Park), First Christian Church, and Valdosta Woman's Club. The area was first developed in 1898 when streetcar rails were laid out from downtown along Patterson Street to Pine Park. At that time, the park was used for summer carnivals. In 1900, Pine Park was the site of the Georgia State Fair. In preparation for the 1902 South Georgia Regional Fair, another streetcar line was completed, connecting the Strickland Cotton Mills at Remerton (southwest of the area) with Pine Park. Although some residential growth occurred soon after the street car lines were complete, the greatest growth occurred when additional streets were laid out between 1918 and 1923, by the Moore-West Land Company.

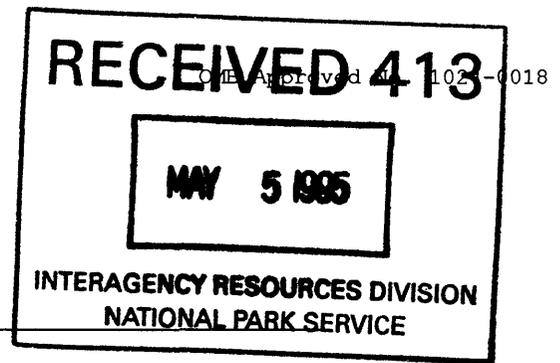
"Brookwood North" is the name the neighborhood association adopted in 1988 for the purposes of identifying the entire area within the historic district boundaries. Because the area's growth is traced through separate developments such as, the 1918-1923 Moore-West Land Company (Patterson Street, Georgia Ave., Park Ave. area), the 1921 Pine Park/Victory Subdivision (a four block area north of East Alden), and the 1927 Dasher-West Subdivision, these names identified only portions of the neighborhood and were not inclusive of the entire district. The name Brookwood North refers to the historic area north of Brookwood Drive.

The area is laid out using a grid pattern parallel to the streetcar lines. The neighborhood developed as a residential area except for Pine Park at the north end and Drexel Park at the south end of the district. The area which now makes up Drexel Park was swampy and unsuitable for building. This land was donated to the city in 1916, by several Valdosta families for use as a city park. Patterson

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Street, the earliest section developed, is characterized by residences built on a larger scale and usually two stories (photographs 36, 45, 46). The Pine Park/Victory Subdivision, platted in 1921, is laid out in a more regular grid pattern.

The district contains an excellent collection of early 20th-century residential styles and house types including the work of Georgia architects Lloyd B. Greer and Felton Davis. Stylistic influences include Colonial Revival, Craftsman, International, English Vernacular Revival, and Italian Renaissance Revival. Among the house types represented are bungalow, and Queen Anne cottage.

The oldest houses in the district date from the 1900s. These buildings are examples of the Queen Anne cottage with an asymmetrical floorplan (photographs 16, 25). Architectural detailing includes weatherboarding, steeply-pitched gable and hipped roofs with gable or dormer projections (photograph 2).

The district contains 48 houses designed by local architect Lloyd B. Greer. Many of his designs incorporate early 20th-century revival styles, notably English Vernacular and Colonial Revival. Greer's own house is located at 114 Alden Street (photograph 18). The house combines classical details as seen in the semi-circular front porch with Doric capital columns; the Dutch Colonial Revival style element is evident by the front gambrel-roof main block of the house. Along East Alden are three of his English Vernacular Revival style houses (photograph 12). These houses are named "Faith", "Hope", and "Charity." Architectural details include brick and stucco exteriors, large front gabled facades, steeply-pitched roofs, gable vents, exposed rafters, and fixed-paned and paired windows.

An International style house, also designed by Greer, is located at 1407 Williams Street (photograph 6). This two-story, stucco house features smooth symmetrical facades punctuated with paired and ribbon, single pane windows. A porte-cochere is located on the side facade. The house is located on a level lot with an expansive front lawn.

Other representative styles in the district are Spanish Colonial Revival, Craftsman, Italian Renaissance Revival and Colonial Revival (photographs 3, 9, 35, 36, 41, 42). The house at 206 Brookwood Place exhibits Spanish Colonial Revival style detailing with the parapet front facade wall with tile coping and stucco exterior walls.

The district contains excellent examples of the Craftsman style with low-pitched roofs, exposed rafters, brackets, dormer windows, gable ornamentation, and front porches with posts on brick piers (photographs 11, 15, 27, 28). The bungalow type is also represented with less distinctive features than the Craftsman style (photographs 17, 19, 20, 23).

The house at 1900 Patterson is an example of Italian Renaissance Revival style (photograph 39). Designed by Greer, the building features a large hipped tile roof, a semi-circular, one-story front porch arched windows, and a yellow brick-veneer facade.

The district also contains a 1937, two-story, brick apartment building located on Slater Street. The building is symmetrically designed with Colonial Revival style elements and features a main block and two projecting side wings. An hexagonal window is located in the second story above the main entrance. Other features include 6/6 and 4/4 double-hung, single and grouped windows, arched porch windows, and a main entrance with sidelights (photograph 33).

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The one community building within the district is the 1925 Woman's Club also designed by Greer. Located on Patterson Street, the clubhouse is one-story, red-brick with a pedimented front entrance porch. The clubhouse is used by three woman's groups--Daughters of the American Revolution, United Daughters of the Confederacy, and Wymodaasis.

Another architect who was active in the neighborhood during the 1920 was Felton Davis. Davis, originally from Augusta, Georgia trained in Atlanta and later established his office in Valdosta. He designed the First Christian Church, constructed in 1946. The church is an example of the Colonial Revival style of architecture.

Examples of historic landscaping include Drexel Park (photograph 7), mature tree-lined streets, sidewalks, and masonry retaining walls (photograph 39). Individual lots are landscaped with camellia, azalea, sago palm, pecan, china fir, dogwood, live oak, palm, and pine (photographs 29, 16). Some of the streets have moss-covered, overhanging tree limbs from the live oaks, and form a canopy effect over the road (photograph 9).

The neighborhood continued development throughout the 1940s with a definite change in architectural types and styles in 1947. Unlike most residential development which basically stopped during the mid-1940s because of World War II, development of the Brookwood neighborhood continued because of the establishment and development of Moody Field, a U.S. Army Air Corps facility (now called Moody Air Force Base). Growth occurred in the residential areas of Valdosta as well as within the Brookwood North neighborhood. Architectural styles utilized similar styles during the mid-1940s such as Minimal Traditional (a restrained version of the English Vernacular Revival with a front-facing gable, minimal decorative detailing, and a lowered roof line) and Colonial Revival (photographs 4, 14, 26, 29, 31). After 1947, the architecture changed to the ranch and split-level types, designs that were to become extremely popular during the 1950s and 1960s.

Noncontributing buildings in the district include houses and apartments constructed after 1947 (photographs 10, 21) or historic buildings that have been altered. South of Georgia Avenue is the campus of Valdosta State University, a historic educational complex of buildings constructed during the early 20th-century in the Spanish Colonial Revival style. The university is not included within this residential district nomination.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Community Planning and Development

Period of Significance:

1898 - 1947

Significant Dates:

1898

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Lloyd B. Greer - Architect
Felton Davis - Architect

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Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The Brookwood North Historic District is a large historic residential neighborhood located in the city limits of Valdosta. The district is significant in architecture for its historic community and residential buildings. The residential buildings are an excellent collection of the styles and types of houses constructed in the early to mid- 20th-century in a large middle- to upper-class white neighborhood in the city of Valdosta. Excellent examples of English Vernacular Revival, Colonial Revival, Spanish Colonial Revival, and Craftsman as well as Queen Anne cottage, and bungalow are the predominant architectural styles and types found in the district. The International style is also represented. All of these architectural types and styles have been identified in Georgia's Living Places: Historic Houses in their Landscaped Setting. The late 1930s and early 1940s architecture continues with the revival styles along with the introduction of the Minimal Traditional style--a retained and simplified form of the English Vernacular Revival style. The neighborhood also contains various examples of the work of Georgia architects Lloyd B. Greer and Felton Davis. Community buildings within the district include the First Christian Church and the Valdosta Woman's Club.

The district is significant in community planning and development as an early 20th-century street car community and illustrative of early to mid-20th-century residential development. The street car rails were laid in 1898 along Patterson Street and along Alden Avenue in the early 1900s, in preparation for the city's hosting of the Georgia State Fair and South Georgia Regional Fair. Residential development soon followed with the greatest growth occurring between 1918 and 1923 when additional streets were laid out. Development continued in the area through the 1940s. Many of the city's business leaders made their homes in this neighborhood.

National Register Criteria

The Brookwood North Historic District is eligible under Criterion A for its historic development as the large, white middle-class residential area with the city of Valdosta that grew during the early 20th century into the 1940s. It is also eligible for its planning and development features such as its modified grid pattern based largely from the early street cars lines.

The district is eligible under Criterion C for its historic residential and community buildings that are typical of early and mid-20th-century architecture in a south Georgia city.

Criteria Considerations (if applicable)

The Brookwood North Historic District meets Criterion G. The period of significance for the district has been expanded beyond the normal 50 year date (1945) because of the continuous development of the neighborhood through the mid-1940s. Unlike most communities where development was at a standstill during World War II, Valdosta experienced economic growth because of the newly established Moody Air Field (now Moody Air Force Base). The period of significance for the district of 1947 was chosen due to the continuation of early 20th- century architecture styles--namely

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the revival styles--in the construction that occurred during this timeperiod. After 1947, the styles and types of architecture is markedly different and reflective of architectural design commonly associated with the 1950s and 1960s.

Period of significance (justification)

1898 - streetcar development of the area began
1947 - end of residential development using a particular architectural style.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing

218 - buildings (houses, apartment house, woman's club, church)
1 - site (Drexel Park)

Noncontributing

88 - buildings (altered historic or nonhistoric buildings)

Developmental history/historic context (if applicable)

(Historical information supplied by Mike Herrin.)

In order to attract attention and business to Valdosta, city boosters held summer carnivals during the 1890s. As the fairs became more popular, the Valdosta Live Stock Association planned to add horse racing to the bicycle racing, and the circus as a carnival attraction. This required construction of a horse track, grandstand, and stables. The Association purchased 23.5 acres for this purpose from E.L. Moore for \$1175.00. Construction of Pine Park began in February 1897, in the area currently bounded by Park Avenue, Williams Street, Alden Avenue, and Patterson Street. The park was finished in time for the carnival in June 1897.

In 1898, the Association laid rails north and south on Patterson Street connecting the thirty acre track, called Pine Park, with railroad lines downtown. In 1900, Valdosta hosted the Georgia State Fair at Pine Park. In an effort to impress visitors, as well as make transportation more comfortable, the Valdosta Street Railroad electrified the streetcar line. Valdosta was the smallest city in Georgia at that time to have an electric streetcar. Two years later, in preparation for a South Georgia Regional Fair at Pine Park, another streetcar line was completed, connecting the Strickland Cotton Mills at Remerton (southwest of the area) with Pine Park. The Brookwood North neighborhood was thus a choice area for homesites. The area was close to the commercial district, yet serviced by quiet and efficient mass transportation.

The Moore-West Land Company planned to subdivide the area around the park as early as 1900, however, development did not accelerate until the fairgrounds moved to a new home on Forrest Street (east of downtown) in 1918. That year, Polk's city directory records eight addresses in the neighborhood, along Patterson Street and Georgia Avenue, bounding the Georgia State Women's College (now Valdosta State University) on the north and east. Among the early residents were Dr. Dewitte Freeman, a local physician; Travers Paine, owner of Paine Hardware Store; J.R. Dusenbury, treasurer of the College and city clerk; C.C. Brantley, editor of the

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Valdosta Daily Times; Lester Youmans, a local dentist; and the Rev. Allen Wilson, pastor of the First Christian Church. These early residents set the tone for the neighborhood's development as a fashionable retreat for the town's upper-middle class.

The land for Brookwood Park (now Drexel Park) was deeded to the city in 1916 by several Valdosta families. The name Brookwood Park appears in a 1925 city directory. A Richard Drexel was hired in 1925 to care for all parks in Valdosta, and he planted many azaleas and camellias in the city. In 1979, Brookwood Park was renamed for him.

Between 1918 and 1923, additional neighborhood streets were laid out, by the Moore-West Land Company, and housing grew rapidly. Park Avenue developed first to the west, with early residents, including M.J. Chauncey, (who developed the block between Alden Avenue, Patterson Street, High Street, and Jeannette Street in 1912); and R.H. Powell, President of Georgia State Women's College. Alden Avenue developed first along the streetcar line west toward Remerton, with Lloyd Greer the prolific architect, designing a house for himself at 114 West Alden. Greer designed at least 47 other structures in the neighborhood.

Cranford Avenue, Moore Street, and College Street soon developed because of the proximity to the streetcar. Patterson Street, the backbone of the neighborhood continued to attract those in search of fashionable addresses. Williams Street took on a more middle-class development.

The former fairground location at Pine Park was developed in 1921 as the Victory Subdivision. In the years after 1925, the neighborhood gradually filled up but now without the influence of the streetcar lines. The Alden line stopped running in 1924 and the Patterson Street line in 1927. Houses went up seemingly at random throughout the neighborhood, still attracting community leaders. In 1927, the Dasher-West Subdivision developed.

Moody Field (now Moody Air Force Base) was established in Lowndes County during World War II and housing development occurred in Valdosta throughout the mid-1940s. Construction of houses in Brookwood North continued through the 1940s and into the 1950s.

9. Major Bibliographic References

Herrin, Mike and Lewis, Lea. Brookwood North Historic District
Historic District Information Form. 1992.
On file at the Historic Preservation Division, Georgia Department of Natural Resources.

Previous documentation on file (NPS): (x) N/A

- () preliminary determination of individual listing (36 CFR 67) requested has been
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () recorded by Historic American Buildings Survey #
- () recorded by Historic American Engineering Record #

Primary location of additional data:

- (x) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

n/a

10. Geographical Data

Acreage of Property approximately 175 acres

UTM References

A) Zone 17 Easting 281200 Northing 3414400
B) Zone 17 Easting 281760 Northing 3414640
C) Zone 17 Easting 281730 Northing 3415800
D) Zone 17 Easting 280780 Northing 3415880
E) Zone 17 Easting 280580 Northing 3415180

Verbal Boundary Description

The boundary encompasses the intact historic residential area roughly bounded by Park Street on the north, Williams Street on the east, Brookwood Drive and Georgia Avenue on the south, and Oak Street on the west. It is drawn to scale by a heavy black line on the attached district map.

Boundary Justification

The district boundary includes the most intact concentration of historic residential and community resources.

11. Form Prepared By

name/title Lisa Raflo, National Register Coordinator
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** 3/23/95

(HPS form version 10-29-91)

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Photographs

Name of Property: Brookwood North Historic District
City or Vicinity: Valdosta
County: Lowndes
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: October 1993

Description of Photograph(s):

- 1 of 47. Neoclassical Revival style house along W. Park; photographer facing northwest.
- 2 of 47. Queen Anne cottage with classical detailing along W. Park; photographer facing northeast.
- 3 of 47. English Vernacular Revival style house on E. Park; photographer facing east.
- 4 of 47. Colonial Revival style house on E. Park; photograph facing east.
- 5 of 47. Streetscape view of E. Park; photographer facing east.
- 6 of 47. International style house on Williams Street; photographer facing southeast.
- 7 of 47. Drexel Park; photographer facing southwest.
- 8 of 47. Residences along Williams Street; photographer facing northeast.
- 9 of 47. Streetscape view along Williams Street, overhanging live oak canopies; photographer facing northwest.
- 10 of 47. Nonhistoric apartments outside of the district; photographer facing northwest.
- 11 of 47. Colonial Revival style house and a Craftsman style house on Williams Street; photographer facing northwest.
- 12 of 47. English Vernacular Revival houses designed by Lloyd Greer; photographer facing northeast.

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Photographs

13 of 47. Streetscape view on Williams Street; photographer facing northwest.

14 of 47. Example of Minimal Traditional style house (left) and nonhistoric ranch type (right) along E. Cranford; photographer facing northwest.

15 of 47. Craftsman style houses along E. Cranford; photographer facing northwest.

16 of 47. Queen Anne cottage type house along W. Alden; photographer facing northeast.

17 of 47. Bungalow type house; photographer facing northeast.

18 of 47. Dutch Colonial Revival style house, designed and owned by architect Lloyd Greer; photographer facing north.

19 of 47. Bungalow type house along E. Alden; photographer facing north.

20 of 47. Craftsman style house along E. Alden; photographer facing north.

21 of 47. Streetscape view, nonhistoric houses; photographer facing east.

22 of 47. Streetscape view along W. Moore Street; photographer facing east.

23 of 47. Bungalow type house along W. Moore Street; photographer facing southwest.

24 of 47. Revival style house at the corner of Patterson and E. Moore Streets; photographer facing....

25 of 47. Modified Queen Anne cottage type house along E. Moore St.; photographer facing northwest.

26 of 47. Streetscape view along E. College Street; photographer facing northeast.

27 of 47. Craftsman style houses along E. College; photographer facing northwest.

28 of 47. Craftsman style house on Brookwood Place; photographer facing northwest.

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Photographs

29 of 47. Colonial Revival style house with mature landscaping; Brookwood Circle; photographer facing southeast.

30 of 47. Streetscape view along Brookwood Circle; photographer facing northwest.

31 of 47. Colonial Revival style house along Brookwood Place; photographer facing east.

32 of 47. English Vernacular Revival style house along Slater Street; photographer facing northwest.

33 of 47. 1937 apartment building on Slater Street; photographer facing northeast.

34 of 47. House along Slater Street; photographer facing northwest.

35 of 47. Italian Renaissance Revival style house along Patterson Street; photographer facing southwest.

36 of 47. Revival style houses along Patterson Street; photographer facing southeast.

37 of 47. Craftsman style house on High Street; photographer facing east.

38 of 47. Streetscape view along High Street; photographer facing west.

39 of 47. Streetscape view at corner of High and Patterson Street; photographer facing northeast.

40 of 47. Colonial Revival style house along Patterson Street; photographer facing east.

41 of 47. Craftsman style house on Oak Street; photographer facing west.

42 of 47. Colonial Revival style house on Georgia Ave.; photographer facing northwest.

43 of 47. Streetscape view along Georgia Ave.; photographer facing northeast.

44 of 47. Streetscape view along Georgia Ave.; photographer facing northeast.

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Photographs

45 of 47. Streetscape view along Patterson Street; photographer facing northeast.

46 of 47. Colonial Revival style house along Patterson Street; photographer facing north.

47 of 47. Panhellenic Center on Patterson Street; photographer facing southeast.



BROOKWOOD NORTH HISTORIC DISTRICT
 Valdosta, Lowndes Co., Georgia
 District Map

Boundary:
 Scale: 1" = 300'
 Photographs:
 Contributing:
 Noncontributing:
 Vacant:

