

January 24, 2022

Bryan Warnock  
Warnock Properties LLC  
P.O. Box 13508  
Atlanta, GA 30324  
(Via email: [bryan.warnock@warnockproperties.com](mailto:bryan.warnock@warnockproperties.com))

RE: Woodland Hills Historic District, Atlanta, Dekalb/Fulton County

Dear Mr. Warnock,

The Historic Preservation Division National Register staff has reviewed the preliminary information that was provided regarding the above-referenced district. Based on the information provided, we are pleased to convey that the proposed Woodland Hills Historic District appears to meet the criteria for listing in the National Register of Historic Places. We believe that the district would potentially qualify for nomination at the local level of significance under Criterion A in the area of Community Planning and Development as a good example of plat-driven suburban development in Atlanta. From the limited information provided, the proposed district also appears to be eligible under Criterion C in the area of Architecture for its good intact collection of residential types and styles that followed the predominant national trends from the 1940s throughout the 1960s. Before proceeding, the district's boundary will need to be confirmed. See below for our suggested options. It appears the period of significance (POS) will begin with the earliest construction date and go through when the district was predominantly built out. The district's POS beginning and end dates will be informed by the boundary established and documentation provided for the nomination.

To continue the National Register process you will need to complete all elements of HPD's *Packet for Nominating Historic Districts to the National Register of Historic Places*, available on our website at <https://www.dca.ga.gov/node/6825>. Please note that HPD does not use the version of the 10-900 provided on the National Park Service's website or continuation sheets. We are including a copy of the final nominations for the Lindridge-Martin Manor Historic District, Alberta Drive-Mathieson Drive-West Shadowlawn Avenue Historic District, and Stonewall Park Historic District, all in Atlanta, Fulton County. Each nomination has similar components to the proposed district and should serve as good models for completing the 10-900 form.

A few items to be aware of as you move forward:

- **Boundary:** Staff was able to find additional plat information beyond what was submitted on the Woodland Hills Association website. After sketching out the available plats on a working map (enclosed), we believe there are three potential options for the district boundary moving forward, as outlined below. Note that the final boundary will have to be justified and may change with any of these options, once we are able to determine from your documentation which historic resources retain integrity and are contiguous, particularly near the boundary edges. All the options include the Briar Vista Terrace plat and Briar Vista Elementary School to the east of the Woodland Hills plats, as it was indicated in the preliminary application to be desired as included.

1. Base the boundary on the early 1920 full plat of Woodland Hills and include all parcels within that line that are intact contiguous historic resources. This would include the industrial properties southeast of the railroad, the Lenox Hills development as well as others to the southwest of railroad, and the multi-family and commercial properties to the northwest. This is the easiest to justify option.
  2. Base the boundary on the later adjacent re-platting from the 1950s, as proposed in the preliminary eligibility application. You will need to justify why the portions of the 1920 Woodland Hills plat to the northwest and south of the railroad are not included. What differentiates these areas and development such that they should not be included in this district?
  3. Base the boundary on the later adjacent re-platting from the 1950s as in option 2, but also include the northwest corner to include the multi-family apartments/condominiums. This option would encompass all the original Woodland Hills 1920 plat north of the railroad. You would need to justify the northwest portion being included, and why the properties south of the railroad that are also part of the original Woodland Hills plat and were also re-platted in the 1950s, such as Lenox Hills, are not.
- Historic District name: The name for the nomination of the district will be determined by which option above moves forward, and all the named plats within said boundary. For example, option 1 may be “Woodland Hills-Lenox Hills-Briar Vista Terrace Historic District,” while option 2 may be “Woodland Hills-Briar Vista Terrace Historic District.” Please note that the historic name for the nomination is only for listing purposes to comply with the guidelines set forth by the National Register of Historic Places program, and has no bearing on what name a group chooses to use and identify with today. This is a common way to name historic districts that use plats as the basis for their boundary. See the enclosed NRHP nomination for Alberta Drive-Mathieson Drive-West Shadowlawn Avenue Historic District (known today as Buckhead Forest, but not able to be named that for purposes of the National Register) as an example. Please also refer to the NPS Bulletin *How to Complete the National Register Registration Form*, pages 8-9.
  - In order to sufficiently build a case of this district’s significance in the area of architecture, you will need to be sure to identify all house types and styles represented, including those identified in Georgia’s Living Places: Historic Houses in Their Landscaped Settings (1991), Guidelines for Evaluation: The Ranch House in Georgia (2011) (can be viewed and downloaded here: [https://issuu.com/georgiashpo/docs/ranch\\_house\\_guidelines?backgroundColor=%23222222](https://issuu.com/georgiashpo/docs/ranch_house_guidelines?backgroundColor=%23222222)), and the draft “Georgia’s Small House Context and Guidelines for Evaluation” (enclosed). Also, identified local builder plan types may play an important role, and it appears that you have a good start on documenting that. To support the case for significance, discuss why this collection of resources is important. The enclosed model nominations should provide good models for making this argument, provided that you can demonstrate and narrate that the proposed district retains a sufficient concentration of these.

Please be aware that it was difficult to ascertain overall integrity of the proposed district from the limited photographs provided. Preliminary eligibility determinations are predicated on the condition and historic integrity of a property or district as documented in the submitted application and change in or loss of integrity could impact this district’s eligibility for nomination at any time during the nomination process. As this location is local to our office, staff was able to do a limited drive through portions of the proposed district. While there appears to likely be sufficient integrity to proceed, we do have some concerns about the amount of infill construction and alterations that seem to be ongoing.

We will resume our review of your request for a National Register nomination as soon as we receive the draft of the 10-900 form and completed packet information. We appreciate your interest in the Georgia and National Registers and historic resources in Georgia. Please feel free to contact me at 404-486-6373 or [stephanie.cherry-farmer@dca.ga.gov](mailto:stephanie.cherry-farmer@dca.ga.gov) with any further questions.

Sincerely,



Stephanie L. Cherry-Farmer  
National Register and Survey Program Manager

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Enclosures:

- NRHP nomination for Lindridge-Martin Manor Historic District, Atlanta, Fulton County
- NRHP nomination for Alberta Drive-Mathieson Drive-West Shadowlawn Avenue Historic District, Atlanta, Fulton County
- NRHP nomination for Stonewall Park Historic District, Atlanta, Fulton County
- HPD Working Map of proposed Woodland Hills HD
- DRAFT “Georgia’s Small House Context and Guidelines for Evaluation”

Cc: Bryan Warnock, Lindbergh Lavista Corridor Coalition, Inc. (via email: [president@lindberghlavista.org](mailto:president@lindberghlavista.org))

*If you have any questions or need assistance in locating sources, please do not hesitate to contact me.*

