



**BRUNSWICK  
OLD TOWN HISTORIC  
DISTRICT DESIGN REVIEW  
GUIDELINES**

**PART 1: History and Building Types**

**CITY OF  
BRUNSWICK, GEORGIA  
2020**



# ACKNOWLEDGEMENTS

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# CHAPTER 1: INTRODUCTION AND PURPOSE OF THIS MANUAL

## **Brunswick's Heritage - Our Future is Our Past**

Brunswick has a unique sense of place and an architectural legacy that stretches across centuries. The city's Old Town Historic District links present and future residents with the city's past and provides a distinctive quality of life. Many of the city's buildings date to the 19th century and reflect the stewardship and care of generations. This heritage is one which Brunswick's citizens recognize as vital to protect, preserve, and enhance.

The protection and preservation of the city's heritage is a guiding principle for residents, businesses, and city leaders. After the Old Town Historic District was listed in the National Register of Historic Places in 1979, many residents asked the city for a historic preservation ordinance to protect the neighborhood's architectural resources. The ordinance was passed in 1999 creating the Brunswick Historic Preservation Board (HPB). The ordinance's preamble clearly expresses its purpose:

"The City of Brunswick, in support and furtherance of its findings and determination that historic, cultural and aesthetic resources of Brunswick are among its most valued and important assets and that preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; In order to provide a uniform process for providing guidance to owners of historic property in making material changes through the approval of Certificates of Appropriateness, In order to stimulate revitalization and reinvestment in the central business district and residential areas of the City of Brunswick and to protect and enhance local historical, cultural, and aesthetic attractions to tourists and thereby promote and stimulate business;"

The Brunswick Planning Department has been charged with staff duties for the Historic Preservation Board, and acts as its secretary. The adoption of a zoning overlay historic district requires the review by the HPB of any proposed changes to the exterior of a building within the historic district. The property owner must submit a Certificate of Appropriateness outlining the proposed project. The design guidelines for the Old Town Historic District provides the HPB and property owners with best practices for rehabilitation of residential and commercial properties and new construction within the district. The guidelines are intended to preserve the essential architectural character of the historic district while allowing for additions and modifications needed for the present. Design guidelines aim to provide acceptable solutions to adapting historic buildings for modern lifestyles, striking a balance between function and preservation. The guidelines allow for change when it is accomplished in a sensitive manner that maintains the special character of the Historic District while meeting the practical needs of the residents and property owners. The guidelines direct the HPB, staff, and property owners in making appropriate decisions in the physical appearance of exterior elements of historic properties regarding primary residential buildings, as well as their associated outbuildings, site features, landscaping, driveways, walkways, and overall streetscapes.

Of particular importance to the HPB and Old Town property owners is preventing demolition of significant resources. Demolition of properties that contribute to the character of the district should only be a last resort, and the burden of proof to justify demolition will be the responsibility of the property owner. Properties must also not be allowed to deteriorate to the point where important architectural features are threatened due to owner neglect.



## **Benefits of Preserving Brunswick's Heritage**

Historic preservation helps build and reinforce community character. Without a preservation ethic, Brunswick's unique character could be diminished. Design review standards provide a framework for protecting the city's heritage and overseeing future evolution of its historic resources. Design review gives assurance to property owners that their investments will be protected.

### *Historic Preservation Promotes Quality of Life*

Historic architecture and landscape helps define a community. The buildings of the Old Town Historic District embody the history that sets Brunswick apart from other cities and towns. The buildings and sites within the historic district collectively express the founding and development of the city. The quality and condition of buildings and landscape reflects a community's self image; well-maintained and unique historic areas make a place more inviting to visitors and improves life for its residents.

### *Historic Preservation Supports Taxpayers' Investments*

Brunswick has invested in infrastructure like sidewalks, lights, water and sewer lines, telephone and electrical service, gutters and curbs, and roads and streets. Maintaining existing neighborhoods and infrastructure is fiscally responsible. Allowing historic areas to decline represents a waste of investment. Commitment to revitalize and reuse historic neighborhoods is among a local government's most effective acts of responsibility.

### *Historic Preservation Creates Jobs*

Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic rehabilitation projects are more labor intensive than new construction. In a typical new construction project, about half of the expenses are for labor and half for materials. In a rehabilitation initiative, between 60 and 70 percent of expenditures are usually for labor. Because labor is often local, the economic benefits of rehabilitation are more likely to stay within the community, benefitting workers and the local businesses where they spend their money.

### *Historic Preservation Increases Property Values*

Studies from across the country consistently show that National Register listing increases property values. National Register historic districts tend to have higher property values than adjacent neighborhoods that lack historic designation, even with similar architecture and landscapes. This benefit is especially pronounced with an overlay of historic district zoning and design review. Design standards help to protect a historic area from inappropriate new construction or remodeling by providing consistent and proven guidance for treatment of properties.

### *Historic Preservation Attracts Visitors to Cities and Towns*

Heritage tourism, which highlights a city's history, is a rapidly growing segment of the tourism industry. Heritage tourists tend to spend more time and money than other types of tourists, enhancing the economy of the communities they visit. Preserving Brunswick's historic architecture bolsters tourism, the city's single largest industry.

### *Historic Preservation Provides Financial Benefits*

Property owners in the Brunswick Historic District may be eligible for federal and state tax credits for building rehabilitation projects as well as other financial incentives.





## **How Does the Design Review Process Work?**

The design guidelines for Brunswick's Old Town Historic District provides property owners and the HPB a consistent, concise means for the review of rehabilitation projects within the district. When a property owner desires to make changes to the exterior of a historic building, a Certificate of Appropriateness (COA) application must be submitted to the HPB. The COA is an official document that must be obtained prior to receiving a building permit or performing any exterior rehabilitation, new construction, or demolition in the locally designated historic district. The HPB will review rehabilitation, new construction, and demolition on all properties within the Old Town Historic District or any other locally designated residential historic district in the city.

This Design Guidelines manual assists property owners and the HPB in determining the appropriate methods of treatment of historic properties. The manual also provides guidance to developers of new construction within the historic district. The guidelines outline the process that property owners are to follow when considering a project that affects the exterior appearance of the building.

Within a locally designated district all buildings and structures have been categorized into one of two classes: Contributing or Non-Contributing. Contributing resources are those identified as possessing historical or architectural merit, are fifty years old or older, and retain integrity from their period of significance. Non-Contributing properties are less than fifty years of age or have experienced alterations to such a degree their architectural character has been compromised. There may be some properties which are less than fifty years of age which are identified as having exceptional significance in history or architecture. The HPB may, at its discretion, classify such buildings as contributing to the character of the district.

In any locally designated district, the owner of a property classified as Contributing or Non-Contributing must apply for a Certificate of Appropriateness (COA) prior to beginning any work affecting the exterior of the building or grounds of the historic property. The HPB will issue the COA for work it has reviewed and approved. A COA shall be required before a work permit is issued for the following:

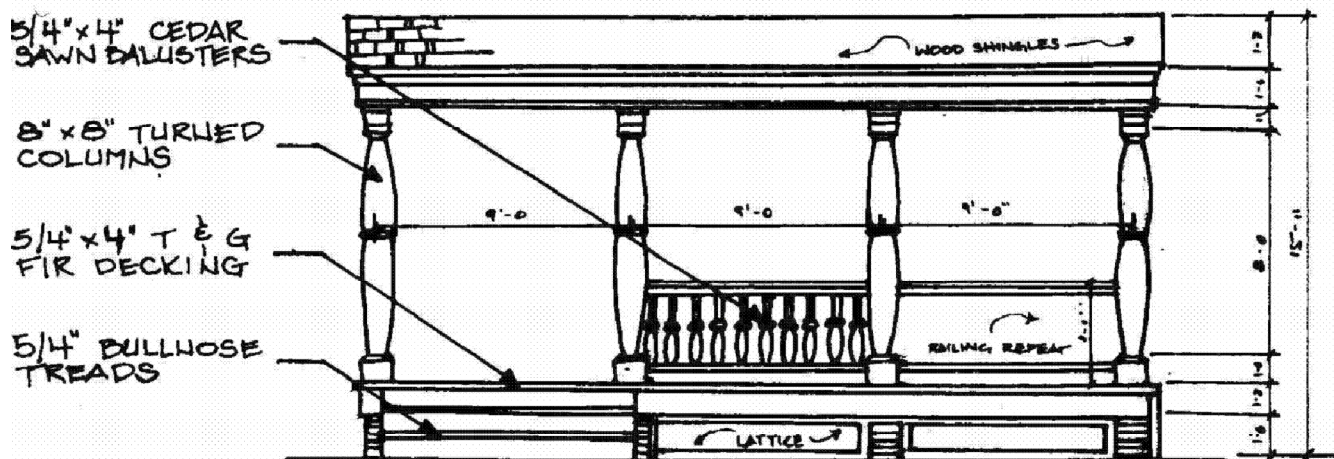
- (1) Material change in the exterior appearance of existing building classified as historic by additions, reconstruction, or alteration;
- (2) Change in existing walls and fences, or construction of new walls and fences.
- (3) Any new construction of a principal building or accessory building or structure subject to view from a public street, and;
- (4) Moving a historic building
- (5) Demolition of a historic building.

Non-contributing buildings may still possess characteristics that make them important to overall district character. They may possess design elements such as scale, massing, setback, lot placement, and materials that have the potential to positively effect neighboring historic structures. A building's designation as non-contributing does not exclude it from the application of design review and each case will be evaluated on an individual basis to determine how the proposed work will impact the property, adjacent properties, the blockscape, streetscape, and neighborhood as a whole, and the historic district.



## Steps for obtaining a Certificate of Appropriateness

1. Applications may be obtained at the offices of the Building Permit Office, City Hall, 601 Gloucester Street.
2. Applications must include; Site plan, Plans for scope of work, before photographs, elevation drawings and material sample, if appropriate. A description of these items may be found on the Application.
3. The HPB meets the first Monday of each month. Applications must be received no later than 15 days prior to the meeting date. Complete applications may be turned in to the Building Permit Office.
4. The HPB will hold a workshop meeting two Mondays prior to the first Monday meeting. This workshop is held in the second floor conference room, at 6:00 PM Old City Hall. You are encouraged to attend the workshop in order to expedite your application.
5. Attendance at the regular HPB meeting is encouraged for all applicants. You will have the chance to speak and answer any questions they may have. The HPB meetings are held the first Monday of the month at 6:00 PM in the second floor courtroom, Old City Hall.
6. Once your Application is approved, you will be given a copy. Take this copy to the Building Inspector's office for issuance of a building permit, if required.
7. Project construction must begin within 6 months of the approval date. The Certificate of Appropriateness is valid for 18 months from the approval date.
8. Any questions may be directed to the Historic Preservation Board Secretary at the offices of Planning, Development & Codes. City Hall, 601 Gloucester Street. 912-267-5527.



*Example of a drawing depicting the specifications of a proposed project to be submitted with a Certificate of Appropriateness application..*

## **What Are the Design Guidelines Based On?**

The Old Town Historic District Design Review Guidelines are based on the “*Secretary of the Interior’s Standards for Rehabilitation*” set forth by the National Park Service (NPS). Most historic district Boards across the country use these guidelines as a basis for local design review and for projects utilizing federal funds or tax credits. The “GUIDELINES” were first published in 1977 and revised in 1990 and 2017. They are applicable to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior of historic buildings as well as related landscape features and the building’s site and environment.

### **THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Terminology in the Guidelines**

Common among design guidelines across the country is a set of terms used in this manual, as well. This terminology reflects the principles that the HPB will consider when making decisions. These terms and their interpretation are as follows:

### **Appropriate**

The term “appropriate” applies to a component, method, or design choice that is sensitive to the historic quality of a building and overall district. When “appropriate,” the project will be in compliance with the guidelines.

### **Beyond Repair and Beyond Reasonable Repair**

The terms “beyond repair” and “beyond reasonable repair” describe the condition that cannot be reversed. The damage to the building or feature is so extreme that not enough physical material remains for its repair. The burden of proof to demonstrate “beyond repair” will be the responsibility of the applicant.

### **Character**

The term “character” means the attributes, qualities, and features that collectively convey the particular essence of a setting, place, or building.

### **Compatible and Compatibility**

The terms “compatible” and “compatibility” mean “appropriate.” Compatibility also means the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

### **Inappropriate**

An “inappropriate” feature, action, or design choice that compromises the historic character of a building or district. An inappropriate project would not be in compliance.

### **In-Kind and Like-Kind**

When repair or replacement of specific elements of materials are needed, “in-kind” and “like-kind” substitutes match the existing, original, or historic in material, size, detail, profile, finish, texture, and appearance as closely as possible, and when installed will not be easily distinguishable from the original upon close inspection.

### **Recommended**

The term “recommended” means suggested, but not mandatory actions outlined in the guidelines.

### **Shall or Should**

Where the terms “shall” or “should” are used, compliance is specifically required.

### **Visible or Readily Visible**

The terms “visible” or “readily visible” means easily visible from public streets and rights-of-way, including through parking lots and other open spaces.

## Planning Your Project

Projects involving a historic structure or new construction within the Old Town Historic District and any locally designated district may include a variety of approaches, including maintenance, simple repairs, or adding additional living space. In understanding the history and architectural development of a structure and its use, its present condition and the actions necessary to complete your project, you can develop an overall approach. *The Secretary of the Interior's Standards* are based on the four types of projects:

**Preservation:** Keeping an existing structure in its current state by initiating a program of maintenance and repair.

**Rehabilitation:** Actions to return a structure to its original state by preserving features that contribute to its historic character. This can also include using appropriate in-kind or replacement materials, adaptive reuse and adding compatible additions. Most projects taken before the HPB would be considered rehabilitation.

**Restoration:** This process involves reconstructing the appearance of the structure as it looked from a particular period of time.

**Reconstruction:** Reconstruction is defined as the act or process of depicting by means of new construction the form, features and architectural character of a structure that no longer exists. This type of project typically involves replicating a historic structure to a particular point in time—often for interpretive purposes.

After the project approach has been identified, the property owner should refer to this manual and apply the design guidelines in the initial stages of planning and design. The primary approach of the HPB and the design review guidelines emphasizes preservation instead of removal/replacement and the use of sustainable practices and materials where possible. These principles are demonstrated in the use of words such as *repair*, *retain*, *maintain*, *compatible* and *replace in-kind*. When planning a rehabilitation or new construction project, the HPB encourages property owners to consider a series of steps in their planning.

### *One—What Is the Significance of the Property?*

What is the age of the property and how has it changed over time? Does the building contribute to the character of the historic district through its architectural design? The HPB and Staff can assist in determining if a property is contributing or non-contributing.

### *Two—What Is the Building's Condition and Integrity?*

A building with historic and architectural integrity will retain most of its character defining features on its primary and secondary elevations that are visible from the street. A property's degree of integrity will help determine the desired outcome of the project.

### *Three—What Is the Intent of the Project?*

Some projects may only require upgrades to interiors which are not reviewed by the HPB. Exterior changes may be limited to in-kind repair and replacement or involve entire structure rehabilitation. Projects may also involve adding living space to a historic structure.



#### *Four—What Is the Proposed Project Treatment Plan?*

An appropriate project treatment plan will result once the historical significance, integrity and project intent has been determined. A project may include a variety of actions such as maintenance of some elements, repair of deteriorated materials, replacement of deteriorated materials in-kind or replacement of deteriorated materials with compatible new materials, and construction of an addition or ancillary building.

When reviewing a property owner's proposed project treatment plan the HPB will be guided by a series of principles as follows:

- Proposed projects should emphasize retaining, maintaining, preserving, and repairing original or historic features.
- If such features and elements cannot be retained, maintained, preserved, and repaired, then replacement in-kind is recommended. Replacement in-kind means that the new feature and element match the existing original, or historic in material, size, detail, profile, finish, and texture as closely as possible. Architectural details and materials can be documented through drawings, photographs, or physical evidence. Such documentation will aid in defining appropriate rehabilitation activities.
- If material replacement in-kind is not feasible or practical, the HPB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.
- Rehabilitation will be reviewed to determine the impact, compatibility, and appropriateness of the proposed work to the existing structures, site, streetscape, and district.
- Rehabilitation shall be compatible with the historic building or structure for which it is proposed. Compatible rehabilitation efforts are those that protect and retain significant architectural and features and elements of individual buildings and the district.
- New construction for primary buildings and outbuildings shall be compatible with adjacent buildings along the street and blockface in massing, scale, materials, and setback.

#### *Five—What Must be Submitted to the HPB for Review?*

In addition to a completed Certificate of Appropriateness, the HPB also requires the following for specific projects:

- New exterior materials: A sample of the proposed exterior material.

## **Alternative Materials for Rehabilitation and New Construction**

An alternative material is a material which differs from that used to create the original. Terms used to describe alternative materials also include “non-original,” “imitation,” “synthetic,” “substitute,” and “replacement.” Where a historic feature is entirely missing, or damaged beyond repair, a visually identical and physically compatible alternative material may be considered by the HPB for contributing structures, and will be considered for non-contributing structures. Alternative materials may also be appropriate in the construction of new primary or ancillary buildings or additions.

When reviewing the appropriateness of alternative materials the HPB will consider the following:

**Potential Impact to Architectural Character and Historical Significance.** Removing and replacing historic material will generally diminish a building’s historic integrity and retaining original or historic materials is always preferred. If an applicant proposes to remove historic material and replace it with an alternative material, the HPB will need to be convinced that this is necessary. The extent to which the feature is an important character defining feature will be considered in determining whether an alternative material is an acceptable substitute in lieu of other criteria.

**Durability.** The alternative material must be demonstrated to the HPB to have proven durability, longevity, and repairability.

**Appearance.** An alternative material shall have a similar profile, texture, detail, and finish as the historic material, so that the only aspect of the alternative material that varies from the original being replaced is the material itself. Products which have simulated wood graining or a bright sheen are generally incompatible with historic materials. Visual appearance on close inspection is a good baseline standard.

If a feature being replaced was historically made of painted wood, the replacement alternative material must be paintable, painted upon installation, and maintained as a painted feature, so that it appears like other painted wooded features on the exterior of the property and those properties around it. In some instances, such as windows with baked enamel finishes, unpainted alternative materials may be considered.

**Location.** The location of alternative materials is an important factor in their approval. Alternative materials are more appropriate for rear or non-readily visible side elevations than for primary elevations. The distance of alternative materials from the casual observer on the street or sidewalk is also important. An alternative material may be appropriate for roof cornices or other parts of a building where the material cannot be observed up close.

**Sustainability.** The sustainability of alternative materials may also be considered including assessing the amount of recycled product content, and use of non-renewable resources. A materials manufacturing process, transport, and ability to be recycled may also be considered.

**Cost.** The cost of an alternative material versus an in-kind historic material will also be considered. When evaluating alternative materials, include cost factors such as life cycle cost and payback over time. Front-end cost savings sometimes can be misleading.

## **Interaction with Historic Building Materials.**

Some alternative materials can interact negatively with historic materials. For example, some alternative siding or window materials may contract and expand differently than the historic material they replace and adversely affect weather-protection properties, and future appearance. Alternative materials age differently than original historic materials and the appearance of pre-finished and painted materials differ as they age, often substantially. Because of these realities, care must be taken and future differences in appearance taken into consideration when considering whether an alternative material can be used in close proximity to the original material it will be replacing. Some metals may corrode and stain adjacent materials.

In considering alternative materials, the HPB may review:

1. Samples of the material;
2. Product literature, including information on the expected lifespan, durability of the material, and long term life cycle costs;
3. Ability to accurately replicate the visual and aesthetic characteristics of the historic material in the specific application requested;
4. The level of detail, significance, and characteristics of the feature being replaced;
5. Ability to expand and contract with historic materials ; and,
6. Where economic hardship is a consideration, the cost of the alternative material relative to the original material.

The HPB may request a mock-up of the product installed in the requested location to determine how it will appear on site.

These guidelines leave room for the further development and acceptance of alternative materials that meet the visual guidelines that are ultimately the most important aspect of rehabilitation and the retention of historic character. However, while the National Park Service guidelines recommend the replacement of entire character-defining features under certain well defined circumstances, they never recommend removal and replacement with an alternative material of a feature which, although deteriorated or damaged, could reasonably be repaired and thus preserved. Repair of deteriorated historic features is always the most appropriate treatment, followed by in-kind replacement.

## **Tax Credits for Rehabilitation of Historic Properties**

The National Park Service administers the Federal tax credit program for rehabilitation of certified historic buildings. There is also a Georgia State tax credit program, administered by the Georgia Department of Natural Resources' Historic Preservation Division (DNR-HPD) and the Georgia Department of Revenue. Properties listed in the National Register of Historic Places individually or as a Contributing resource of a listed district may be eligible for the rehabilitation tax credits. The owner of the eligible property may be an individual or corporation. Property owners and developers interested in pursuing the credit should consult an accountant, tax attorney, other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining the tax and other financial implications.

### **Federal Tax Incentives for Rehabilitation**

A federal tax credit is available for properties for National Register-listed properties that are income-producing. In residential historic districts rental property will be eligible for this tax credit. This tax credit is 20% of the total amount of the qualified rehabilitation expenditures of a property. Property owners who wish to take the tax credit must follow established guidelines for rehabilitation. The "*Secretary of the Interior's Standards for Rehabilitation*" are designed to provide guidance in the renovation of historic buildings in order to preserve their historic architectural character.

### **State Tax Credit**

In May 2002, the Georgia State Income Tax Credit for Rehabilitated Historic Property was signed into law. The credit is a dollar-for-dollar reduction of State of Georgia income taxes as an incentive to improve historic properties with a rehabilitation project. Owners of historic residential and commercial properties are eligible to apply for the credit. A DNR-approved rehabilitation allows a 25% reduction on qualified rehabilitation expenditures, capped at \$100,000 (if the home is located in a target area, as defined in O.C.G.A Section 48-7-29.8, the credit may be equal to 30% of rehabilitation expenditures, also capped at \$100,000). For income-producing, certified historic structures, the credit is 25% of rehabilitation expenditures, capped at \$300,000. As further amended effective January 1, 2016, two additional program categories are available providing income tax credits capped at \$5 million and \$10 million per project and with a \$25 million annual program cap (the \$10 million cap category has annual employment and/or wage requirements).

- The cost of rehabilitation must meet the substantial rehabilitation test. The substantial rehabilitation test is met when the qualified rehabilitation expenses exceed the following amounts:
  - For a historic home used as a principal residence, the lesser of \$25,000 or 50% of the adjusted basis of the building.
  - For a historic home used as a principal residence in a target area, \$5,000.
  - For any other certified historic structure, the greater of \$5,000 or the adjusted basis of the building.

At least 5% of the qualified rehabilitation expenditures must be allocated to work completed to the exterior of the structure. Acquisition costs and costs associated with new construction are not qualified rehabilitation expenses.

- The property owner must obtain preliminary and final certification of the project from HPD.
- Rehabilitation must be in accordance with the Department of Natural Resources' Standards for Rehabilitation and must be completed within two years.



## CHAPTER 2: BRUNSWICK'S OLD TOWN HISTORIC DISTRICT

### **Brunswick - A Brief History**

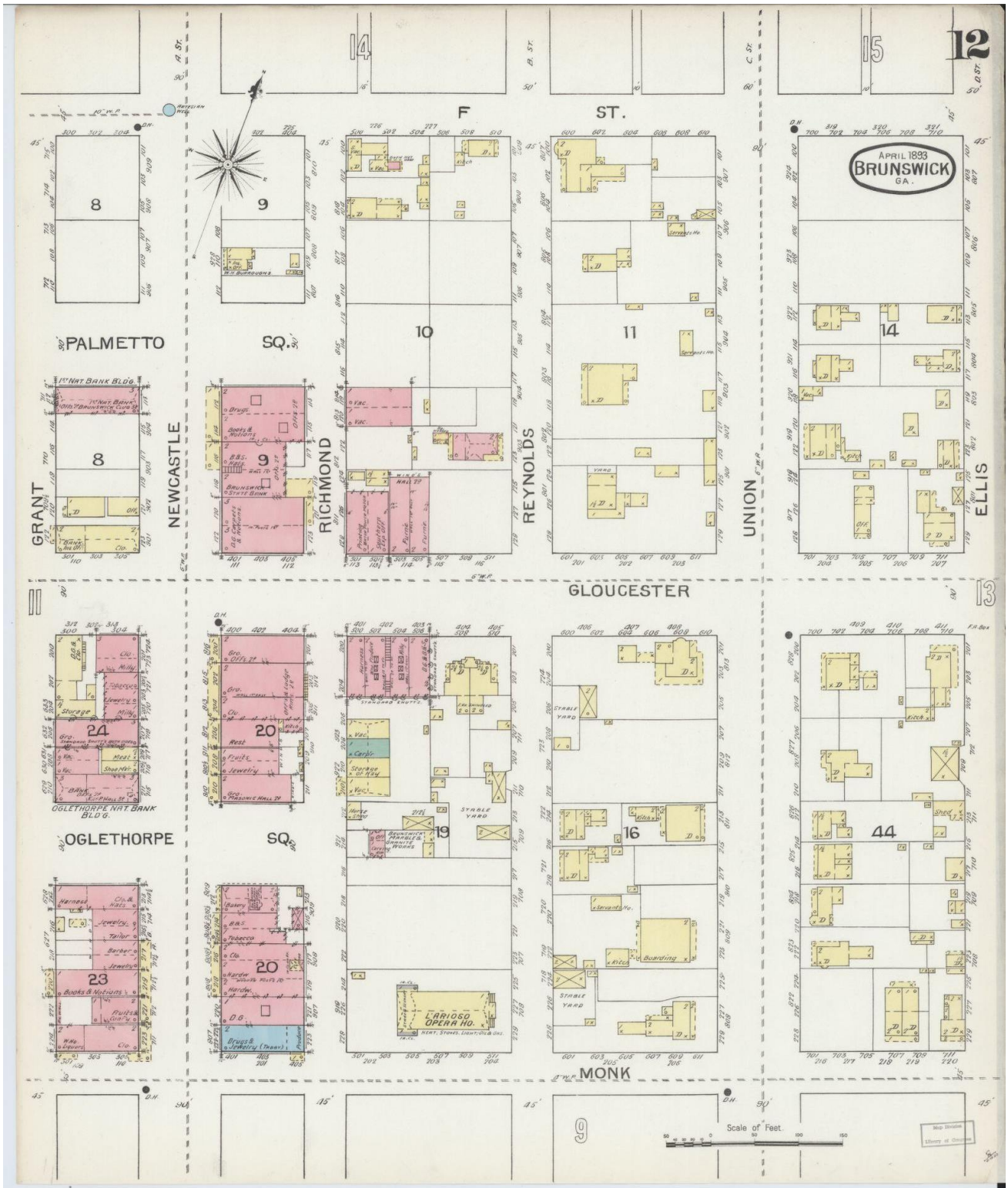
The Council of the Royal Colony of Georgia established the city of Brunswick in 1771, naming the new town after Braunschweig, Germany, ancestral birthplace of English King George III. Brunswick's layout followed that of Savannah, eighty miles north, with a grid street pattern interspersed with park squares. The original fourteen squares and streets of Brunswick were given names honoring notable British figures, such as the earl of Egmont, the duke of Gloucester, the duke of Newcastle, and Lord Mansfield.

Glynn County, named for Parliament member John Glynn, was founded in 1777. In 1797 Brunswick was made the county seat, replacing Frederica, the 1736 settlement on St. Simons Island. Planters on St. Simons Island, neighboring sea islands, and the Georgia mainland produced high quality cotton from the 1780s through 1830s. Brunswick became a major port city for the primary antebellum commodities of cotton, rice, and lumber.

During the Civil War, most Brunswick residents left the city, and the economy took years to recover. After the war, Brunswick began a period of steady growth with an increase in the production and shipping of naval stores and timber. In the 1870s, the Georgia Land and Lumber Company made St. Simons its operation center, contributing to Brunswick's port economy. Between 1884 and 1889, Brunswick shipped 70-85 million board feet annually. The region's lumber was shipped throughout America, and the barrels of turpentine and varnish often were sent to Europe. Brunswick's population rose from 2,891 to 8,459 residents between 1880 and 1890. During the same period, Brunswick and the sea islands became a popular resort area for wealthy industrialists and their families. The Oglethorpe Hotel was completed in Brunswick in 1888 and was one of the most significant hotels ever built on the Georgia coast. Another significant architectural resource of the period was the Brunswick City Hall. Designed by Albert S. Eichberg, the Richardson Romanesque building was completed in 1889. Its signature clock tower was installed in 1893.



*Named for Georgia's founder, the Oglethorpe Hotel was a testament to Brunswick's status as a bustling port city. The three-story hotel was constructed in 1888 and stood until it was demolished in 1958 (Photo courtesy of thebrunswicknews.com).*



The 1893 Sanborn Fire Insurance Map of Brunswick illustrates the rapid growth of the city with its brick commercial buildings along Newcastle and Gloucester Streets and residential areas to the east (Courtesy the Sanborn Fire Insurance Map Company).



In 1906 work began in Brunswick on a new Glynn County Courthouse within Magnolia Square, one of the city's original historic squares that had served as a community livestock pasture. The County paid the City \$1.00 for the parcel. New York-based architect Charles Alling Gifford of the firm Gifford & Bates designed the Beaux Arts courthouse. Gifford's work is notable within the National Historic Landmark District on Jekyll Island, principally Sans Souci Apartments (1896), Mistletoe Cottage (1900), and Jekyll Island Clubhouse Annex (1901). Construction was completed on December 18, 1907 at a total cost of \$97,613.

After World War I, Portuguese natives came to Brunswick and helped launch the area's shrimping industry. A newly invented trawl net design coupled with ice machines and air-conditioning helped grow the local business to a national level. Portuguese families settled into Brunswick's Old Town, with Hanover Square a favorite gathering spot.

Brunswick benefited from the designation of and improvements to U. S. Highway 17, which originally ran from Jacksonville, Florida, to Virginia. The highway was built just east of the downtown area and brought many new tourists and travelers to the city. During the 1930s, the local economy also diversified with on-site processing and manufacturing of local timber. The Scott Paper Company joined with the Mead Corporation to establish the Brunswick Pulp and Paper Company in 1938. The Mill was built on Turtle River, three miles northwest of downtown Brunswick. As a deep-water port city, Brunswick contributed directly to ship-building war efforts during both World Wars. During World War II, the U. S. Maritime Commission designated the city one of sixteen sites for building cargo ships. The J. A. Jones Construction Company built ninety-nine cargo ships, including eighty-five Liberty ships, in Brunswick between 1941 and 1945.

After the war, the Brunswick area became a popular vacation destination with the rise of middle-class prosperity and increased automobile traffic. The State of Georgia purchased Jekyll Island in 1950 to operate as a state park. In 1975, the U. S. Federal Law Enforcement Center relocated from Washington, D. C. to the Brunswick area. Georgia-Pacific acquired the fifty-year old Brunswick Pulp and Paper Mill, along with 500,000 timber acres, in 1988 and continued operations. Today, Brunswick's diversified economy provides a wide variety of employment for the city's residents. The Old Town Historic District continues to attract tourists and historic preservation is an important part of the city's economic development.



*The Old Town Historic District is noted for the age and size of its oak trees. The Lover's Oak is one of the landmark trees in the historic district.*

## **The Brunswick Old Town Historic District - Architectural Styles**

### **Second Empire, 1865-1900**

The Second Empire style was first introduced in France in the mid-19th century. The style takes its name from Napoleon III's Second Empire reign (1852-1871). The signature characteristic of the style is its roof shape, with a flat top and sloping sides, called a Mansard roof. Windows often extend from the Mansard roof of a Second Empire-style dwelling. The style is elaborate with heavy decorative features, including eave brackets, window surrounds or hoods, and detailed wood porch trim. The massing of a Second Empire dwelling is typically compact, and the dwelling may be one- or two-stories with the half-story Mansard roof-section above. High style examples may feature a corner or entrance tower.

#### **Characteristics**

- Mansard roof
- Has one or two full stories below the half-story Mansard section
- May have a tower feature
- May have some decorative woodwork features
- Windows typically have hoods or surrounds



*The dwelling at 8 Hanover Square is a notable example of the Second Empire style with its corner tower and original porch.*



## **The Brunswick Old Town Historic District - Architectural Styles**

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## Colonial Revival, 1900-1955

In addition to the Neo-Classical style, the Colonial Revival style also became preferred by many Americans in the early 20th century. These designs reflected restraint, simplicity, symmetry, and order. These traits defined the Progressive movement of the early 20th century, when efficiency was emphasized in work and home settings. Colonial Revival-style dwellings typically have rectangular plans and symmetrical facades. The roof may be gabled or hipped. Windows are often six-over-six double-hung sash. The decoration of the Colonial Revival style was expressed in sidelights, fanlights, pediments, and columns or pilasters at the façade entrance. The details are classically inspired, and entry porticos are common.

### Characteristics

- Symmetry, balance, order
- Classically-derived architectural features
- Rectangular plan
- Dormers on a gable, or hip, roof
- Common exterior of brick with white, or other light hue, elements



*The dwelling at 815 Union Street is an example of the Colonial Revival style with its symmetrical façade and gabled entry porch.*



## **Folk Victorian, 1870-1910**

Folk Victorian is a term applied to localized types or simple interpretations of more elaborate late-19th-century styles. During this period of Victorian styles, house designs often included extensive wood ornamentation made available by mass production methods. Folk Victorian designs may include decorative details of wood trim such as milled wood posts, railings, and spindles. By the early 1900s classical columns became more common for porches. These frame dwellings are both one- to two-stories in height. Examples of Folk Victorian dwellings are often referred to by their plan or form. The forms include gabled ell, side gable, front gable, and pyramidal square.

### **Characteristics**

- Frame construction
- Typically, one- or one-and-one-half stories in height
- The plan or form is self-defining (e.g., gabled ell, pyramid square, side gable)
- May have some decorative woodwork features
- Porches on the primary façade and often on side or rear elevations



*The Folk Victorian dwelling at 8 Halifax Square retains much of its original design and detailing.*

## Craftsman, ca. 1905-1940

Craftsman dwellings originated on the West Coast, and the design became popular for small houses across the country. Typically, a Craftsman dwelling is one- or one-and-one-half-story in height. The façade features a full-width porch, often under the main roof of the dwelling. The interior is characterized by an open floor plan. Craftsman dwellings have low-pitched, gable roofs with wide eave overhangs, exposed rafters, decorative beams or braces, full- or partial-width porches, and tapered porch posts on brick piers.

### Characteristics

- One- or one-and-one-half-story
- Low-pitched roof
- Exposed rafter tails
- Brackets under roof eaves
- Wide porch with columns on piers



*This Craftsman dwelling at 801 Albany Street has a deep, full-width porch with tapered posts, and eave brackets, character-defining features of this style.*



## Queen Anne, 1880-1905

The Queen Anne style became very popular with the development of balloon framing and mass production of wood ornamental features. American tastes in architecture shifted from the orderly, symmetrical, Classically-derived designs of the antebellum period to asymmetrical plans with extensive woodwork, including corner towers and wrap-around porches with milled columns. Queen Anne style houses may have highly detailed spindling, bay or stained glass windows, roof cresting, wood shingle siding, corbelled brick chimneys with chimney pots, and irregular roof planes. Queen Anne style houses are often painted in rich, contrasting color schemes.

### Characteristics

- Frame construction
- Asymmetrical floor plans
- Wrap-around porches
- Highly decorative wooden elements
- Hip, gable, or complex roof



*The Queen Anne style dwelling at 721 Union Street features a wrap-around porch and corner tower.*

## Neo-Classical, ca. 1895-1955

At the end of the 19th century, Americans moved towards a preference for Classically derived architecture. A major influence in the shift away from Victorian aesthetics was the “White City” of 1893 World’s Fair in Chicago. The Fair marked the 400th anniversary of Columbus’ discovery of America, and its collection of Neo-Classical buildings signified an embrace of architecture as a symbol of democracy. Neo-Classical-style dwellings share common traits with the Greek Revival style, emphasizing order and balance through Classical designs such as Ionic or Corinthian columns and Palladian window groups. These dwellings are typically two-stories, allowing for full-height porticos on the main façade.

### Characteristics

- Full-height façade portico with Classical columns
- Broken pediment over entry door
- Decorative door surrounds, columns, or sidelights
- Side or front portico or entry porch
- Dentilled cornice
- White, or other light hue, exterior



*The dwelling at 1000 Union Street is an excellent example of the Neo-Classical style with its full-height Ionic porch columns.*



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*The dwelling at 815 Union Street is an example of the Colonial Revival style with its symmetrical façade and gabled entry porch.*

## Craftsman, ca. 1905-1940

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### Characteristics

- One- or one-and-one-half-story
- Low-pitched roof
- Exposed rafter tails
- Brackets under roof eaves
- Wide porch with columns on piers



*This Craftsman dwelling at 801 Albany Street has a deep, full-width porch with tapered posts, and eave brackets, character-defining features of this style.*



## Ranch, ca. 1945-1960

The Ranch house type originated in California in the 1930s. This house type has general characteristics common to various interpretations of the form. In the post-World War II, context the Ranch house type became the predominant design for families migrating to America's suburbs. Lot sizes were larger than in urban settings, allowing for houses to be oriented parallel rather than perpendicular to the street. The basic plan of the ranch form is rectangular. The roofs may be hipped or gabled, with a low pitch. The Ranch house type often incorporates an attached garage or carport under the house roof. Back yards with patios or decks were preferred more than front porches as social space, and façade porches were minimized or eliminated. The Ranch façade typically retains a front entrance, but residents more often enter through a side entrance from the garage. Large picture windows and sliding glass doors provide views to the outdoors from within the open-plan Ranch-type house.

### Characteristics

- One-story
- Low-pitched roof
- Horizontal emphasis
- Picture windows
- Large chimneys
- Minimal ornamentation



*The Ranch plan dwelling at 1201 Union Street has a horizontal form, low-pitched hipped roof, and screened porch.*