

WINDSOR PARK, DIXVILLE, & HABERSHAM PARK HISTORIC RESOURCES SURVEY REPORT



Prepared for:

The Brunswick Downtown Development Authority

By

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Robert A. Ciucevich, M.P.H. – Project Manager, Historic Preservation Planner



July 2008

TABLE OF CONTENTS

ACKNOWLEDGMENTS	v
LIST OF ILLUSTRATIONS	vi
LIST OF TABLES	vii
LIST OF PHOTOGRAPHS	viii
SECTION 1: PROJECT DESCRIPTION	1
SECTION 2: METHODOLOGY	2
SECTION 3: SURVEY RESULTS	3
Windsor Park – Construction Dates/Original Use	3
Dixville/Habersham Park – Construction Dates/Original Use	4
SECTION 4: DEVELOPMENTAL HISTORY	6
SECTION 5: ARCHITECTURAL ANALYSIS	22
Architectural Style	23
General Outline of Styles	24
Building Types	36
General Outline of Types	38
Outbuildings	58
Structural Characteristics and Building Materials	59
SECTION 6: INTEGRITY AND PHYSICAL CONDITION	62
SECTION 7: NATIONAL REGISTER ELIGIBILITY	64
SECTION 8: LOCAL PERSPECTIVES	70
SECTION 9: BIBLIOGRAPHY	72
APPENDIX A: INDEX OF HISTORIC RESOURCES SURVEYED	

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This survey was greatly enhanced through the generous cooperation of many individuals in Brunswick. They provided information about their residences and business establishments, shared their personal histories, recounted memories of their neighborhoods, and occasionally gave impromptu tours of the interior of their buildings.

Finally, we thank the Historic Preservation Division, especially Kenneth Gibbs, Georgia Historic Resources Survey Director, and Carol Moore, Historic Preservation Division Grants Coordinator. Their expertise in guiding the administration of this project was critical to its success.



Photo 1: 1811 Ocean Avenue (c1885-94) – Habersham Park

LIST OF ILLUSTRATIONS

Figure 1: 1898 Sanborn Fire Insurance Map of Brunswick	x
Figure 2: Detailed View of Windsor Pk, Dixville, & Habersham Pk c1916	xi
Figure 3: Map of the City of Brunswick c1931 (updated c1954)	xii
Figure 4: Windsor Park, Dixville, & Habersham Park Survey Area	1
Figure 5: Windsor Pk, Dixville, & Habersham Pk on undated/named map	6
Figure 6: Detail of Oak Grove & the Easternmost-subdiv. of Town Commons	7
Figure 7: Sketch of the Original Boundaries of Oak Grove Cemetery c1839	8
Figure 8: Sketch of Oak Grove Cemetery c1928	9
Figure 9: 1889 Sanborn Fire Insurance Map	11
Figure 10: E.M. Dart's Dixville Store Ad, Howard's City Directory 1892	12
Figure 11: Detail of Glynn Ice Co. and the Dart Store – c1920 Sanborn Map	13
Figure 12: Idealized View of Windsor Park from c1890 plat	15
Figure 13: Revised Map of Windsor Park, September 1929	18
Figure 14: Sanborn Map Showing Initial Development w/in Windsor Pk c1930	19
Figure 15: Proposed Windsor Park National Register Boundaries	65
Figure 16: Proposed Dixville National Register Boundaries	67



Photo 2: 809 Gordon Street (c1955-64) – Habersham Park

LIST OF TABLES

Table 1: Breakdown of Resources by Construction Date – Windsor Park	3
Table 2: Breakdown of Resources by Constr. Date – Dixville/Habersham Pk	5
Table 3: Breakdown of Resources by Original Use – Dixville/Habersham Pk	5
Table 4: Breakdown of Resources by Architectural Style – Windsor Park	23
Table 5: Breakdown of Resources by Arch. Style – Dixville/Habersham Pk	24
Table 6: Breakdown of Resources by Architectural Type – Windsor Park	36
Table 7: Breakdown of Resources by Arch. Type – Dixville/Habersham Pk	37
Table 8: Breakdown of Outbuildings by Use – Windsor Park	58
Table 9: Breakdown of Outbuildings by Use – Dixville/Habersham Park	58
Table 10: Breakdown of Resources by Exterior Materials – Windsor Park	59
Table 11: Breakdown of Resources by Ex. Materials – Dixville/Habersham Pk	60



Photo 3: 1405 Palmetto Avenue (c1950-54) – Windsor Park

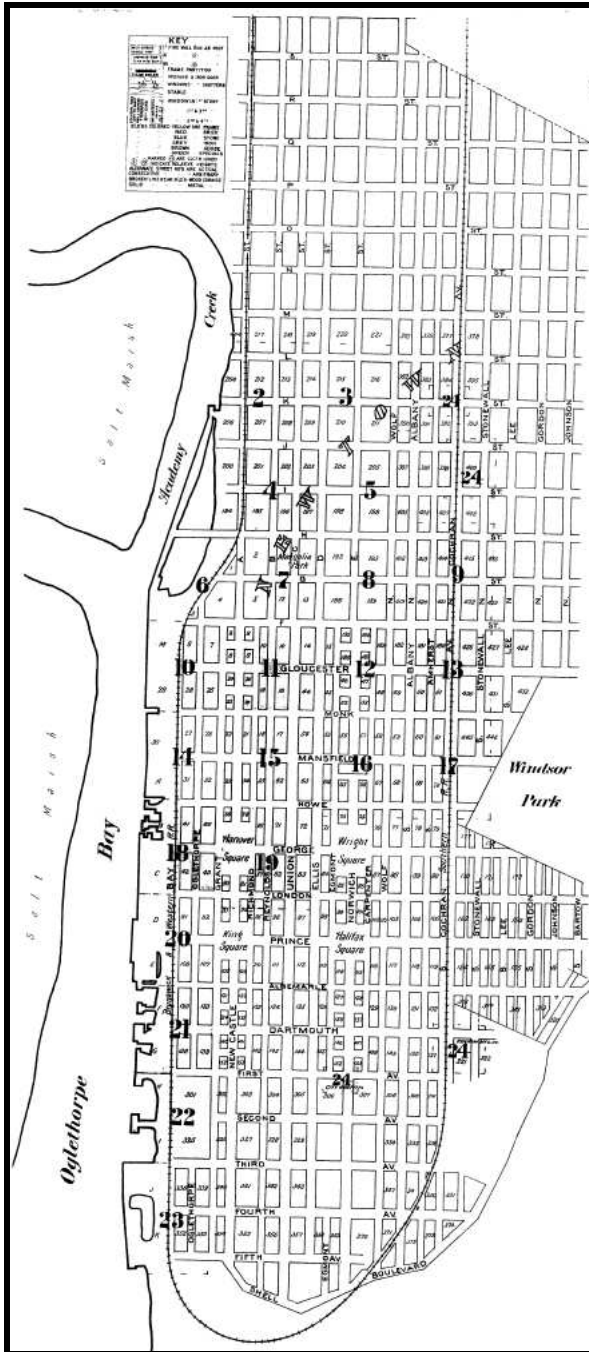
LIST OF PHOTOGRAPHS

Cover Photo: 1329 Sycamore Avenue (c1937-38) – Windsor Park

Title Page: 1502 Monck Street (c1913-19) – Dixville

Photo 1: 1811 Ocean Avenue (c1885-94) – Habersham Park	v
Photo 2: 809 Gordon Street (c1955-64) – Habersham Park	vi
Photo 3: 1405 Palmetto Avenue (c1950-54) – Windsor Park	vii
Photo 4: Brunswick Golf Club – 1403 Palmetto Avenue (c1910), Windsor Park	4
Photo 5: 1909 Elm Avenue (c139-40) – Windsor Park	22
Photo 6: 1404 Palmetto Avenue (c1927-28) – Windsor Park	24
Photo 7: 1417 Lee Street (c1898-07) – Dixville	25
Photo 8: 1811 Ocean Avenue (1885-94) – Habersham Park	26
Photo 9: 1309 Sycamore Avenue (1937-38) – Windsor Park	27
Photo 10: 1807 Oak Avenue (1946-48) – Windsor Park	28
Photo 11: 1216 Palmetto Avenue (1941-43) – Windsor Park	29
Photo 12: 1815 Oak Avenue (1937-38) – Windsor Park	29
Photo 13: 11204 Palmetto Avenue (1937-38) – Windsor Park	30
Photo 14: 1115 Sycamore Avenue (1937-38) – Windsor Park	30
Photo 15: 1413 Sycamore Avenue (1937-38) – Windsor Park	30
Photo 16: 1401 Palmetto Avenue (1937-38) – Windsor Park	31
Photo 17: 1011 Palmetto Avenue (1950-54) – Windsor Park	31
Photo 18: 2016 Ash Avenue (1939-40) – Windsor Park	31
Photo 19: 1015 Bartow Street (1930-39) – Dixville	32
Photo 20: 1215 Magnolia Avenue (1939-40) – Windsor Park	33
Photo 21: 917 Gordon Street (1920-29) – Dixville	33
Photo 22: 1803 London Street (c1950) – Dixville	34
Photo 23: 2011 Palmetto Avenue (1931-34) – Windsor Park	34
Photo 24: 1219 Sycamore Avenue (1941-43) – Windsor Park	35
Photo 25: 1325 Stonewall Street (c1898-07) – Dixville	37
Photo 26: 1225 Sycamore Avenue (1950-54) – Windsor Park	38
Photo 27: 1014 Stonewall Street (1900) – Dixville	39
Photo 28: 2002 London Street (1890-99) – Dixville	40
Photo 29: 1322 Martin Luther King, Jr., Boulevard (1898-07) – Dixville	41
Photo 30: 1402 Lee Street (1908-12) – Dixville	42
Photo 31: 1600 London Street (1890-99) – Dixville	43
Photo 32: 1319 Stonewall Street (1913-14) – Dixville	44
Photo 33: 1227 Sycamore Street (1937-38) – Windsor Park	45
Photo 34: 1601 London Street (1921-22) – Dixville	46
Photo 35: 1803 Oak Avenue (1939-40) – Windsor Park	47
Photo 36: 1801 London Street (c1950) – Dixville	47
Photo 37: 1807 Ocean Avenue (c1940-49) – Habersham Park	48
Photo 38: 1012 Bartow Street (1918-19) – Dixville	48
Photo 39: 719 Wolfe Street (c1890-99) – Dixville	49
Photo 40: 1326 Stonewall Street (c1908-12) – Dixville	50

Photo 41: 808 Lee Street (1940-49) – Dixville	51
Photo 42: 1903 Walnut Avenue (c1949) – Windsor Park	52
Photo 43: 1121 Pine Avenue (1950-54) – Windsor Park	53
Photo 44: 1312 Palmetto Avenue (1941-43) – Windsor Park	53
Photo 45: 1800 Oak Avenue (1950-59) – Windsor Park	54
Photo 46: 1303 Sycamore Avenue (c1949) – Windsor Park	55
Photo 47: 2009 Elm Avenue (1946-48) – Windsor Park	56
Photo 48: 1207 Magnolia Avenue (1946-48) – Windsor Park	56
Photo 49: 821 Johnson Street (1950-59) – Habersham Park	57
Photo 50: 2100 Walnut Avenue (1950-59) – Windsor Park	57
Photo 51: 110 Palmetto Avenue (1950-59) – Windsor Park	57



INSURANCE
MAPS OF
BRUNSWICK
GLYNN CO.
GEORGIA
Sanborn-Perris Map Co. Limited
215 Broadway, New York

July 1898
Copyright 1898 by the Sanborn-Perris Map Co. Limited

Population 12,000. Prev. Winds, S.E. & N.E.
WATER FACILITIES Water supplied by Brunswick Light & Water Co. Main tower, low pumping station located at the top of 7th and Oglethorpe St. Branch tower, 70 ft. high to bottom of iron water tank. 125,000 Gals. cap. Water pumped from artesian well at top of Newcastle St. 5 ft. dia. by 1 1/2 inch diameter pump, capacity 1 Million Gals. per 24 hours. Water Pipes 3 1/2 & 4 1/2 inch dia. daily consumption 1 Million Gals.
FIRE DEPARTMENT 7 Men and Chief Paid. 5 Horses, 2 Cows well fire Alarm System. 22 Boxes, 1 Second Alarm Co. 1 Alarm Steam Fire Engine, 1 Hook & Ladder Truck, 2 Hose Wagons, 1 Horse Cart, 10000 ft. of Sprinkler Hose.
Grades - level. N. St. E. St. Newcastle & Gloucester Sts. paved.



INDEX.

STREETS.	First Ave.	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219
A Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
B Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
C Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
D Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
E Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
F Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
G Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
H Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
I Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
J Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
K Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
L Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
M Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
N Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
O Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
P Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
Q Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
R Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
S Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
T Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
U Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
V Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
W Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
X Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
Y Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	
Z Street	100-219	200-219	300-219	400-219	500-219	600-219	700-219	800-219	900-219	1000-219	

Figure 1: 1898 Sanborn Fire Insurance Map

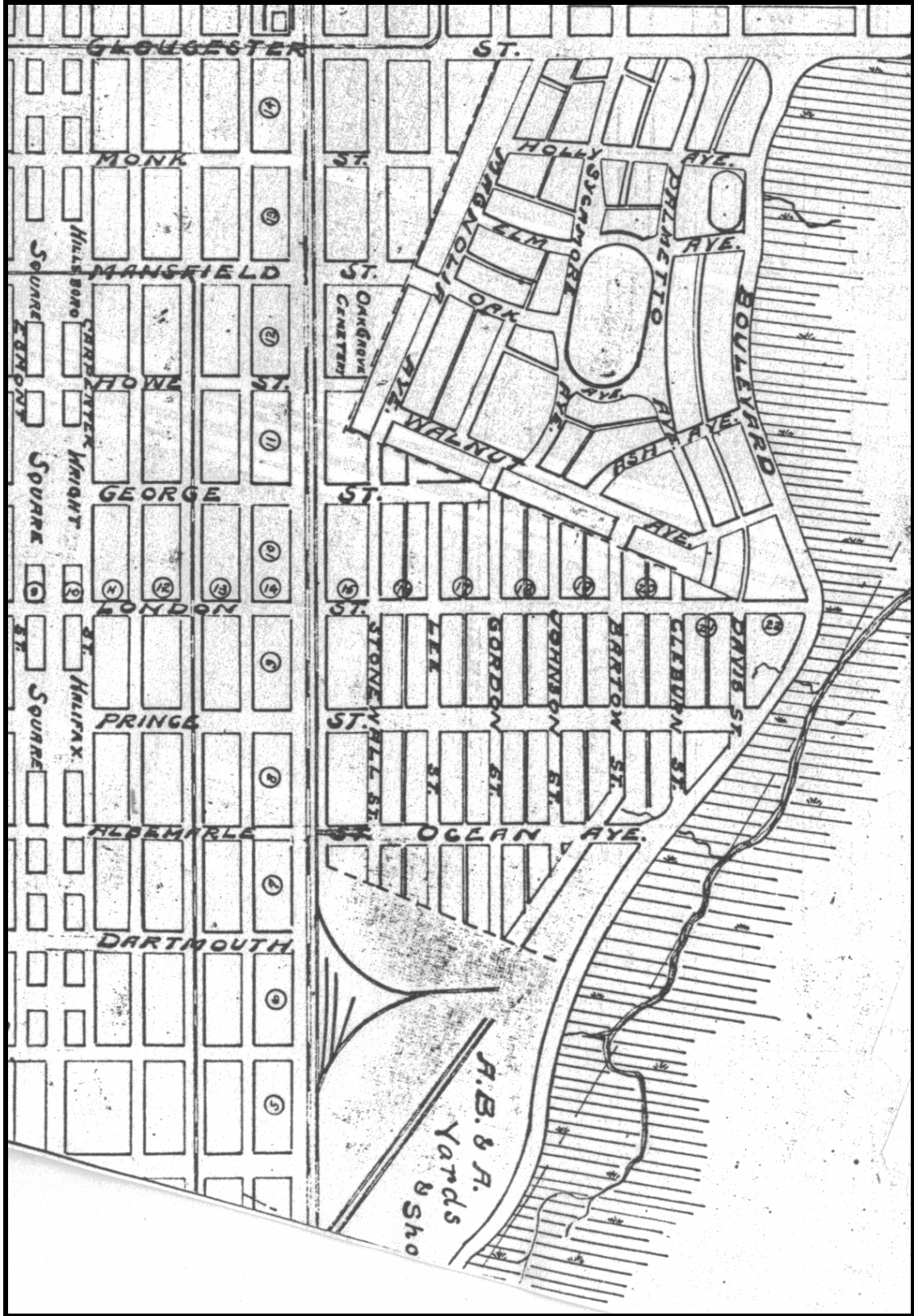


Figure 2: Detailed View of Windsor Park, Dixville, & Habersham Park
From the "Map of Brunswick" by J.B. High, City Engineer c1916



Figure 3: Map of the City of Brunswick – F.J. Torras c1931 (updated c1954)

SECTION 1: PROJECT DESCRIPTION

The Windsor Park, Dixville, and Habersham Park Historic Resources Survey was conducted as part of an ongoing city-wide effort initiated by the City of Brunswick, the Brunswick Downtown Development Authority, and the Brunswick Historic Preservation Board to identify and survey all historically significant properties located in the city. The purpose of the project is to identify and survey all qualifying historic resources located within the Windsor Park, Dixville, and Habersham Park neighborhoods as well as identify all non-contributing and non-historic buildings and their concentrations. The survey, which will form the basis for future preservation planning, was funded through a Certified Local Government (CLG) Survey and Planning Grant from the Historic Preservation Division of the Georgia Department of Natural Resources and matched in part by the City of Brunswick. All phases of the survey were conducted by Robert A. Ciucevich of Quatrefoil Consulting in consultation with Mathew Hill, Executive Director of the Brunswick Downtown Development Authority.

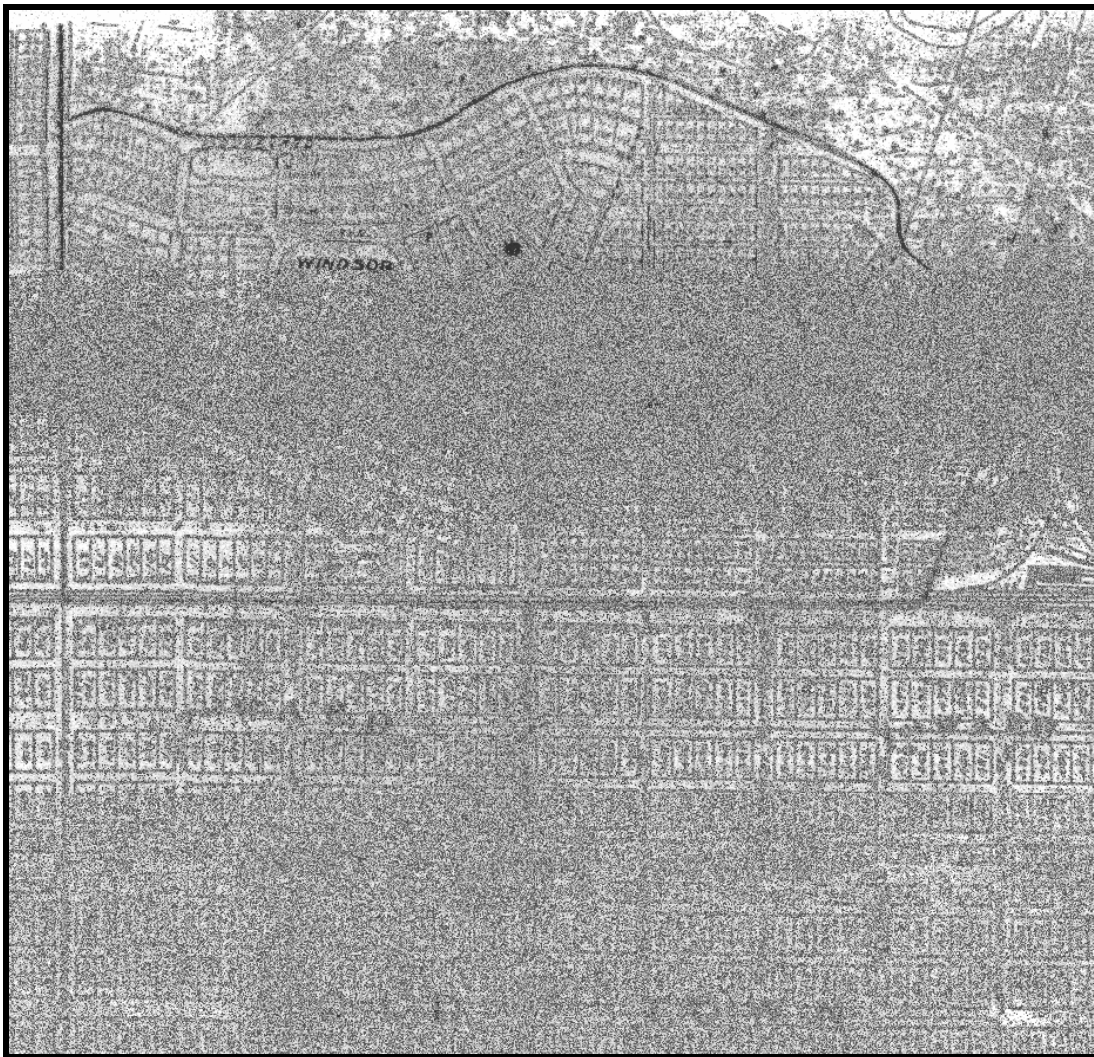


Figure 4: Windsor Park, Dixville, & Habersham Park Survey Area

SECTION 2: METHODOLOGY

Survey procedures outlined in the Georgia Historic Resources Survey Manual provided by the Historic Preservation Division were followed throughout the Windsor Park, Dixville, and Habersham Park Historic Resources Survey. The surveyor conducted a preliminary area analysis field survey of the survey area during which the different types of historic properties, locations of their major concentrations, and general periods and patterns of development of the historic resources were identified. Following this, an intensive field survey was performed in which all properties deemed to be 50 years or older were photographed, marked on a community base map, and a Georgia Historic Resource Survey form completed. Those resources that suffered a significant loss of integrity were excluded from the survey. Following the field survey, all data and digital photos were input in NAHRGIS, the Natural, Archeological, and Historic Resources Geographic Information Systems online data base. All data and digital photos resulting from this survey can be viewed by logging onto the NAHRGIS website, www.itos.uga.edu/nahrgis.

In order to make the survey more useful to city officials and associated neighborhood associations, Dixville and Habersham Park were surveyed separately from Windsor Park as each of these sections of the survey area have different developmental histories and architectural characteristics. Therefore each of these two sections of the survey area was assigned its own numbering sequence and field map.

Historical information for the preparation of the developmental history of the Windsor Park, Dixville, and Habersham Park Neighborhoods, as well as the background information of the individual properties, was obtained through research at the Brunswick-Glynn County Regional Library, Georgia Historical Society, Glynn County Courthouse (plat maps and records), and the Live Oak Branch of the Chatham-Effingham County Regional Library System. Sanborn Insurance Maps and city directories were used extensively in determining the date of construction of each individual resource surveyed as well as the date of construction of any additions and/or alterations. A number of local informant interviews were conducted as well.

While it is possible that a historic property may have been inadvertently omitted from this survey, whether as a result of physical changes that have obscured its historic character or due to borderline age, the surveyor believes that the vast majority of historic resources located within the survey area have been documented by this project.

SECTION 3: SURVEY RESULTS

A total of 336 historic resources were surveyed during the Windsor Park, Dixville, and Habersham Park Historic Resources Survey.

The survey is broken up into two parts:

Windsor Park Subdivision

A total of 165 historic resources were surveyed during the Windsor Park section of the survey. A survey index listing the survey field number, Georgia Historic Resources Survey Resource ID number, historic name (if applicable), address, academic style, academic type, construction date, and individual National Register eligibility can be found in the appendices.

Construction Dates

In analyzing the results for property distribution by common historical time periods, the majority of resources surveyed were built between 1930 and 1949, or the Great Depression and World War II/pre-Cold War periods. In Brunswick, this was a period of great growth and prosperity as many major national industries locating in the area stimulated the demand for new housing as vast numbers of workers relocated to the city to work in their factories. A total of 115 historic resources, or 69.6% of the properties surveyed in the Windsor Park Subdivision, date from and are evenly represented by these two periods.

The following is a chronological list of the major historical time periods represented in the survey:

- ❖ New South (1880-1919) – 1 historic resource (.06%)
- ❖ Roaring Twenties (1920-1929) – 9 historic resources (5.4%)
- ❖ Great Depression (1930-1939) – 57 historic resources (34.5%)
- ❖ World War II/pre-Cold War (1940-1949) – 58 historic resources (35%)
- ❖ Cold War (post 1950) – 40 historic resources (24.2%)

Table 1. Breakdown of Resources by Construction Date – Windsor Park

Time Period	Number of Resources
1910 – 1919	1
1920 – 1929	9
1930 – 1939	57
1940 – 1949	58
1950 – 1959	35
1960 – 1964	5

Original Use

In analyzing the results for original use, all of the resources surveyed, with one exception, were found to be residential in character. A total of 164 resources, or 99.4% of buildings surveyed, were identified as single family residential. Only one resource surveyed, the clubhouse of the Brunswick Golf Club located on Palmetto Avenue, was not originally built as a single family residence (it was, however, converted for use as a residence during the 1930s).



Photo 4: Brunswick Golf Club (c1910) – 1403 Palmetto Avenue

Dixville/Habersham Park Neighborhood

A total of 171 historic resources were surveyed during the Dixville/Habersham Park Neighborhood section of the survey. A survey index listing the survey field number, Georgia Historic Resources Survey Resource ID number, historic name (if applicable), address, academic style, academic type, construction date, and individual National Register eligibility can be found in the appendices.

Construction Dates

In analyzing the results for property distribution by common historical time periods, the majority of resources surveyed were built between 1880 and 1919, or the period of the New South. In Brunswick, this was a great period of prosperity in which the city developed into the second largest port for naval stores in the world. A total of 105

historic resources, or 61% of the properties surveyed in the Dixville/Habersham Park Neighborhood, date from this period.

The following is a chronological list of the major historical time periods represented in the survey:

- ❖ New South (1880-1919) – 105 historic resources (61.4%)
- ❖ Roaring Twenties (1920-1929) – 13 historic resources (7.6%)
- ❖ Great Depression (1930-1939) – 18 historic resources (10.5%)
- ❖ World War II/pre-Cold War (1940-1949) – 8 historic resources (4.6%)
- ❖ Cold War (post 1950) – 27 historic resources (15.7%)

Table 2. Breakdown of Resources by Construction Date – Dixville/Habersham Park

Time Period	Number of Resources
1880 – 1889	3
1890 – 1899	22
1900 – 1909	41
1910 – 1919	39
1920 – 1929	13
1930 – 1939	18
1940 – 1949	8
1950 – 1959	21
1960 – 1969	6

Original Use

In analyzing the results for original use, the vast majority of the resources surveyed were identified as single family residential. A total of 165 resources, or 96.5% of buildings surveyed, were identified as single family residential. Most of the remaining resources surveyed consist of a few commercial (general store), industrial (ice plant), and religious (funeral chapel/cemetery office) buildings located along the mixed use areas of Martin Luther King, Jr/ Boulevard.

Table 3. Breakdown of Resources by Original Use – Dixville/Habersham Park

Original Use	Number of Resources
Single Family Residential	165
Multiple Dwelling – Duplex	2
Retail Store/Shop	1
Church	1
Cemetery Chapel/Office	1
Mill/Processing/Manufacturing Facility	1

SECTION 4: DEVELOPMENTAL HISTORY

The Windsor Park, Dixville, and Habersham Park subdivisions, as well as the remaining section of Oak Grove Cemetery, were originally part of a large area of land call Town Commons.

Town Commons

On February 1, 1788, the General Assembly passed an Act appointing Henry Osbourne, George Handley, Christopher Hillary, John Braddock, William Stephens, John Houston, Gen. Lachland McIntosh, and James Seagrove as Commissioners, and directed them to establish a school – the precursor of what is now known as Glynn Academy. In order to pay for the construction and maintenance of the “Academy,” the Act authorized the Commissioners to survey and sell lots in Brunswick toward this end. As a result, a large tract of land surrounding Brunswick on three sides was laid off and designated as “Commons”. It was the intention of the Commissioners to rent or lease the Commons and to apply the money raised in this manner to support the Academy.

After the county seat was moved from Frederica to Brunswick in 1797, an Act was passed by the General Assembly in which Commissioners were appointed and authorized to sell 500 acres of the Commons with one half of the proceeds to go toward the construction of a court house and jail and the other half to go toward the support of the Academy. The section of the Commons that was surveyed and sold at this time included that part lying to the south and east of the original boundaries of Brunswick and consisting of the following tracts: the Piles tract and the Benjamin Hart tract; the

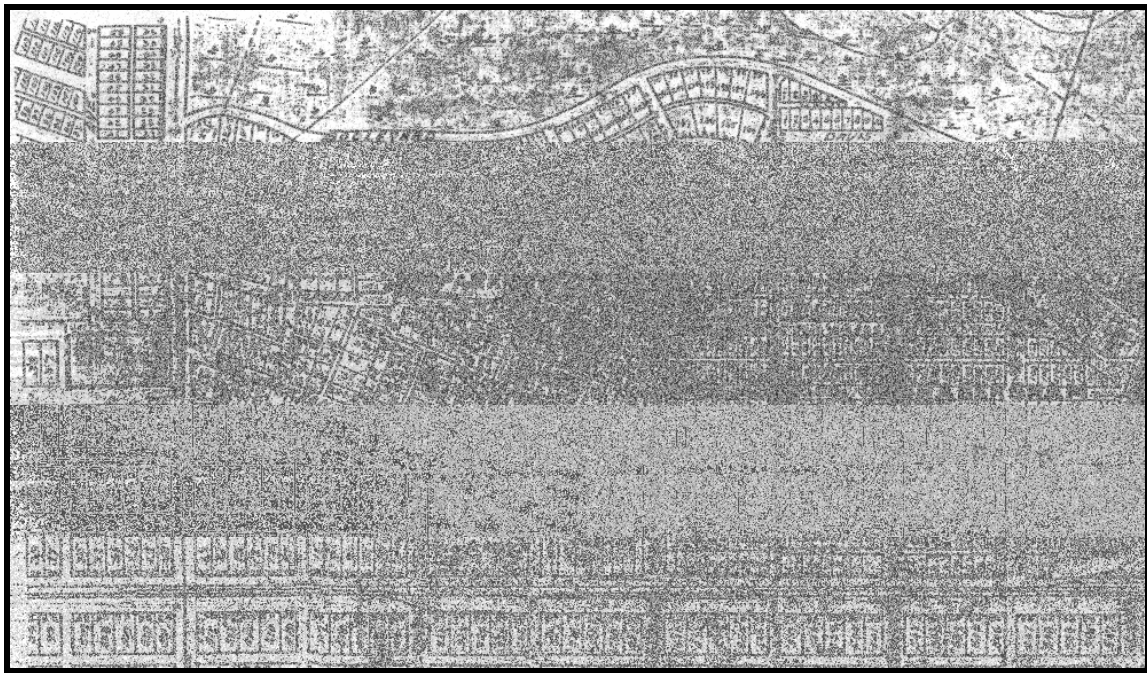


Figure 5: Windsor Park, Dixville, and Habersham Park – detail from unnamed map

Mackenzie tract, now Habersham Park; the Chubb tract, now Dixville; the Wilson tract, now Windsor Park; Urbana; and Mayhew.

Oak Grove Cemetery & the Early Development of the South End of Town Commons

Oak Grove, the oldest cemetery in the City of Brunswick, was started forty years after the Old Town section of the city was established. In 1838 Mayor A.L. King and Alderman James Moore were appointed as a committee to select two suitable places for a burial ground. The land selected for the cemetery was a wooded, undeveloped section of Town Commons located on the outer edge of Old Town along what is now Martin Luther King, Jr. Boulevard (formerly Cochran Avenue).

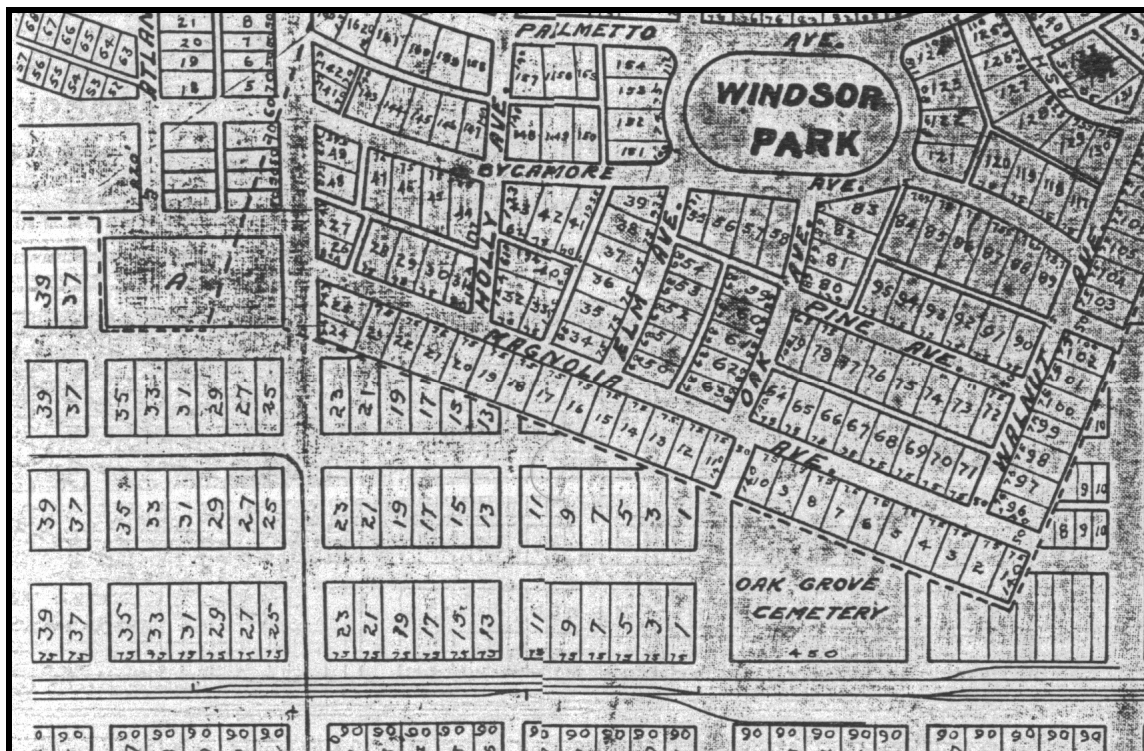


Figure 6: Detail of Oak Grove and the eastern-most subdivision of Town Commons

The City Council, on April 4, 1839, passed an ordinance to open F Street, which up until that time, was a “dead end” into the west side of Wolf Street, and to establish a north-south access road along the west side of the new burial ground. The new ordinance extended F Street

“along the eastern boundary and 100 feet beyond the northeastern corner of said Old Town, forty five feet in width; and a street 100 feet wide called “King” shall be laid out and opened from the northeast end of F Street, along the eastern boundary on the line of Old Town, running the whole length of said Old Town to

the southeastern corner of First Avenue.”

The street, at that time, was named “King” after Thomas Butler King. It was later changed to Cochran Avenue, after Judge Cochran (and, of course, was later changed to Martin Luther King, Jr. Boulevard during the late 20th century).

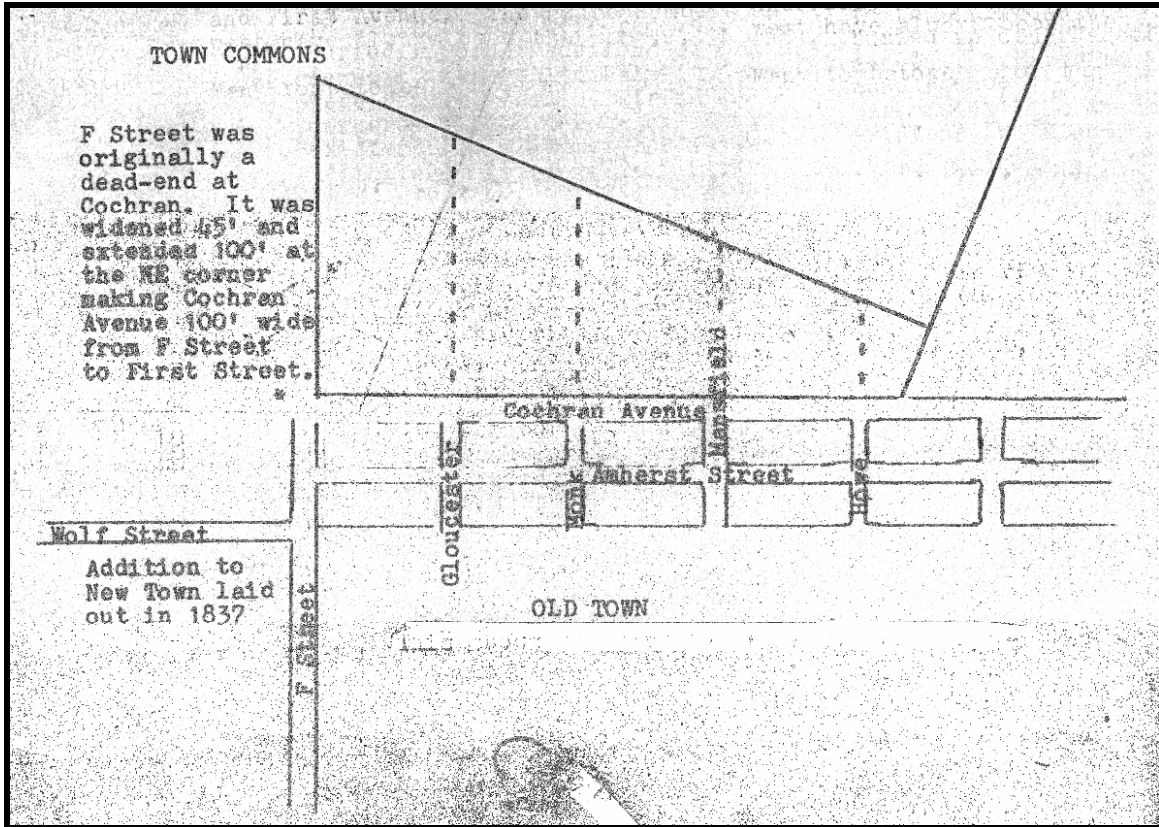


Figure 7: Sketch of the Original Boundaries of Oak Grove c1839 – H. Joiner c1977

Later that same year, the mayor and council authorized the city surveyor to survey the cemetery into approximately six acres for a public burial ground with approximately four acres to be used as a “Pottersfield.” At that time, the cemetery was bounded on the north by F Street, from Cochran Avenue to what is now Johnson Street; on the west by Cochran Avenue, from F to Howe Street; on the south by Howe Street, from Cochran Avenue to what is now Stonewall Street; and on the east by a diagonal line extending from what is now Johnson Street to F Street (adjacent the Wilson tract, now Windsor Park Subdivision). The cemetery was named Oak Grove at that time. William Gilpatrick, aged 52, was buried in Oak Grove on September 2, 1839. This appears to be the first interment.

In 1840 the mayor and council determined that ten acres was too much land to devote to the cemetery. The city surveyor was authorized to reduce the size of the cemetery to six acres and to erect a suitable fence, with a gate, around the grounds.

A land dispute between private concerns, city officials, and the trustees of the Academy resulted in a court-mandated re-survey of Town Commons in 1857. By an act of the General Assembly, the mayor and council directed William Hughes, a surveyor from Liberty County, to determine the exact legal boundaries of the Town Commons of Brunswick as well as survey the rest of the town. As a result of this survey, the size of the cemetery was cut in half to three acres. The boundary of the cemetery at this time was Mansfield Street on the north; Cochran Avenue on the west; what is now Lee Street on the east (extending along the diagonal boundary line of the Wilson tract); and Howe Street on the south.

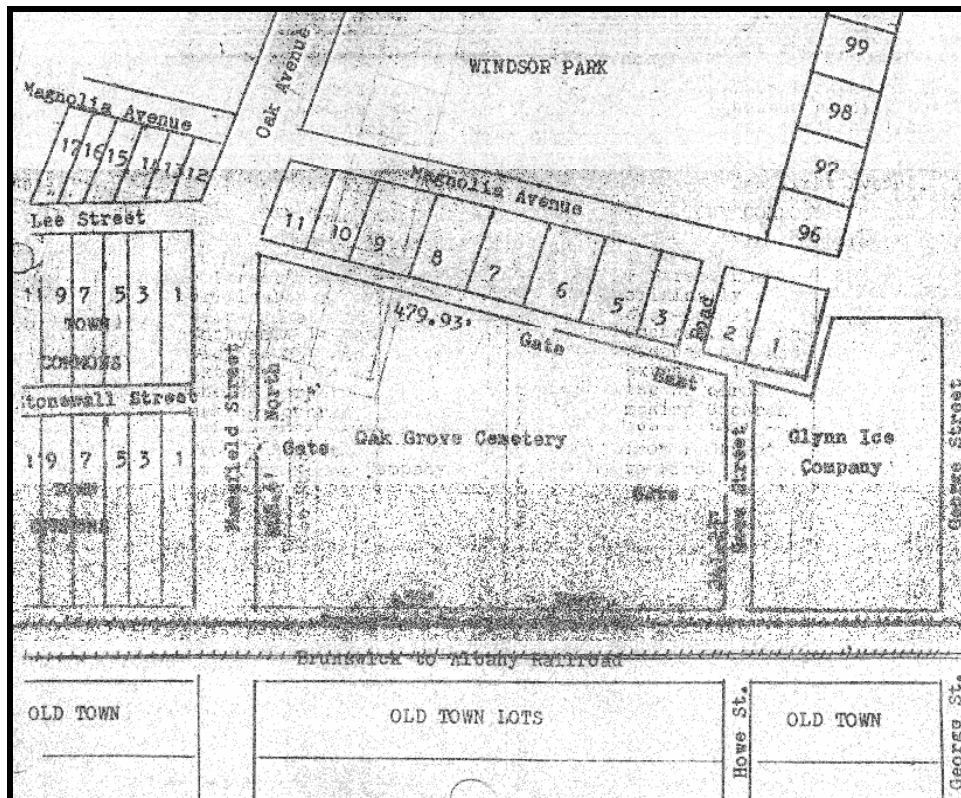


Figure 8: Oak Grove Cemetery c1928 – Prepared by H. Joiner c1977

In 1858 the existing decorative wrought iron fence with formal entry gates was erected around the burial ground and individual cemetery lots were marked off.

In 1859 William Hughes surveyed the Town Commons section adjacent to the cemetery and laid out the streets and building lots, although this area remained wooded and undeveloped for many years before the streets were actually opened up in the mid 1880s.

As Brunswick continued to grow and prosper the town council decided that the cemetery was too close to the center of the city and that a more remote burial ground should be selected for all future interments. A motion was adopted to this effect by the town council in April of 1866 with the added stipulation that families be allowed “to remove

their dead from the old to the new cemetery at any time they may feel so disposed.” Despite this action by the town council it appears that the cemetery continued to be used well into the early 20th century.

A final reduction to the cemetery occurred in 1869 when the Brunswick and Albany Railroad was granted a 99 year lease for twenty six acres of Town Commons located along the western side of Cochran Avenue for the purpose of building a railroad. As a result of this arrangement, the western 50 feet of the cemetery was taken by the railroad for its new route and the graves in that section were relocated.

During the late 19th century a small one room, Queen Anne style chapel was built near the main gate along Mansfield Street, probably around the same time that Dixville (c1885) and the small section of Town Commons to the north of the cemetery was being opened up for development.

Dixville

The Dixville neighborhood was first established as a Reconstruction-era community of displaced St. Simons planters who moved to Brunswick following the end of the Civil War. Upon finding their homes and fields in a state of ruin and their lands claimed by their former slaves (under the auspices of 18 federal land grants), some planters settled in Old Town – like James Cooper, who built the house at 911 Union Street – while several others settled in the Dixville area, a part of Town Commons immediately southeast of Old Town on the opposite side of Cochran Avenue.

Originally named “Dixieville,” the planters – several of whom fought for the Confederacy – named the streets of the new community after their Confederate heroes: Stonewall Street was named for General T.J. “Stonewall” Jackson; Lee Street was named for Commanding General Robert E. Lee; Gordon Street was named for General (and later U.S. Senator and Georgia Governor) John Brown Gordon; Johnson Street was named for Brigadier General Joseph E. Johnson; Bartow Street was named for Colonel Francis S. Bartow, honored as the first high ranking Georgian killed in the Civil War; Cleburne Street was named for General Patrick R. Cleburne; and Davis Street was named for President of the Confederate States of America Jefferson F. Davis.

Dixville was most likely established around the early-to-mid 1880s as it is first depicted on the index map of the Sanborn Fire Insurance Folio for 1889 (although none of the map sheets in the 1889 edition depict any individual buildings, building lots, or close-ups of streets within the community). The Sanborn Map features the original subdivision plat and indicates that George, London, and Prince Streets had been opened up through the community by this time. However, the community is listed on the map as “Dixville” rather than “Dixieville,” indicating that censorship of the original name had already begun even by this early date.

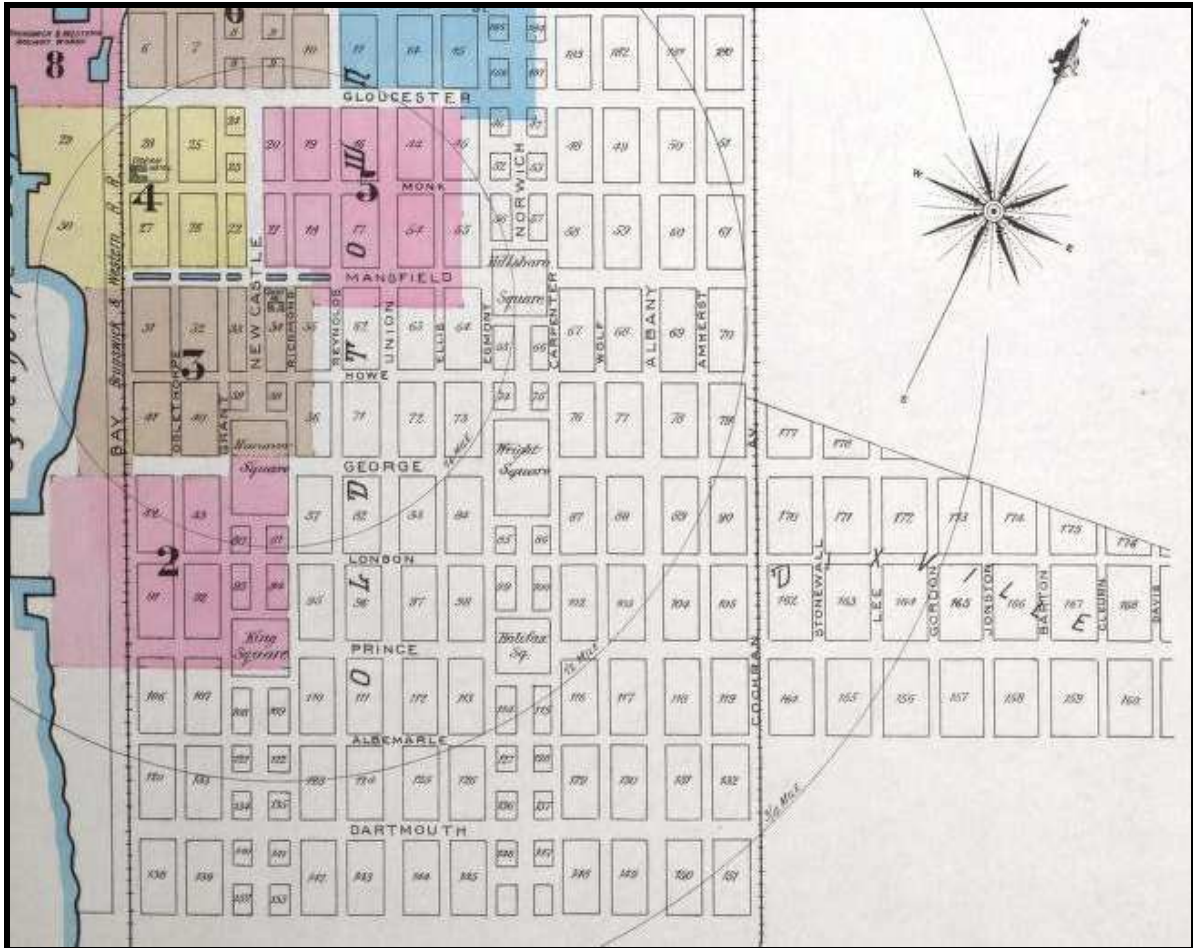


Figure 9: 1889 Sanborn Fire Insurance Map

The occupancy of the original Dixville inhabitants was short-lived as most of the planters had moved to Atlanta or another large Southern city in search of better opportunities by the late 1880s. Some of the planters were able to return to St. Simons after successfully reclaiming their family lands through litigation. Abandoned by the white planters, Dixville became a predominantly African-American neighborhood by the 1890s. With only a limited number of agricultural jobs available and with most of the plantation-land reclaimed by their antebellum owners, many of the people that resettled Dixville during this time were displaced freedmen from St. Simons who were attracted to the area due to its proximity to available work at the nearby railroad, wharves, and sawmills in the vicinity.

Little is known about the type of houses that were built in Dixville during the late 19th century as most, if not all, of the houses built before 1900 appear to have been destroyed during a devastating hurricane and subsequent tidal wave that swamped Brunswick in 1898. An article that appears in the October 3rd edition of the New York Times carried the dramatic title “BRUNSWICK STORM-SWEPT: Georgia Sea Coast Town Inundated and Several Lives and Much Property Lost; SEA WATER FLOODS THE CITY: Vessels

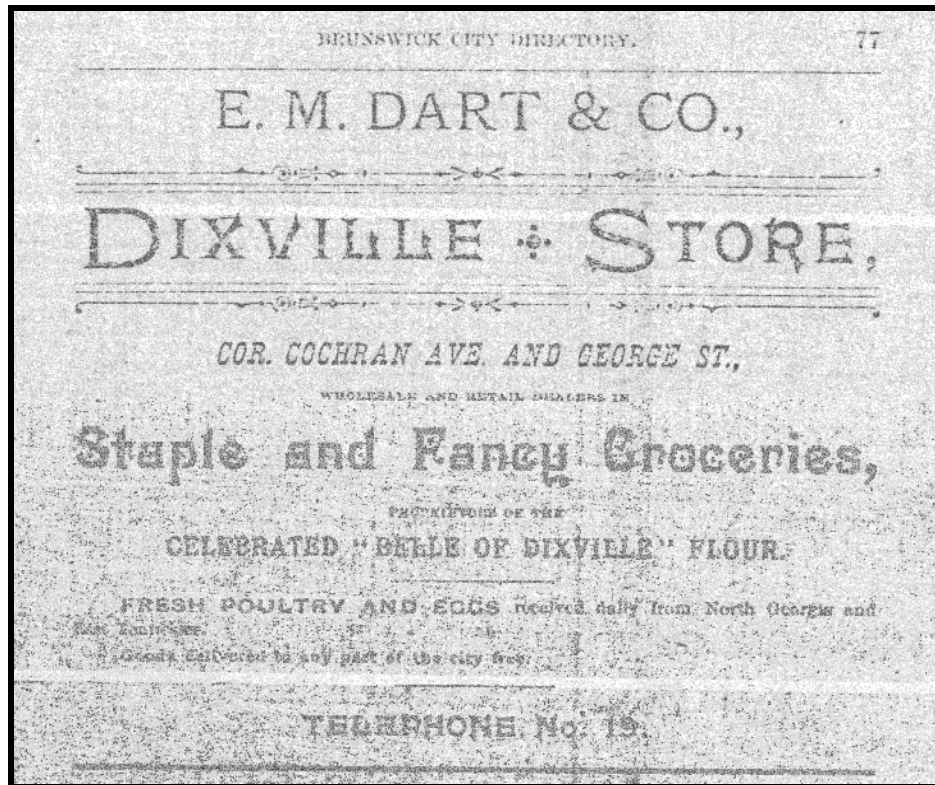


Figure 10: Ad Appearing in Howard’s Directory of Brunswick c1892

Driven Ashore, Locomotive Fires Extinguished, Wharves and Docks Devastated, and Houses wrecked by a Furious Wind.” The article detailed the devastation as follows:

“During the tropical hurricane of Sunday, a tidal wave was driven in from the sea and inundated for an average depth of five feet practically every business house and warehouse in this city ... Conservative estimates place the property damage at half a million dollars ... In the residence section of the city the water was from two to eight feet deep. There was a full sweep of wind and water from the ocean into and across the city.”

The article went on to specifically mention the effect the storm had on the Dixville section of Brunswick:

“Meagre (sic) reports from the Sea Islands on the coast are far from reassuring. At Jekyll Island, where the clubhouse of New York millionaires are situated, much damage has been done. Dixville, a suburb of Brunswick, inhabited by negroes, was inundated and the destruction is almost complete. No lives were lost there.”

Residents of Dixville, however, were quick to rebuild as Sanborn Maps and city directories indicate that most of the houses in the neighborhood were built between 1900 and 1919. The types of houses built during this time – central hallway, hall-parlor, shotgun, etc – reflect the working class roots of the people living there, with most of the houses being one-story frame national folk forms commonly found in mill villages and near other industrial areas.

One of the oldest and most enduring institutions in Dixville is Friendship Baptist Church, located at 1010 Lee Street (Field Survey #88). Organized during the late 19th century, the existing front gable, brick veneer, Gothic Revival style church was built during the early 1900s. According to the corner stone on the façade, the church was “rebuilt” in 1903, an indication that the original c1890s edifice was either destroyed or severely damaged during the 1898 hurricane.

One of the few industrial landmarks remaining in the district is the Glynn Ice Company complex (Field Survey #131), a large two story brick ice plant built c1920 on the corner of Cochran Avenue and George Street. The ice plant and other industrial and manufacturing concerns along Cochran Avenue, such as the Lane & Orr Planning Mill on the corner of Prince Street, the Southern Cement & Stone Company and the Atlanta, Birmingham, and Atlanta Railroad Repair Shops at the corner of Albemarle Street (Ocean Avenue), and the Morgan Gould Lumber Company, among others, employed many Dixville residents throughout the early to mid 20th century.

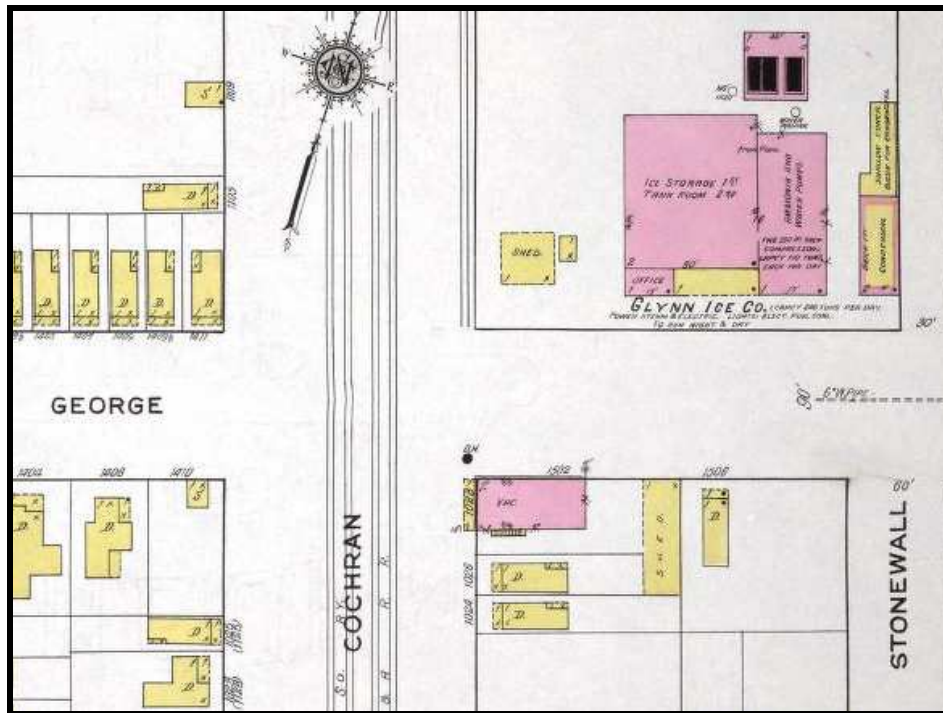


Figure 11: Glynn Ice Co. and the Dart Store on c1920 Sanborn Map

Dixville remained a vibrant, working class African-American community throughout the 20th century, particularly during the post-World War II 1940s and Cold War 1950s during which many of the older homes were remodeled and several new houses were built. It was during this time that a significant number of simple bungalow and ranch type house forms were introduced into the neighborhood.

Windsor Park Subdivision

By the late 19th century the Chubb Tract had been obtained by the Brunswick Company, a large New York-based land development company with Brunswick ties. The 1892 Howard's City Directory of Brunswick contains a lengthy description of the company in its forward outline of the city and its various businesses, institutions, and commercial interests:

“This company was organized in January, 1888, with a stock of \$5,000,000. This stock is listed at the New York Stock Exchange, and lately has made rapid advances. Under the provisions of its very liberal charter the company may engage in any enterprise promotive (sic) of the interests of Brunswick. It owns and offers for sale about 4,500 building lots in the city besides the water fronts on Turtle and Back Rivers. It owns seven and a half miles of street car line in the city, St. Simons Steamboat Line, the St. Simon's Hotel and cottages, and much real estate upon St. Simons Island. In addition, it owns a controlling interest in the Oglethorpe Hotel.

“The history of the Brunswick Company is the history of modern Brunswick.”

With the extension of Town Commons beyond F Street in 1885, the Brunswick Company began to make plans for the wooded Chubb tract, which was located immediately east of the new municipal subdivision and within close proximity of the salt water marshes and tidal creeks. In 1890 the Brunswick Company published a promotional plat depicting a proposed new residential subdivision called Windsor Park. Rather than continuing the standard grid-pattern of streets and uniform lot sizes found in Old Town, New Town, and Town Commons, Windsor Park would feature large wooded lots of varying shapes and sizes set among a series of curvilinear streets within a park-like setting. Like Gordonston in Savannah and Druid Hills in Atlanta, Windsor Park was planned as a “picturesque” subdivision and employed a type of subdivision pattern that had become popular for upscale residential developments throughout the country during the late 19th and early 20th centuries. Like other picturesque subdivisions of the era, the new development would be centered on an oval-shaped community park and would feature streets bearing the names of popular trees such as Elm, Sycamore, and Oak – a common practice in Victorian-era neighborhoods during the 19th century. A small salt water pond adjacent a curvilinear, marsh-side boulevard was an additional amenity proposed for the new community. A copy of the plat was recorded at the Glynn County Court House on April 9th 1890 and later that year the public park depicted in the center of the development – aptly named “Windsor Park”, was dedicated to the city of Brunswick.

Despite all of these early preparations and the successful track record of the Brunswick Company itself, the new subdivision apparently failed to generate enough interest and initial plans to proceed with the grading of streets and the sale of individual buildings lots were curtailed during the 1890s. Unable to proceed with its initial plans for the property, it appears that the Brunswick Company determined to put the development of Windsor Park on hold until conditions were more favorable, opting instead to lease the land for other uses.

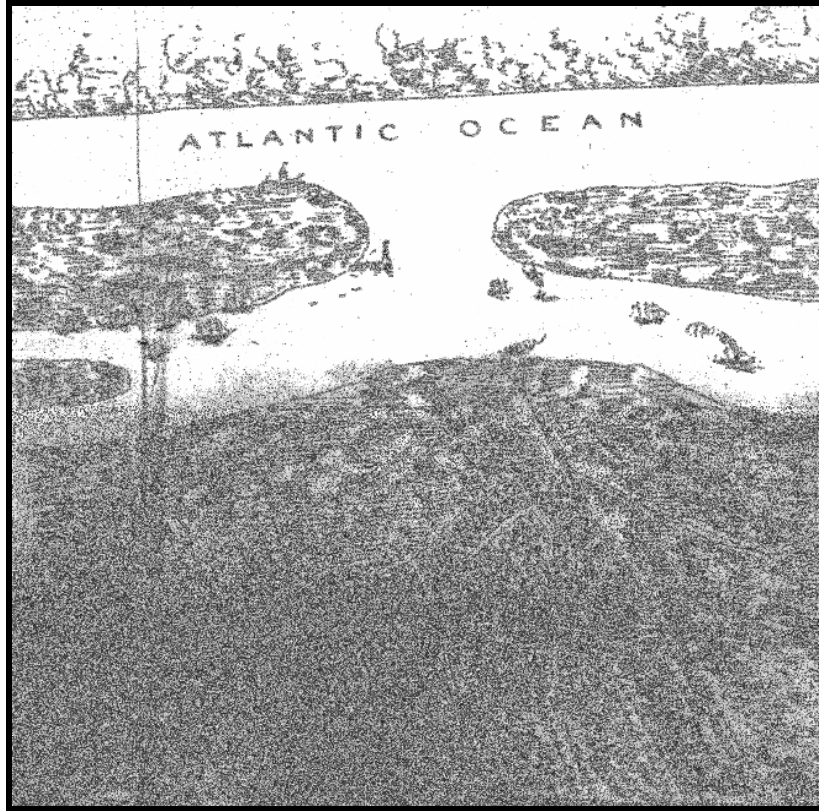


Figure 12: Idealized View of Windsor Park from c1890 Plat

During the early 20th century the Brunswick Company, which remained a majority owner of lots within the subdivision, entered into an agreement with the Brunswick Golf Association which allowed for the establishment of a nine-hole golf course within Windsor Park. It appears that the course was built around the existing c1890 public park as Victorian-era post cards depicting Windsor Park confirm its existence at this time. In fact, the entire tract itself was referred to as a park during the 1900s, with city directories of the period listing the location of Windsor Park as “the corner of Gloucester Street and Glynn Boulevard.” While “Windsor Park” is depicted on Sanborn Maps as early as 1898 (labeled without streets and lot lines) and on the official 1905 Brunswick City Map (with streets and other features as depicted in the idealized c1890 Map of Windsor Park on record at the court house), the Brunswick Golf Course was never depicted or listed as extant on any maps of record (perhaps indicating the temporary nature of the arrangement). At any rate, it appears that the Brunswick Golf Course was most likely established by 1910 (if not earlier) as the earliest material reference to the golf course, aside from a c1912 photograph of the clubhouse in a local history book, appears in *Polk’s Brunswick City Guide* for 1914-1915:

“SPORTS AND PASTIMES – A nine-hole golf course, splendidly placed in Windsor Park, near the “Marsh o’Glynn” has been put in perfect condition, and now is one of the finest in the South. An attractive club house with comfortable appointments is at the command of members and guests.”

This arrangement between the Brunswick Company and the Brunswick Golf Club (as it became known) appeared to work well for several years until the mid 1920s when a severe housing shortage in Brunswick prompted the revival of the Windsor Park project that was originally proposed in 1890. Brunswick, which had continued to grow during the 1910s and 1920s as a result of its expanding role as a shipping and distribution center for the timber and naval stores industry, saw a sharp increase in population during the 1920s as many major national industries began locating in the area due to the city's ideal location and well developed transportation network. In 1920, one of these companies, the Hercules Powder Company, purchased a site in Brunswick and developed it into the largest plant of its kind in the world. This and other large-scale industrial concerns required a vast workforce for their operations and the new influx of people that resulted was so great that the housing market in Brunswick was unable for a time to keep up with demand. In August of 1925 The Brunswick Pilot ran an article about the housing shortage under the headline "NO VACANCIES IN BRUNSWICK SAY REALTORS: Every Available House Full While Many Seek Homes." According to the article, despite many new houses being built over the course of the year there were still no homes available for new families moving to the area at that time.

Responding to the demand for a new residential subdivision near downtown Brunswick, the Brunswick Company announced plans to begin a building program in Windsor Park. In the September 10, 1926 issue of the Brunswick Pilot, an article announced the plans with the headline "Brunswick Co. To Start Soon on Construction: Modern Homes to Be Built in Windsor Park." The article states that:

"... construction of these homes would probably begin as soon as the necessary surveys of the sub-division can be completed and the lots definitively marked."

"That the city is inclined to keep pace with the development of this beautiful section of the city is evidence by the fact that the proposed bond issue, which is now being discussed by the commissioners, carries an appropriation for installing modern sewerage systems in Windsor Park."

The November 11, 1926 edition of the Brunswick Pilot carried another article that more fully outlined the company's plans. Carrying the heading "Brunswick Co. Contractor Here to Start Work: Phinny Returns And Says Work Will Start Promptly," the article provided the following details:

"Wyndam Phinny, vice president and general manager of the Brunswick Terminal and Railway Securities Company ... announce(d) that his company will start work on three homes in Windsor Park as soon as the lot lines can be located by a survey. This will be the first of a building program recently adopted by the company, which will be extended to several more houses as a soon as the first are finished.

Mr. F.J. Torras is now making the survey. Accompanying Mr. Phinny was Mr. John Grundahl, contractor of New York who has been awarded the contract for construction of these houses. The plans for two of them were prepared by H.S. McCrary, Jr., while the third will be built on plans which recently won a prize in a prominent architectural contest as an ideal bungalow.

Mr. Phinny states that the first three houses will be located on lots which will not immediately affect the golf course.”

Despite assurances that the initial phase of construction would not “immediately affect the golf course,” the Brunswick Golf Association called a special meeting to discuss the matter less than a week after this second article appeared in the news. An article under the heading “Golf Association Now Figuring On New Site For Links: Committee To Hold Meeting To Decide Just What The Local Organization Will Do” published in the November 16, 1926 edition of the Brunswick Pilot announced the meeting and outlined the Association’s concerns as follows:

“For the purpose of determining just what is to be done with reference to a new golf course in Brunswick, a committee representing the Brunswick Golf Club will hold a meeting tomorrow night when several problems will be discussed and probably some definite action taken.

As is well known the golf club cannot hope to continue to play on the present links much longer. The property, known as Windsor Park, is owned by various people, many of whom have expressed a desire to build on their lots, and the erection of one or two more houses will render the course useless for further use.

A large majority of the lots in the subdivision are owned by the Brunswick Terminal and Railway Securities Company, and while that company has no desire to break up the links, still officials have announced that the company will shortly erect a half dozen handsome bungalows on the subdivision. The locations have been selected so that houses will not interfere with the golf course, but it is realized that the once building is started on the links the location will prove the most desirable in Brunswick for homes, and many of those who now own lots have expressed an intention of building within the near future.

A large number of lots privately owned, it is understood, are right in the middle of the golf course, and the erection of homes on one or two of them would so interfere with the course that further playing would be impossible.

Realizing that their time is limited, the members of the golf club have been discussing for some time just what to should be done, therefore the meeting has been arranged for tomorrow night.

It is understood that a number of members of the golf club favor the purchase of a new site, not more than five or six miles from the city, on which to locate a new course.”

According to an article published in the next edition of the Brunswick Pilot, very little was settled at the meeting. It appears that a “syndicate” representing the Brunswick Golf Club owned 26 lots in Windsor Park and these concerns did not want to enter into an agreement with the majority of owners – who owned 185 lots – to have “all lots in Windsor Park used by the club, surveyed” on the grounds that they “were not on the market.” It is understood from this and other articles that the golf course was obviously located not just on the 26 lots “controlled” by the club but also on a significant number of lots owned by individuals and developers who now wished to develop their property. It is also understood that whatever arrangement the club entered into with these other lot

owners for the use of their property in the construction of the golf course was now void given that they appeared to be powerless to stop development of lots that would render the course useless. The decision by the club not to participate in the re-survey of all of Windsor Park was a sign that the organization did not intend to be proactive and that they would instead put off making a decision until further development forced their hand.

The Brunswick Golf Association's refusal to voluntarily participate in the re-survey of Windsor Park apparently had little impact on the endeavor as an article entitled "Survey of Windsor Park Going Ahead" reported the progress being made by surveyor Fernando J. Torras. The article, which appeared in the December 3, 1926 edition of the Brunswick Pilot, stated that the survey:

"... is being done prior to the commencement of the building operations there by the Brunswick Terminal and Ry. Securities Company.

The subdivision had never been surveyed before, the maps of it having merely been drawn covering the area of land comprised in the park. No location of individual lots had been attempted. Mr. Torras states that so far as his survey has progressed, it shows the prevailing maps to be correct with only slight variations, with the exception of the map included in the regular city map. It is not thought, however, that any discrepancies of serious proportions will develop from the survey."

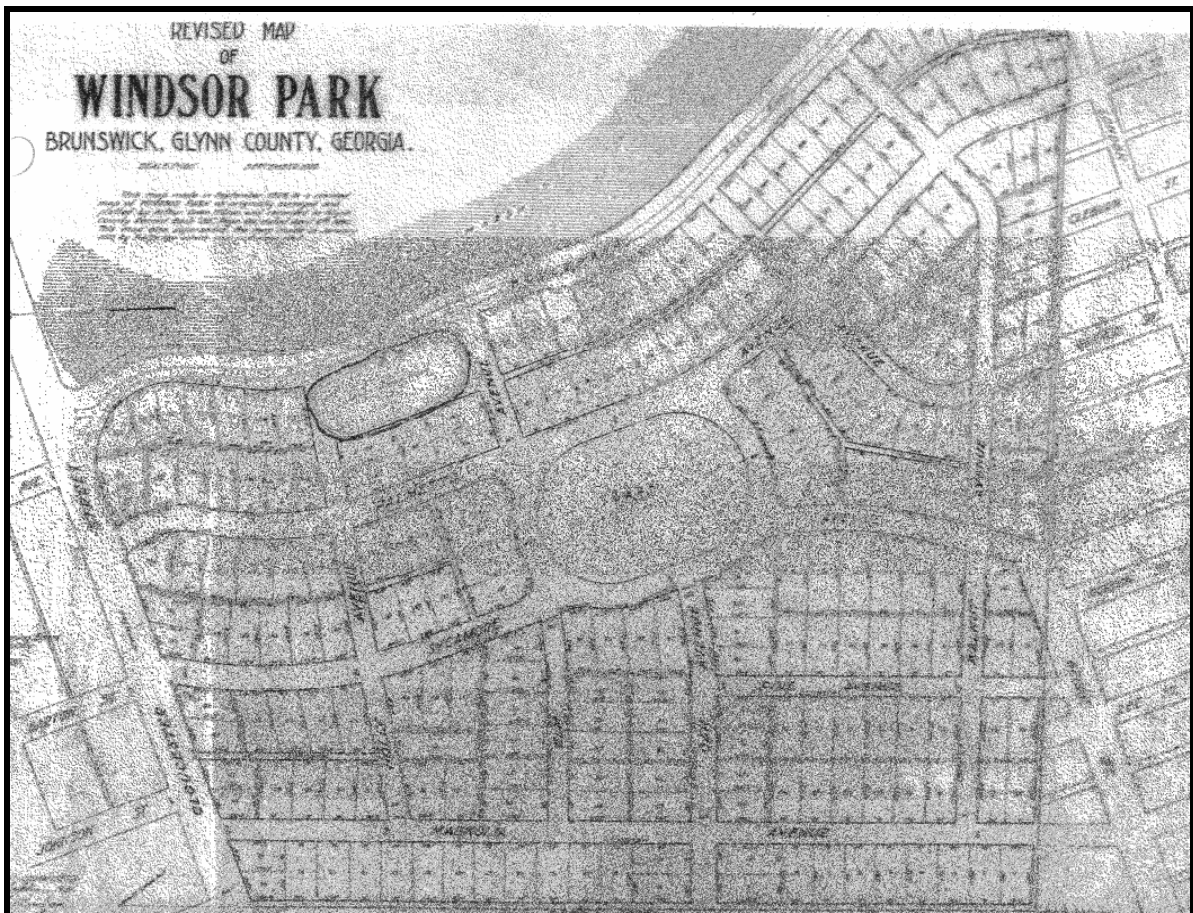


Figure 13: Revised Map of Windsor Park complete in September of 1929.

While the Brunswick Company was the principal entity behind the re-survey and development of Windsor Park, their initial phase of construction, first announced in November of 1926, was not the first building project begun in the subdivision during that time. According to two articles that appeared in the May 6, 1926 edition of the Brunswick Pilot entitled “Permits Issued For Residences” and, printed directly above it, “New Contracting Concern Begins,” the contracting firm of Ledsinger and Turner were issued permits for “the construction of two handsome homes in Windsor Park, one to R.S. Ledsinger and the other to Joe Owens.” These houses, located at 1407 and 1409 Palmetto Avenue, were built c1926-27 and are nearly identical, 1 ½ story, stucco English Vernacular Revival style cottages situated on the same block being developed by the Brunswick Company during their initial first phase of construction (and, incidentally, in close proximity to the clubhouse of the Brunswick Golf Club located at 1403 Palmetto Avenue). Ledsinger, who had recently relocated to the city from Barnesville, built 1407 Palmetto Avenue as his personal residence.

By 1928 the Brunswick Company’s first phase of construction in Windsor Park was complete, resulting in the stucco, Spanish Colonial Revival style bungalows situated at 1404 and 1329 Palmetto Avenue and 1906 Gloucester Avenue. The selection of Spanish Colonial Revival as the architectural style the company chose to promote their new upscale development was not accidental but carefully considered, no doubt intended to invite comparisons to Sea Island’s Cloister Hotel (c1926) and the architect-designed seaside cottages and bungalows being built in that select development.

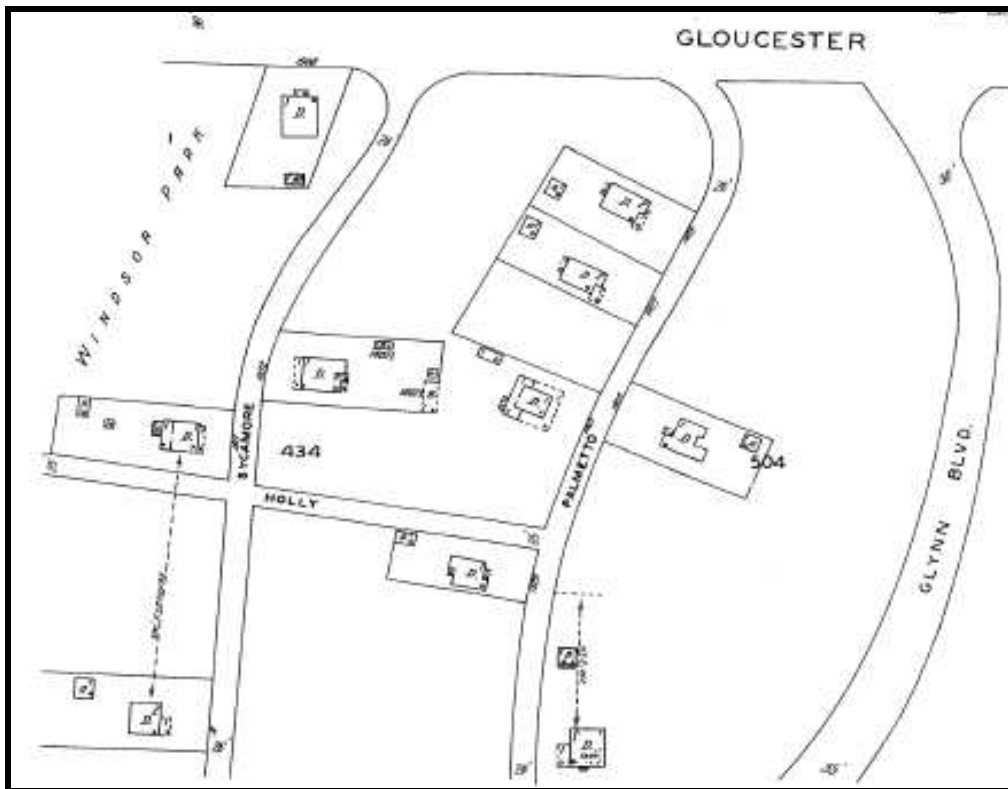


Figure 14: Initial Development within Windsor Park – 1930 Sanborn Map

The resurvey of Windsor Park was completed in September 1929 and the grading of roads through the tract was begun. An article detailing this work was published in the September 6, 1929 edition of the Brunswick Pilot, bearing the title “WINDSOR PARK OPENED UP.” The brief article stated the following:

“While the paving in Windsor Park has not been completed it has been advanced sufficiently to permit driving over it and it is now possibly to drive all through the park on the most gracefully winding roads.

The paving will probably open up this very beautiful section of the city to further development.”

Given the initial demand for building lots and the rapid construction of the first dozen houses in Windsor Park during the late 1920s, there is little doubt that the rapid development of this new select community would have continued unabated had it not been interrupted by the Stock Market Crash of 1929 and subsequent Great Depression that followed. The 1930 Sanborn Map indicates that about nine houses had been constructed in Windsor Park by this time, all of which were concentrated on a single block of Palmetto and Sycamore Avenues south of Gloucester Street (apparently the first streets in the subdivision opened up during the mid 1920s). Construction within Windsor Park would not begin again until the mid 1930s.

With the worst effects of the Depression over, development of Windsor Park had begun again by 1935 and was in full swing by the end of the 1930s. Besides granting a temporary reprieve to the Brunswick Golf Club, the postponed development of the subdivision during the Depression greatly affected the architectural character of the houses that were eventually built in the subdivision. Instead of a subdivision of stucco and clay tile Spanish Colonial and Mediterranean-influenced bungalows, cottages, and villas – like the coastal resort architecture in vogue during the Coffin-era of the 1920s – Windsor Park features an array of late period Colonial and English Revival style American small house, English Cottage, and Cape Cod forms, as well as two-story Traditionals, which were very popular during the post-Depression 1930s and 1940s. While most of the houses in Windsor Park were built during the late 1930s and throughout the 1940s, a significant number of substantial ranch houses were built in the subdivision during the 1950s.

Habersham Park

Although Habersham Park was subdivided into building lots in 1891, the area remained relatively undeveloped through much of the first half of the 20th century.

During the first decades of the 20th century only a few houses were built within Habersham Park while a couple of industrial and commercial concerns had been established on the outer extremities of the subdivision. The Lang-Orr Planing Mill (c1910), situated along Cochran Avenue between Prince Street and Ocean Avenue, the Southern Stone Cement Company (c1915), located on the corner of Cochran Avenue between Ocean Avenue and Dartmouth Street, and the David Davis Shrimp Packing

house (c1915), raised on a platform over the marsh at the end of Ocean Avenue, were all established within the area during this time.

The American Hotel, a large frame, two-story, 55 room boarding house with a three-sided wrap-around porch, was built on the corner of Ocean Avenue and Gordon Street during this time as well. The mammoth structure was built by the American Shipbuilding Company during World War I to house some of their employees who were unable to find living quarters in Brunswick. After the war the property was purchased by two investors for use as a commercial hotel but “the remote location of the building made it undesirable for use as a hotel and it has remain vacant, except for caretakers, ever since that time.” During the housing shortage of the mid 1920s, the building was converted into apartments to help meet the demand for housing. An article in the Brunswick Pilot from this period describes Habersham Park as “a lovely section of the city” and that there would be little doubt of the success of the venture. After the housing shortage the building again sank into disuse, probably again due to its “remote location.” During the 1930s the entire structure was moved to St. Simons by barge where building of its size and type would prove more useful.

During World War II the J.A. Jones Construction Company Shipyard was one of eleven contractors chosen to build Liberty Ships – an endeavor critical to the success of the war effort. The federal government took advantage of the proximity of Habersham Park, which was adjacent the shipyards, and pressed into service all of its available acreage (as well as vacant lots and parcels throughout Brunswick) to build living quarters to house the hundreds of defense workers and their families that would be needed to undertake such a monumental task. Most of Habersham Park was used during this time for the construction of what appears to be the largest concentration of “war housing” built in Brunswick during this time. Thirty-one multiple family units of the Gordon Oaks Homes Federal Housing Project were built on 5 ½ square blocks of Habersham Park, between Prince and Dartmouth Streets (north-south) and Stonewall and Johnson Streets (east-west).

The principal long-term development of Habersham Park occurred during the 1950s and early 1960s. Most of the houses that exist today appear to be part of a 1950s suburban redevelopment of the former Gordon Oaks Home site. After the war ended, Gordon Oaks Homes were abandoned and left vacant. The 1949 Sanborn Map indicates that the several units were deteriorated and open to the elements. During the 1950s these buildings were demolished and the property was subdivided into the building lots that exist today. Most of the houses that were built in Habersham Park during this time are simple frame ranch and bungalow types with brick veneer and asbestos shingle exteriors. By the late 1950s and early 1960s, some excellent examples modern suburban architecture was introduced into the neighborhood with the construction of several front gable Contemporary style houses.

SECTION 5: ARCHITECTURAL ANALYSIS

The Windsor Park, Dixville, and Habersham Park Historic Resources Survey yielded a great deal of information about the architectural make up of the areas considerable historic resources. While the survey form presents specific information about each individual property, the following are general analyses of the following areas:

- ❖ Architectural Style
 - A) General Outline of Styles

- ❖ Building Type
 - A) General Outline of Building Types
 - B) Outbuildings

- ❖ Structural Characteristics and Building Materials



Photo 5: 1906 Elm Avenue (c1939-40) – Outstanding early period ranch house located in the Windsor Park Subdivision.

Architectural Style

Windsor Park Subdivision

Of the 165 historic resources surveyed in the Windsor Park section of the survey, 92 properties, or 56% of the buildings surveyed, are representative of an academic architectural style. A few resources were found to exhibit elements of two or more styles, in which there were 2 instances of secondary stylistic elements. As indicated in Table 4, Colonial Revival and Craftsman are the most common architectural styles found in Windsor Park, representing 55% and 17.5% of examples surveyed, respectively. Although a majority of the resources exhibiting stylistic influences displayed elements or were vernacular expressions of various styles, several high style examples were identified during the survey.

Table 4. Breakdown of Resources by Architectural Style – Windsor Park

Architectural Style	Number of Examples
No Academic Style	73
Craftsman	16
Colonial Revival	51
Neoclassical Revival	2
English Vernacular Revival	12
Spanish Colonial Revival	5
French Vernacular Revival	1
Federal Revival	1
Prairie	7
Contemporary	1
Monterey	1

Dixville/Habersham Park Neighborhood

Of the 171 historic resources surveyed in the Dixville/Habersham Park Neighborhood section of the survey, only 67 properties, or 39% of the buildings surveyed, are representative of an academic architectural style. As indicated in Table 5, Craftsman and Folk Victorian are the most common architectural styles found in Dixville and Habersham Park, representing 49% and 33% of examples surveyed, respectively. Although the overwhelming majority of the resources exhibiting stylistic influences displayed elements or were vernacular expressions of various styles, there were a few high style examples identified during the survey.

Table 5. Breakdown of Resources by Architectural Style – Dixville/Habersham Park

Architectural Style	Number of Examples
No Academic Style	104
Queen Anne	4
Folk Victorian	22
Gothic Revival	1
Craftsman	33
Colonial Revival	3
Neoclassical Revival	2
Contemporary	3
Modern/Shed	1

A) General Outline of Styles

The outline that follows provides an overview of the different academic architectural styles identified within the survey area and gives the architectural and historical contexts that shaped the development of these historic resources on a local, regional, and national level.



Photo 6: 1404 Palmetto Avenue (c1927-28) – One of three houses built for the Brunswick Company in the Windsor Park Subdivision during the late 1920s.

FOLK VICTORIAN
1870-1910

The Folk Victorian style is defined by the presence of Victorian detailing on National Folk, or post-railroad house forms. The principle areas of elaboration are the porch and cornice line. Queen Anne-inspired spindlework detailing (turned spindles and lace-like spandrels), jig saw cut trim, and turned or chamfered posts are characteristic porch details. Italianate-inspired brackets are commonly found along the cornices. Although Folk Victorian houses share similar decorative detail, they are easily differentiated from Queen Anne style houses by virtue of their symmetrical façades and the lack of textured and varied wall surfaces that is characteristic of the former.

The growth of the railway system played a key role in the popularity of the Folk Victorian style in that it made possible the distribution of inexpensive, pre-cut Victorian detailing throughout the nation. Many builders simply grafted this newly available trim onto the traditional folk house forms they were familiar with. Pre-cut detailing was also used as a way to update an older folk form, often by adding a new Victorian porch.



Photo 7: 1417 Lee Street (c1898-07) – Dixville

Windsor Park Subdivision

No examples of the Folk Victorian style were identified in during the Windsor Park section of the survey.

Dixville/Habersham Park Neighborhood

Twenty-two (22) buildings surveyed during the Dixville/Habersham Park section of the survey display elements of the Folk Victorian style. The Folk Victorian style was the second most common style identified within this section of the survey area, accounting for 33% of surveyed properties conforming to an academic style.



Photo 8: 1811 Ocean Avenue – Habersham Park

COLONIAL REVIVAL 1880-1955

Colonial Revival was the dominant style for domestic buildings throughout the nation during the first half of the 20th century. The term “Colonial Revival” refers to the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard that followed the Philadelphia Centennial Exposition of 1876. The style draws primary inspiration from Georgian and Adam prototypes, with secondary influences coming from Post-medieval English and Dutch Colonial sources. Examples exhibiting details from two or more of these precedents are common.

Early Colonial Revival style buildings were largely free interpretations of colonial precedents featuring exaggerated colonial decorative details. The Colonial Revival Movement of the late 19th century provided the inspiration for the Shingles style and the Free Classic subtype of the Queen Anne style, which was closely related to the asymmetrical Colonial Revival house.



Photo 9: Asymmetrical Colonial Revival – 1309 Sycamore Avenue (c1938-39), Windsor Park Subdivision

Wide distribution of books and magazines featuring measured drawings and photographs of colonial buildings during the first decades of the 20th century cultivated an interest in more historically correct copies of colonial prototypes with correct proportions and

details. As a result, Colonial Revival style buildings built between 1915 and 1935 reflect these influences by more closely resembling colonial prototypes. As with all domestic architecture, post World War II tastes and trends lead to a simplification of the style



Photo 10: Cape Cod subtype – 1807 Oak Avenue (c1946-48), Windsor Park

during the 1940s and 1950s. Common characteristics of Colonial Revival-style houses include: a symmetrical façade; accentuated front door often featuring a pediment supported by pilasters or a small gabled stoop supported by slender columns; transom over the door or sidelights are common; windows have double hung sash, usually with multiple lights in one or both sashes; windows are frequently paired.

Windsor Park Subdivision

Fifty-one (51) buildings surveyed during the Windsor Park section of the survey display elements of the Colonial Revival style. The Colonial Revival style was the most common style identified within this section of the survey area, accounting for 55% of surveyed buildings conforming to an academic style.

Dixville/Habersham Park Neighborhood

Three (3) buildings surveyed during the Dixville/Habersham Park section of the survey display elements of the Colonial Revival style.



Photo 11: French Colonial Revival – 1216 Palmetto Avenue (c1941-43), Windsor Pk.



Photo 12: Simple late period, asymmetrical example – 1815 Oak Ave (1937-38) , WP



Photo 13: 1204 Palmetto Ave (1937-38) – Windsor Pk.



Photo14: 1115 Sycamore Ave (1937-38) – Windsor Pk.



Photo 15: 1413 Sycamore Ave (1937-38) – Windsor Pk



Photo 16: 1401 Palmetto Ave. (c1937-38) – Windsor Pk.



Photo 17: 1011 Palmetto Ave. (c1950-54) – Windsor Pk.



Photo 18: 20126 Ash Ave. (c1939-40) – Windsor Park

CRAFTSMAN 1905-1930

Craftsman was the dominant style for smaller houses throughout the country in the first two decades of the 20th century. Craftsman houses were inspired by the work of Charles Sumner and Henry Mather Greene, two California architects who designed and executed a number of highly detailed landmark buildings that combine such influences as the English Arts and Crafts movement, Oriental wooden architecture, Swiss roof forms, and the manual arts. Vernacular versions of Greene and Greene's work was spread throughout the country through pattern books and popular magazines, quickly making the one-story Craftsman house the most popular and fashionable smaller house in the country.

Craftsman style houses feature a low-pitched roof, usually gable, with a wide, unenclosed eave overhang and exposed rafter ends. Other common details include knee braces, false beams, paired and casement windows, and square, battered columns resting on masonry piers.



Photo 19: 1015 Bartow Street (c1930-39) – Dixville

Windsor Park Subdivision

Sixteen (16) buildings surveyed during the Windsor Park section of the survey display elements of the Craftsman style. The Craftsman style was the second most common style

identified within this section of the survey area, accounting for 17.5% of surveyed buildings conforming to an academic style.

Dixville/Habersham Park Neighborhood

Thirty-three (33) buildings surveyed during the Dixville/Habersham Park section of the survey display elements of the Craftsman style. The Craftsman style was the most common style identified within this section of the survey area, accounting for 49% of surveyed buildings conforming to an academic style.



Photo 20: 1215 Magnolia Avenue (c1939-40) – Windsor Park



Photo 21: 917 Gordon Street (c1920-29) – Dixville



Photo 22: 1803 London Street (c1950) – Dixville



Photo 23: 2011 Palmetto Avenue (c1931-34) – Windsor Park

ENGLISH VERNACULAR REVIVAL 1890-1940

The English Vernacular Revival style (also known as the Tudor style), although relatively obscure before World War I, greatly expanded in popularity during the 1920s and 1930s as improved masonry veneering techniques allowed even modest examples to closely mimic English prototypes. Rivalled only by the Colonial Revival style, the English Vernacular Revival was a dominant style of domestic building for a large proportion of early 20th century suburban houses throughout the country. English Vernacular Revival style houses typically feature a steeply pitched roof with a façade dominated by one or more steeply pitched cross gables; gabled entry foyer or porch; massive chimney often crowned with decorative chimney pots; tall, narrow windows, commonly in multiple groups with multi-pane glazing; and other decorative elements such as half timbering, round arch doors and windows, wrought iron fixtures, and granite or marble coping and detailing.

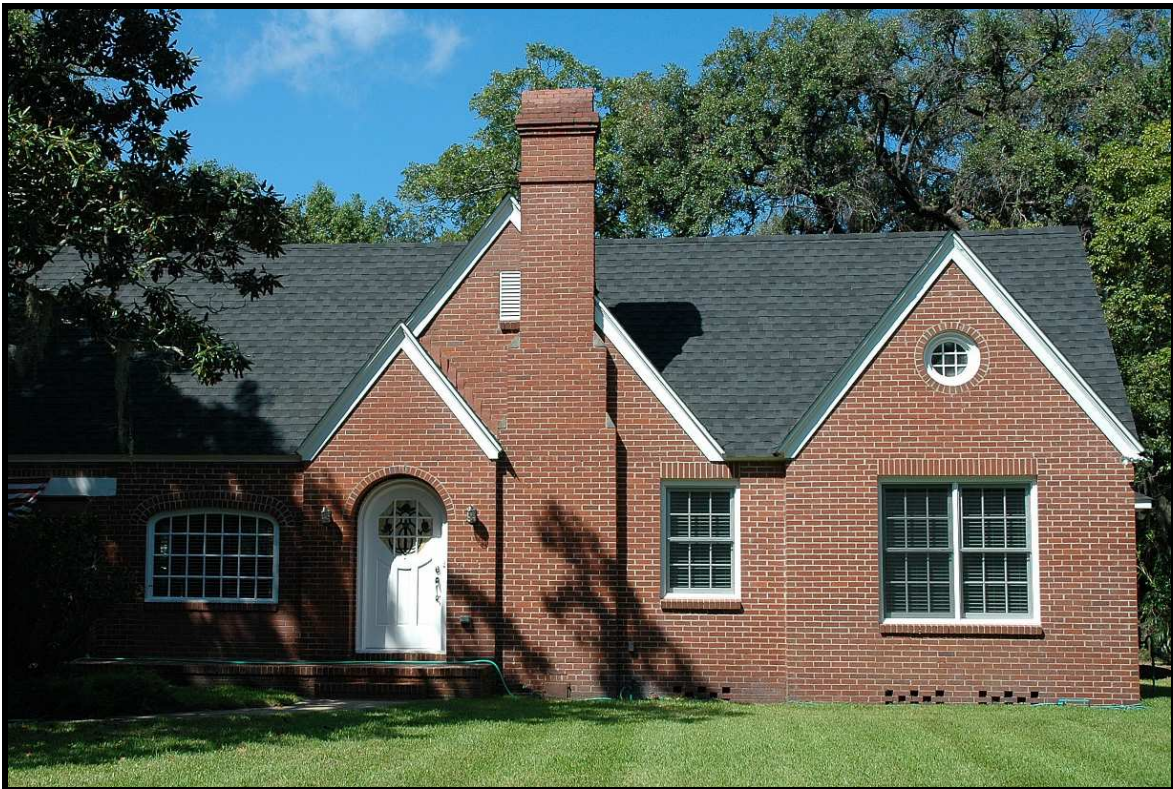


Photo 24: 1219 Sycamore Avenue (c1941-43) – Windsor Park Subdivision

Windsor Park Subdivision

Twelve (12) buildings surveyed during the Windsor Park section of the survey display elements of the English Vernacular Revival style, accounting for 7% of surveyed buildings conforming to an academic style.

Dixville/Habersham Park Neighborhood – No examples identified.

Building Types

Windsor Park Subdivision

A total of 150 properties surveyed during the Windsor Park section of the survey were identified as conforming to one of the architectural types recognized by the Historic Preservation Division and identified in the Georgia Historic Resources Survey Manual. Table 6 lists 11 building types existing within the survey area. As indicated in Table 6, the American small house (55 historic resources or 36.6%) and the ranch house (53 historic resources or 35.3%) are the most common building types identified in the survey area. 15 historic resources, or 9% of the total number of buildings surveyed, did not conform to any academic building type.

Table 6. Breakdown of Resources by Architectural Type – Windsor Park

Architectural Building Type	Number of Examples
No Academic Type	11
Gable Wing Cottage	1
Four Square Cottage	1
Side Gable Cottage	2
Georgian Cottage	1
Bungalow	16
English Cottage	6
Georgian House	9
American Foursquare	2
American Small House	55
Ranch	53
Split Level	2
Unknown	4

Dixville/Habersham Park Neighborhood

A total of 157 properties surveyed during the Dixville/Habersham Park section of the survey were identified as conforming to one of the architectural types recognized by the Historic Preservation Division and identified in the Georgia Historic Resources Survey Manual. Table 7 lists 19 building types existing within the survey area. As indicated in Table 7, the bungalow (38 historic resources or 24%) and the hall-parlor (21 historic resources or 13.4%) are the most common building types identified in the survey area. 14 historic resources, or 8% of the total number of buildings surveyed, did not conform to any academic building type.

Table 7. Breakdown of Resources by Architectural Type – Dixville/Habersham Prk

Architectural Building Type	Number of Examples
No Academic Type	9
Hall-parlor	21
Central Hallway Cottage	10
Saddlebag	5
Shotgun	17
Pyramid Cottage	3
Foursquare Cottage	6
Side Hallway Cottage	6
Georgian Cottage	8
Gable Wing Cottage	12
New South Cottage	2
Bungalow	38
I-house	1
Gabled Wing House	4
Georgian House	2
Side Hallway	5
American Small House	7
Ranch	12
Church – Corner Tower	1
Unknown	4



Photo 25: Georgia Cottage – 1325 Stonewall Street (1898-07), Dixville

A) General Outline of Types

The outline that follows provides an overview of the different academic building types found in the survey area and gives the architectural and historical contexts that shaped the development of these historic resources on a local, regional, and national level.



Photo 26: Nice example of the Split Level type – 1225 Sycamore Avenue (c1950-54), Windsor Park Subdivision

HALL-PARLOR

Hall-parlor houses, named after two old fashioned uses for rooms, are a traditional British folk form that consists of two unequal rooms. Entry is into the larger of the two rooms, the hall (not hallway), which served multiple functions. Almost always gabled, the hall-parlor house can have one or two exterior end chimneys, but typically features a single chimney in the parlor end. Although this house type is one of the earliest found in America, in Georgia most of the remaining examples were built in the last half of the 19th century and the first three decades of the 20th. The type was adaptable and expandable and was popular for farm owners, tenant farmers, and mill workers alike.



Photo 27: 1014 Stonewall Street (c1900) – Dixville

Windsor Park Subdivision

No examples of the hall-parlor type were identified during the Windsor Park section of the survey.

Dixville/Habersham Park Neighborhood

Twenty-one (21) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as hall-parlor type houses. The hall-parlor is the second most common building type found within this section of the survey area, accounting for 13.4% of properties conforming to an academic building type.

CENTRAL HALLWAY

This house type has proved a favorite for Georgians throughout the 19th century. It consists, as the name suggests, of a central passageway between two rooms. It is distinguished from other types with a central hallway by being only one room deep. The central hallway type most frequently had a gable roof and exterior end chimneys on both ends. The type seems to be fairly evenly distributed across the state, appearing mainly on average sized farmsteads and on principle streets in Georgia's towns and cities. Most examples of the type were built between 1830 and 1930, with clusters occurring in the periods 1840-1860 and 1870-1890.



Photo 28: 2002 London Street (1890-99) – Dixville

Windsor Park Subdivision

No examples of this type were identified within this section of the survey area.

Dixville/Habersham Park Neighborhood

Ten (10) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as central hallway type houses, making up 6.4% of surveyed properties conforming to an academic building type.

SHOTGUN

The shotgun house is a narrow, one-story urban form built in modest neighborhoods in expanding southern cities between 1880 and 1930. Shotgun houses are one room wide and two rooms deep. There is no hallway, and doors typically line up front to back. Although most shotgun houses have gabled roofs, hipped roofs were also used. Although some houses of the type feature Folk Victorian or classical detailing, most are in low-income neighborhoods located near railroad and industrial sections of large towns and cities.



Photo 29: 1322 Martin Luther King, Jr. Boulevard (1898-1907) - Dixville

Windsor Park Subdivision

No examples of this type were identified within this section of the survey area.

Dixville/Habersham Park Neighborhood

Seventeen (17) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as shotgun type houses, accounting for 10.8% of surveyed properties conforming to an academic building type.

GABLE-ELL COTTAGE/GABLE ELL HOUSE

Gable Ell Cottage

Of the late 19th century house types in Georgia, the gable-ell cottage perhaps has the most examples. In plan, it is T or L shaped, and usually, though not always, has a gabled roof. Sometimes called the gable-front-and-wing house type, the gable-ell cottage consists of a gable front at one end of a recessed wing that is parallel to the façade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing. Fairly evenly distributed across Georgia, the gabled ell cottage was popular in both rural and urban areas in both modest and well-to-do neighborhoods. Its period of greatest popularity was 1875-1915.



Photo 30: 1402 Lee Street (1908-12) – Dixville

Windsor Park Subdivision

One (1) building surveyed during the Windsor Park section of the survey was identified as a gable wing cottage type house, making up .6% of surveyed properties conforming to an academic building type.

Dixville/Habersham Park Neighborhood

Twelve (12) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as gable wing cottage type houses, making up 7% of surveyed properties conforming to an academic building type.

Gable Ell House

The gable ell house is the two-story version of the gable ell cottage. T-shaped and usually gabled, the gable ell house type is far less common than the gable ell cottage. Most examples were built in the last quarter of the 19th century for well-to-do occupants, more often in Georgia's towns and cities rather than its rural areas.



Photo 31: 1600 London Street (c1890-99) – Dixville

Windsor Park Subdivision

No examples of this type were identified within this section of the survey area.

Dixville/Habersham Park Neighborhood

Four (4) buildings surveyed during Dixville/Habersham Park section of the survey were identified as being of the gable wing house type, accounting for 2.5% of surveyed properties conforming to an academic building type.

GEORGIAN COTTAGE/GEORGIAN HOUSE

Georgian Cottage

The Georgian cottage is possibly the single most popular and long-lived house type in Georgia. The Georgian cottage is named for its floor plan, not the state, and is derived from 18th century Georgian architecture. The Georgian plan consists of a central hallway with two rooms on either side. The plan shape is usually square or nearly square, and the chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair of rooms. Houses of this type were built in all periods of Georgia history, well into the 20th century, but with greatest concentration between 1850 and 1890.



Photo 32: 1319 Stonewall Street (c1913-14) – Dixville

Windsor Park Subdivision

One (1) building surveyed during the Windsor Park section of the survey was identified as a Georgian cottage type house, making up .6% of surveyed properties conforming to an academic building type.

Dixville/Habersham Park Neighborhood

Eight (8) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as Georgian cottage type houses, accounting for 5% of surveyed properties conforming to an academic building type.

Georgian House

Except for its two-story height, the Georgian House has all the characteristics of the Georgian cottage. Although the two-story house is less numerous than the one-story cottage, particularly in rural settings, it too was popular from the first decades of the 19th century well into the 20th century. Most examples of the type, however, were built in the periods 1850-1860 and 1900-1930, chiefly in the larger towns and cities.



Photo 33: 1227 Sycamore Avenue (c1937-38) – Windsor Park Subdivision

Windsor Park Subdivision

Nine (9) buildings surveyed during the Windsor Park section of the survey were identified as being of the Georgian House type, making up 6% of surveyed properties conforming to an academic building type.

Dixville/Habersham Park Neighborhood

Two (2) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as being of the Georgian House type, accounting for 1.2% of surveyed properties conforming to an academic building type.

BUNGALOW

Sometimes mistakenly referred to as a style, bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. Bungalows were very popular in all regions of Georgia between 1900 and 1939, almost as popular in rural areas as in cities and towns. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hip, and cross gable. The front and side gable versions of the bungalow greatly outnumber hipped bungalows, while cross-gabled bungalows are rare.



Photo 34: 1601 London Street (1921-22) – Dixville

Windsor Park Subdivision

Sixteen (16) buildings surveyed during the Windsor Park section of the survey were identified as bungalow type houses, making up 11% of surveyed properties conforming to an academic building type.

Dixville/Habersham Park Neighborhood

Thirty-eight (38) buildings surveyed during the Dixville/Habersham Park section of the survey were identified as bungalow type house. The bungalow was the most common

type identified within this section of the survey area, accounting for 24% of surveyed buildings conforming to an academic building type.



Photo 35: 1803 London Street (c1939-40) – Windsor Park Subdivision



Photo 36: 1801 London Street (c1950) - Dixville



Photo 37: 1807 Ocean Avenue (c1940-49) – Habersham Park



Photo 38: 1012 Bartow Street (1918-19) - Dixville

SIDE HALLWAY HOUSE/SIDE HALLWAY COTTAGE

The side hallway is relatively uncommon in Georgia. Most examples of the type are located in the state's oldest cities, where its narrow façade made it especially suitable for urban houses. Most early examples were built between 1820 and 1850 and are located in Savannah, where it is the most common house type, and in Augusta. The side hallway house is named after the location of the hallway at the side of the house. The hall normally contained a staircase, and was two rooms deep. There are three subtypes: the row house, and attached single family house which shares a party wall; the Savannah house, detached with a raised basement; and the Augusta house, detached without a basement. Although most examples were built in the early 19th century, variations of the type persisted into the early 20th century. Late 19th century examples are typically three rooms deep, often displaying the basic side hallway form with the addition of rear wings and recessed porch.



Photo 39: 719 Wolfe Street (c1890-99) - Dixville

Windsor Park

No side hallway type houses were identified in this part of the survey area.

Dixville

Five (5) buildings surveyed during the Dixville section of the survey were identified as side hallway type houses, accounting for 3% of surveyed properties conforming to an academic building type.

Side Hallway Cottage

Except for its one-story height, the Side Hallway Cottage has all the characteristics of the Side Hallway House. The one story cottage is significantly less numerous than the two story house and can be found in sparse concentrations in rural railroad communities or urban industrial villages.



Photo 40: 1326 Stonewall Street (c1908-12) – Dixville

Windsor Park

No side hallway cottages were identified in this part of the survey area.

Dixville

Six (6) buildings surveyed during the Dixville section of the survey were identified as side hallway cottages, accounting for 3.8% of surveyed properties conforming to an academic building type.

AMERICAN SMALL HOUSE

Also commonly referred to as the “post World War II house,” the ubiquitous American small house can be found in 1940s and early 1950s suburbs and subdivisions across America. Built to accommodate the staggering demand for housing precipitated by the large numbers of returning service men and their growing families following the defeat of the Axis Powers in 1945, these houses were designed to provide basic habitation for newly weds and beginning families. Inexpensive and easy to build, the American small house was ideally suited to meet these needs. The type is characterized as a small, one-story, rectangular-shaped, two bedroom house of balloon frame construction. It typically features a side gable, asphalt shingle roof with little or no eave overhang and often features triangular shaped wood vents in side gables. Another common characteristic is the use of inexpensive replacement cladding, such as asbestos siding, as an original exterior siding (although the use of shiplap and clapboard siding is common as well). The basic floor plan of these houses is similar to other small houses of the era, being two unequal rooms wide by two rooms deep. Entry is in the living room, which is typically adjacent to the master bedroom located in the opposite front corner of the house. A small interior hallway located in the center of the house provides access to the kitchen (which is also accessed through the living room) and second bedroom, which flank a small bath located at the back of the house. These houses



Photo 41: 808 Lee Street (c1940-49) – Habersham Park

sometime include a small dining room wing or sunroom located on the side of the house adjacent the living room and/or a small ell for extra living space on the rear of the house. These features are often historic additions that added in later years.



Photo 42: Expanded version of type – 1903 Walnut Avenue (c1949), Windsor Park

Windsor Park

Fifty-five (55) buildings surveyed during the Windsor Park section of the survey were identified as belonging to the American small house type. The American small house is the most common building type found in Windsor Park, accounting for 37% of surveyed properties conforming to an academic building type.

Dixville

Seven (7) buildings surveyed during the Dixville section of the survey were identified as belonging to the American small house type, accounting for 4.5% of surveyed properties conforming to an academic building type.



Photo 43: 1221 Pine Avenue (c1950-54) – Windsor Park Subdivision



Photo 44: 1312 Palmetto Avenue (c1941-43) – Windsor Park Subdivision

RANCH (1935-1975)

The ranch house was originated in the mid-1930s by several creative California architects and gained popularity during the 1940s to become the dominant house type throughout the country during the decades of the 1950s and 1960s. The popularity of “rambling” ranch houses was made possible by the country’s increasing dependence on the automobile. Streetcar suburbs of the late 19th and early 20th centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land, and the rambling form of the ranch house emphasizes this by maximizing façade width (which is further increased by built-in garages that are an integral part of most ranch houses).



Photo 45: 1800 Oak Avenue (c1950-59)

The type is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century. Asymmetrical one-story shapes with low-pitched roofs dominate. Three common roof forms are used: the hipped version is probably the most common,



Photo 46: 1303 Sycamore Avenue (c1949) – Windsor Park Subdivision

followed by the cross-gabled, and, finally, side gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in the living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are a common feature. These private outdoor living areas to the rear of the house are a direct contrast to the large front and side porches of most late 19th and early 20th century types.

Windsor Park

Fifty-five (53) buildings surveyed during the Windsor Park section of the survey were identified as ranch type houses. The ranch house is the second most common building type in Windsor Park, accounting for 35% of surveyed properties conforming to an academic building type.

Dixville

Twelve buildings surveyed during the Dixville section of the survey were identified as ranch type houses, accounting for 7.6% of surveyed properties conforming to an academic building type



Photo 47: 2009 Elm Avenue (c1946-48) – Windsor Park Subdivision



Photo 48: 1207 Magnolia Avenue (c1946-48) – Windsor Park A Subdivision



Photo 49: 821 Johnson St. (1950-59) – Habersham Pk



Photo 50: 2100 Walnut Ave. (1950-59) – Windsor Pk



Photo 51: 1101 Palmetto Ave. (c1950-59) – Windsor Pk

B) Outbuildings

Windsor Park Subdivision

During the Windsor Park section of the survey, a total of 61 outbuildings and structures were identified representing 5 historic uses recognized by the Historic Preservation Division and identified in the Georgia Historic Resources Survey Manual. This information is found in Table 8.

Table 8. Breakdown of Outbuildings by Use – Windsor Park

Outbuilding	Number of Examples
Implement Shed	2
Garage Apartment	2
Garage	40
Secondary Dwelling	6
Mixed Use	2
Unknown Use	9

Dixville/Habersham Park Neighborhood

During the Dixville/Habersham Park section of the survey, a total of 13 outbuildings and structures were identified representing 5 historic uses recognized by the Historic Preservation Division and identified in the Georgia Historic Resources Survey Manual. This information is found in Table 9.

Table 9. Breakdown of Outbuildings by Use – Dixville/Habersham Park

Outbuilding	Number of Examples
Implement Shed	2
Garage Apartment	3
Garage	6
Secondary Dwelling	1
Vehicle Shed/Cover	1
Unknown Use	9

Structural Characteristics and Building Materials

In addition to analyzing the survey data for architectural style and building type, information relating to the type of construction, height, and building materials utilized for the exterior siding, roofs, chimneys, and foundations of the buildings were also tallied.

Windsor Park Subdivision

The majority of buildings surveyed during the Windsor Park section of the survey are balloon frame residential structures (150 properties or 91%) built between 1930 and 1959, this was a period of great growth and prosperity as many major national industries locating in the area stimulated the demand for new housing as vast numbers of workers relocated to the city to work in their factories. Concrete block and tile block bearing were identified as the remaining types of construction, accounting for 4.8% and 4.2% of resources surveyed, respectively.

A total of 125 historic resources, or 76% of the building surveyed, are one-story in height. Of the remaining historic resources, 23 buildings (14%) are two-story and 17 buildings (10%) are one-and-a-half story.

The vast majority of resources appear to have retained their original historic siding, with 53% of the properties surveyed having brick veneer exteriors, 16% having clapboard siding, 13% having stucco exteriors, and 7% having shiplap siding. Although asbestos siding is often considered a substitute siding, several of the buildings surveyed that were built between 1940-1959 exhibited asbestos siding as the original cladding. Asbestos siding was used in 7% of houses surveyed. Only about 8% of resources exhibited substitute siding such as vinyl siding and masonite. This information is presented in Table 10.

Table 10. Breakdown of Resources by Exterior Materials – Windsor Park

Exterior Materials	Number of Examples
Clapboard	26
Shiplap/Novelty Board	11
Board and Batten	3
Brick - veneer	88
Tile Block	2
Stucco	21
Asbestos Siding	11
Masonite	1
Permastone	1
Plywood	2
Vinyl/Aluminum Siding	16

Brick was the most common material used for foundations. Used for piers, infill, and as a continuous foundation, brick was utilized as a foundation material in 146 resources. Concrete/concrete block was another material used for foundations (15 resources). The materials utilized in the foundations of 4 buildings were undetermined (due to being covered by vegetation or substitute materials such as vinyl siding or plywood).

The majority of the historic properties (153 resources or 93%) surveyed in Windsor Park have asphalt shingle roofs, while most of the remaining resources have clay tile or standing seam roofs (with each representing 4 resources or 2.4%). Other roof materials include built up/tar and gravel (2 resources) and concrete tile (1 resource).

Dixville/Habersham Park Neighborhood

The majority of buildings surveyed during the Dixville/Habersham Park section of the survey are balloon frame residential structures (161 properties or 94%) built between 1885 and 1939. In Brunswick, this was a great period of prosperity in which the city developed into the second largest port for naval stores in the world. Concrete block, tile block, and brick bearing were identified as the remaining types of construction, accounting for 2.3%, 2.3%, and 1.1% of resources surveyed, respectively.

A total of 153 historic resources, or 89% of the building surveyed, are one-story in height. Of the remaining historic resources, 14 buildings (8%) are two-story and 4 buildings (2.3%) are one-and-a-half story.

Table 11. Breakdown of Resources by Exterior Materials – Dixville/Habersham Pk

Exterior Materials	Number of Examples
Clapboard	42
Shiplap/Novelty Board	37
Board and Batten	3
Wood Shingles	4
Brick	9
Tile Block	3
Concrete Block	4
Stucco (½ of # as substitute materials)	12
Asbestos Siding (½ of # as substitute materials)	33
Masonite	8
Tarpaper/Asphalt Sheeting	2
Plywood	4
Vinyl/Aluminum Siding	21

About 70% of resources appear to have retained their original historic siding, with 24.5% of the properties surveyed having clapboard siding, 21.6% having shiplap siding, 3.5% having stucco exteriors, and 5.2% having shiplap siding. Although asbestos siding is

often considered a substitute siding, several of the buildings surveyed that were built between 1940-1959 exhibited asbestos siding (as the original cladding. Asbestos siding was used as an original siding in 9.3% of houses surveyed. About 30% of resources exhibited substitute siding such as vinyl/aluminum siding (12.2%), stucco (faux tabby – 3.5%), asbestos siding (9.9%), and masonite siding (4.6%). This information is presented in Table 11.

Brick was the most common material used for foundations. Used for piers, infill, and as a continuous foundation, brick was utilized as a foundation material in 124 resources. Concrete/concrete block was another material used for foundations (31 resources). The materials utilized in the foundations of 17 buildings were undetermined (due to being covered by vegetation or substitute materials such as vinyl siding or plywood).

The majority of the historic properties surveyed in the Dixville/Habersham Park Neighborhood have asphalt shingle (107 resources or 63%) or standing seam roofs (54 resources or 32%). A variety of other roof materials identified within the survey area include pressed metal shingle (3 resources), pressed metal sheet (2 resources), corrugated metal (2 resources), asphalt roll (1 resource), and wood shingle (1 resource).

SECTION 6: INTEGRITY AND PHYSICAL CONDITION

Windsor Park Subdivision

The overall level of integrity of the properties surveyed in Windsor Park ranges from fair to good. A significant number of resources had minor alterations (82 properties or 49.6%) and/or additions (44 properties or 26.6%). Several of these additions/alterations are over 50 years old and are therefore considered contributing to the historical development of the buildings. These changes include side and rear additions and enclosed porches. A common non-historic alteration within the survey area is the use of substitute exterior materials such as vinyl/aluminum siding and masonite, which were present on 8% of properties surveyed. The most common non-historic alteration, however, is the replacement of original double-hung wood windows with vinyl coated replacement windows. Despite these changes, a majority of the historic resources surveyed (86%) retained a good degree of integrity.

The physical condition of about 2.4% of the historic resources surveyed were found to be poor (1 resource) or fair (3 resources). The overall physical condition of the majority of resources surveyed was good (97.5%).

Dixville/Habersham Park Neighborhood

The overall level of integrity of the properties surveyed during the Dixville/Habersham Park section of the survey ranges from fair to good. A considerable number of resources exhibited minor to extensive alterations (117 properties or 68%) and/or additions (93 properties or 54%), resulting in 62 historic resources retaining a poor (3.5% of resources surveyed) to fair (32.7% of resources surveyed) degree of historic integrity. It should be noted, however, that several of these alterations/additions are over 50 years old and are therefore considered contributing to the historical development of the buildings. These types of changes include side and rear additions and enclosed porches. A common non-historic alteration within the survey area is the use of substitute exterior materials such as vinyl/aluminum siding, masonite, and stucco (faux tabby) which is present on 25% of properties surveyed. The most common non-historic alteration in Dixville and Habersham Park, however, is the replacement of original double hung wood windows with vinyl coated replacement windows. This type of alteration appears to be the most damaging and prevalent causes of integrity loss in Dixville (it should be noted that the wholesale removal of original wood windows is often one of the key deciding factors in excluding a building from a historic resources survey due to a terminal loss of integrity). Despite these changes, a majority of historic resources surveyed (109 resources or 63.%) retained a good degree of integrity.

Demolition by neglect is a common problem in this section of the survey area. Thirteen (13) historic resources in Dixville are vacant and abandoned, accounting for 7.6% of surveyed properties. The physical condition of about 5.2% of the historic resources

surveyed in Dixville and Habersham Park are in poor or deteriorated condition. The overall physical condition of the majority of resources surveyed range from fair (23.4%) to good (71.3%).

SECTION 7: NATIONAL REGISTER ELIGIBILITY

Windsor Park Subdivision

Properties that Appear to be Eligible for Individual Listing on the National Register of Historic Places

In reviewing the breakdown of surveyed properties that “appear” to be individually eligible for inclusion on the National Register, 135 properties (or 81%) were identified within the Windsor Park section of the survey area. All of these resources were found to possess a qualifying degree of individual significance as well as noteworthy architectural characteristics and a good level of integrity. Of the remaining surveyed properties, 17 resources “may” be individually eligible for listing on the National Register, 6 resources required more information before a determination could be made, while 7 resources did not appear individually eligible for listing in the National Register. This information is listed in the survey index contained in the Appendices.

Contributing/Non-contributing Buildings

There are approximately 176 primary buildings located within the boundaries of the Windsor Park section of the survey. Of this number, 165 buildings, or 94%, were identified as contributing to the architectural character of a potential historic district. Eleven (11), or 8%, of the buildings within the survey area are non-contributing architecturally. These figures are listed below:

Number of Primary Buildings:	176
Contributing Buildings:	165
Non-contributing Buildings:	11

Recommendations for Priorities for Nomination

❖ Windsor Park Subdivision Historic District

Originally planned as a “picturesque” subdivision during the late 1890s, Windsor Park Subdivision was developed during the early to mid 20th century as Brunswick’s first modern “upscale” residential subdivision, featuring large wooded lots of varying shapes and sizes set among a series of curvilinear streets within a park-like setting. The subdivision features what may be the best collection of early to mid 20th century domestic architecture in the city and possibly the county.

Although 135 of the 165 historic resources surveyed in Windsor Park were identified as appearing to be individually eligible for listing on the National Register, the subdivision as a whole is remarkably intact and appears eligible for listing as a historic district. The recommended boundaries of the proposed district would follow the boundary lines of the original subdivision plat map as established in 1929.



Figure 15: Proposed Windsor Park National Register Boundaries

Dixville

Properties that Appear Eligible for Individual Listing on the National Register of Historic Places

In reviewing the breakdown of surveyed properties that “appear” to be individually eligible for inclusion on the National Register, 94 properties (or 63.5%) were identified within the Dixville section of the survey area. All of these resources were found to possess a qualifying degree of individual significance as well as noteworthy architectural characteristics and a good level of integrity. Of the remaining surveyed properties, 42 resources “may” be eligible for individual listing on the National Register, 6 resources required more information before a determination could be made, while 6 resources did not appear individually eligible for listing in the National Register. This information is listed in the survey index contained in the Appendices.

Contributing/Non-contributing Buildings

There are approximately 227 primary buildings located within the boundaries of the Dixville section of the survey. Of this number, 148 buildings, or 65%, were identified as contributing to the architectural character of a potential historic district. Seventy-nine

(79), or 35% of the buildings surveyed were identified as non-contributing architecturally. Of this number, 5 buildings were identified as being non-historic (buildings that may one day contribute to the architectural character of a historic district but presently do not meet the age criteria of 50 years or older). This information is listed below:

Number of Primary Buildings:	227
Contributing Buildings:	148
Non-contributing Buildings:	79
Non Historic Buildings:	5

Recommendations for Priorities for Nomination

❖ Dixville Historic District

Originally established by a group of displaced St. Simons planters during Reconstruction, Dixville would later develop into a working class community of freedmen who settled in the area during the late 19th and early 20th centuries in order to take advantage of the close proximity of the railroads, saw mills, and other work opportunities available to them. This historically African-American neighborhood features one of the best concentrations of one-story frame national folk forms (central hallway, hall-parlor, shotgun, etc) in Brunswick and is culturally significant as one of the first areas in the city settled by freedmen following Reconstruction.

Although 94 of the 171 historic resources surveyed in Dixville were identified as appearing to be individually eligible for listing on the National Register – most notably the Glynn Ice Company and Oak Grove Cemetery, most of these resources are concentrated within a section of the neighborhood adjacent Windsor Park that appears eligible as a historic district. This is particularly true of the section of Dixville north of Oak Grove Cemetery (originally part of Town Commons), which has the highest concentration of contributing buildings (59 total) with only a few non-contributing buildings (11 total). South of George Street, the number of contributing buildings diminishes with each successive block while, conversely, the number of non-contributing buildings increases:

 Between George and London Streets: 52 contributing/29 non-contributing buildings
 Between London and Prince Streets: 35 contributing/54 non-contributing buildings

Considering this information, the recommended National Register boundaries are follows: Gloucester Street on the north; Martin Luther King, Jr. Boulevard on the west; the boundary of Windsor Park on the east and northeast; and London Street on the south. It may be possible to pull pockets of contributing buildings south of London Street into the district (see proposed boundary map on following page).



Figure 16: Proposed Dixville National Register Boundaries

There are a few notable buildings located in the areas south of London Avenue – and are therefore outside of the proposed National Register historic district boundaries – that may qualify for individual listing in the National Register. The most significant of these are listed below (please note other buildings not appearing on this listed may be eligible):

- ❖ 2100 Prince Street (c1930) – Craftsman style I-house
- ❖ 2111 Prince Street (c1918-19) – saddlebag type house
- ❖ 2004 London Street (c1890s) – Folk Victorian-style side hallway house
- ❖ 2002 London Street (c1890s) – Folk Victorian-style central hallway cottage
- ❖ 911 Bartow Street (c1910-14) – gable wing cottage
- ❖ 917 Bartow Street (c1910-14) – pyramid cottage
- ❖ 919 Bartow Street (c1900-09) – saddlebag
- ❖ 921 Bartow Street (1900-09) – hall-parlor
- ❖ 929 Bartow Street (c1895-04) – hall-parlor
- ❖ 922 Gordon Street (c1890s) – Folk Victorian-style side hallway house

Habersham Park

Properties that Appear Eligible for Individual Listing on the National Register of Historic Places

In reviewing the breakdown of surveyed properties that “appear” to be individually eligible for inclusion on the National Register, 19 properties (or 83%) were identified within the Habersham Park section of the survey area. All of these resources were found to possess a qualifying degree of individual significance as well as noteworthy architectural characteristics and a good level of integrity. Of the remaining surveyed properties, 4 resources “may” be eligible for individual listing on the National Register. This information is listed in the survey index contained in the Appendices.

Contributing/Non-contributing Buildings

There are approximately 71 primary buildings located within the boundaries of the Habersham Park section of the survey. Of this number, 23 buildings, or 32%, were identified as contributing to the architectural character of a potential historic district. Forty-eight (48) buildings, or 68%, of the buildings within the survey area are considered non-contributing architecturally at this time. Of this number, 20 buildings (or 42%) were identified as being non-historic (buildings that may one day contribute to the architectural character of a historic district but presently do not meet the age criteria of 50 years or older). This information is listed below:

Number of Primary Buildings:	71
Contributing Buildings:	23
Non-contributing Buildings:	48
Non Historic Buildings:	20

Recommendations of Priorities for Nomination

While the Habersham Park neighborhood doesn't appear to be eligible as a historic district at this time, it should be noted that there are several dozen good examples of late 1950s and early 1960s "mid-modern" domestic architecture located within the subdivision and, given time, these "non-historic" resources may someday be considered contributing within a potential historic district.

There are a few significant early 20th century houses located near the intersection of Ocean Avenue and Johnston Street that appear to be individually eligible for listing in the National Register. These are listed below:

- ❖ 1811 Ocean Avenue (c1885-94) – Folk Victorian-style gable wing house
- ❖ 803 Gordon Street (1918-20) – Colonial Revival-style Georgian House use
- ❖ 729 Johnson Street (1915-17) – gable wing cottage
- ❖ 141 Bon Air Avenue (1930?) – gable wing house

SECTION 8: LOCAL PERSPECTIVES

The City of Brunswick is a Certified Local Government with an active historic preservation commission. The city actively pursues preservation planning grants and has completed a master plan to guide revitalization of the downtown and river front areas, which includes the Old Town Brunswick Historic District. The Windsor Park, Dixville, and Habersham Park Historic Resources Survey is part of an effort to expand the preservation and revitalization of the city beyond the Old Town District.

Windsor Park Subdivision

The biggest problem in Windsor Park appears to be the removal of original wood windows and the installation of vinyl-coated or metal replacement windows. While this problem is not yet critical, it does represent a significant challenge to the National Register-eligibility of the subdivision as a historic district if the problem continues unabated. A National Register historic district nomination sponsored through the Windsor Park Association is recommended as recognition of the significance of the subdivision as a whole will increase awareness and hopefully inform the residents of the importance of maintaining the original historic fabric of each individual building. Local historic district designation and the establishment of a review board would add a layer of protection and is also recommended.

Dixville

The removal of original wood windows in favor of contemporary vinyl-coated replacement windows is a more acute problem in the Dixville neighborhood. Other significant problems include inappropriate alterations and additions as well as demolition by neglect. As a result of some of these problems, many historic houses were omitted from the survey due to a significant loss of integrity. It should be noted that some – maybe several – of the historic houses omitted from the survey might be considered contributing within a historic district if rehabilitated or restored. While it is likely that few of these rehabilitated structures would be individually eligible for listing on the National Register, the ability to include additional contributing buildings would strengthen and possibly expand the boundaries of a proposed historic district. A National Register historic district nomination sponsored through the Dixville Coalition is recommended in order to raise awareness of the significance of the neighborhood and to make available federal and state tax incentives to encourage property owners to rehabilitate their property. Architecturally compatible new construction is recommended on the considerable number of vacant lots within the Dixville Neighborhood.

Habersham Park

As the vast majority of houses located within Habersham Park were built during the 1950s and 1960s, many do not meet the age required to qualify for inclusion in the survey or for listing in the National Register (50 years or older). It should be noted, however, that many of the houses built in Habersham Park are good examples of mid-Modern and

Contemporary style domestic architecture and, with time, will be considered significant as apart of the architectural record and worthy of survey and register. Therefore, it is recommended that further research be conducted to determine the architectural significance of these housing types (a context on modern domestic architecture is currently being developed by the Historic Preservation Division to help satisfy some of these questions).

SECTION 9: BIBLIOGRAPHY

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