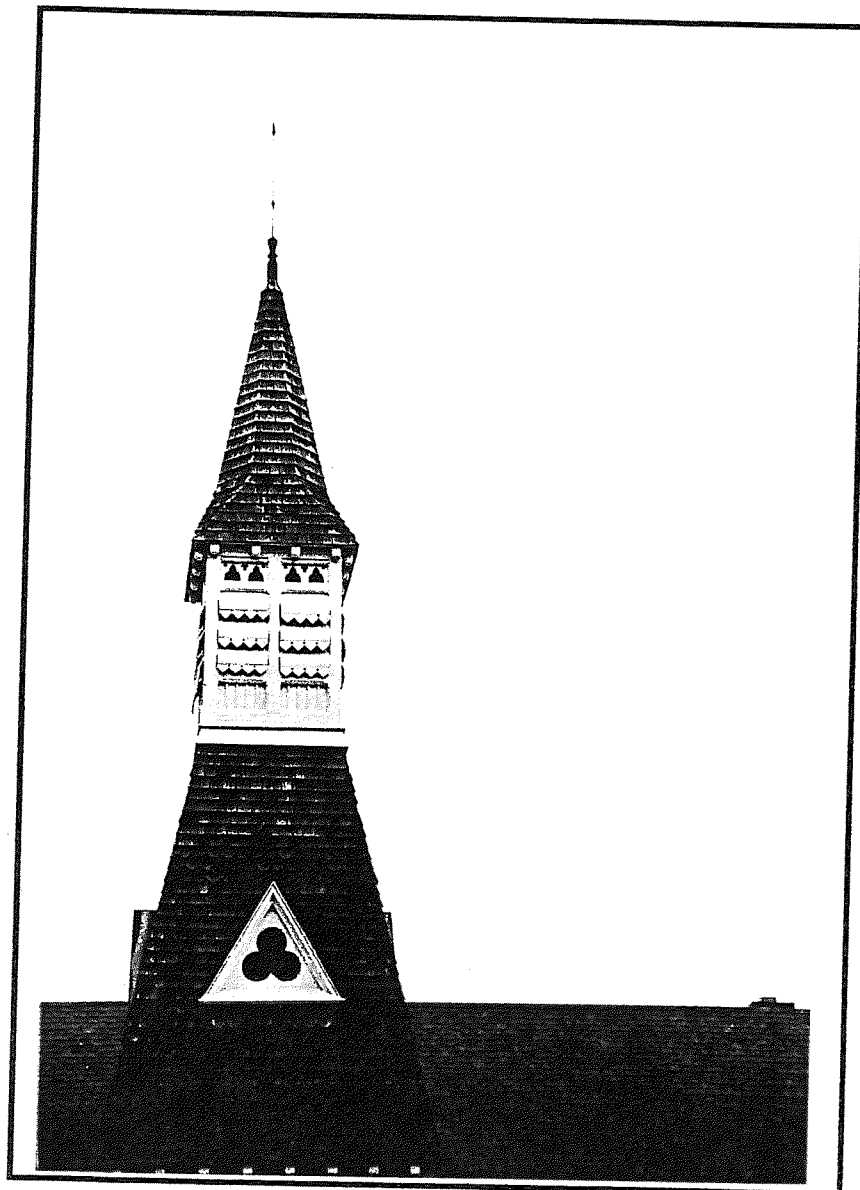


**OLD TOWN BRUNSWICK
HISTORIC RESOURCES SURVEY
2001/2002**

Performed for the
Brunswick Downtown Development Authority
Meridith Hanak – Project Administrator

By

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



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This survey was greatly enhanced through the generous cooperation of many individuals in the Brunswick area. 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 Cherie Bennett, Historic Preservation Division Grants Coordinator. Their expertise in guiding the administration of this project was critical to its success.

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SECTION 1: PROJECT DESCRIPTION

The Old Town Brunswick Historic Resources Survey was performed as part of an ongoing collaboration between the Brunswick Downtown Development Authority and the Old Town Brunswick Preservation Association. The purpose of the project is to survey and identify all qualifying historic resources within the boundaries of the Old Town Brunswick National Register Historic District. Listed in 1978, the survey will serve as an up-to-date inventory of all contributing buildings located within the district, as well as 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 Survey and Planning Grant from the Historic Preservation Division and matched in part by the City of Brunswick. All phases of the survey was performed by Robert A. Ciucevich of QuatreFoil Consulting, in consultation with Meridith Hanak, Brunswick DDA Program Assistant.

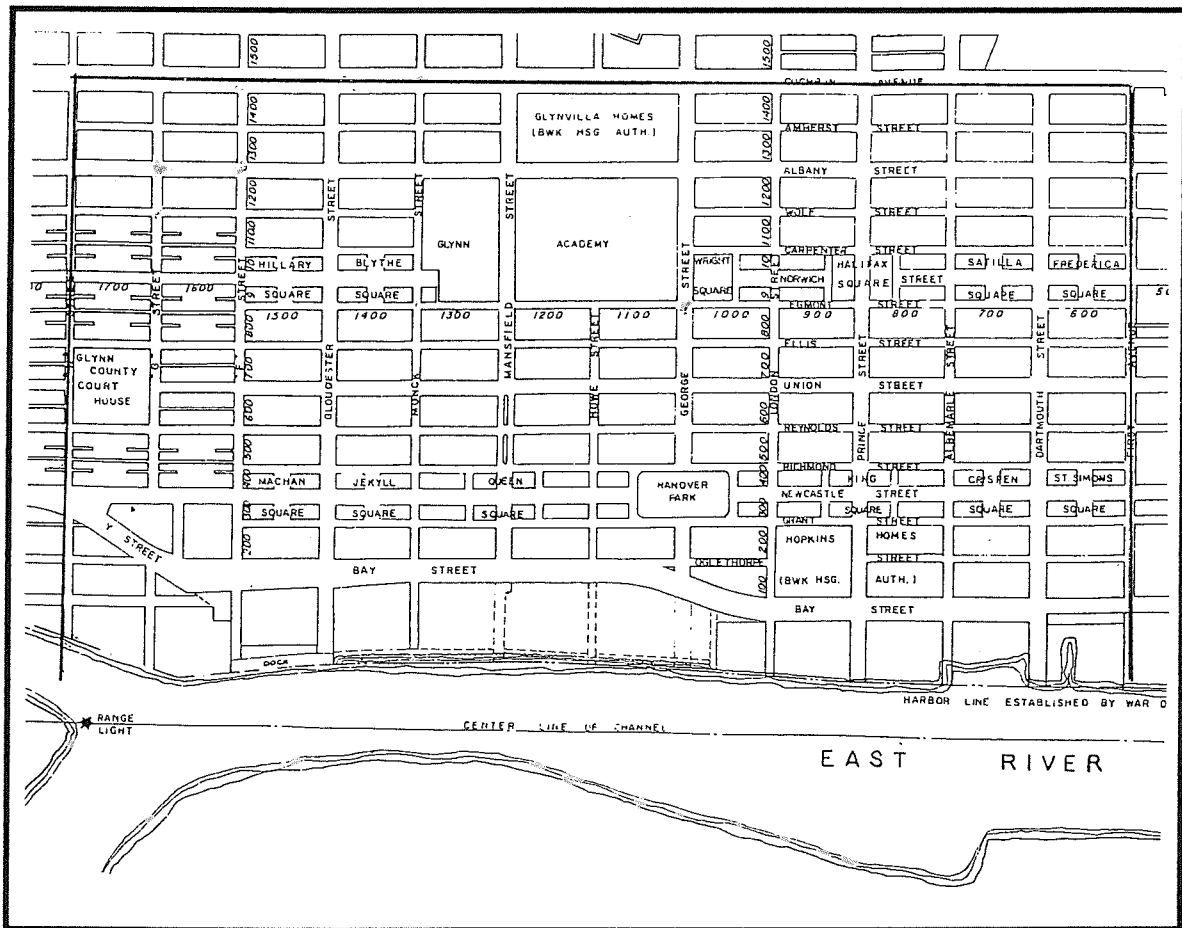


Figure 1. Old Town Brunswick Historic Resources Survey Area

SECTION 2: METHODOLOGY

Survey procedures outlined in the Georgia Historic Resources Survey Manual provided by the Historic Preservation Division were followed throughout the Old Town Brunswick Historic Resources Survey.

The surveyor conducted a preliminary area analysis field survey of the Old Town Brunswick Historic District during which the different types of historic properties, locations of their major concentrations, and the general periods and patterns of development of the historic resources were identified. During this time contributing, non-contributing, and non-historic buildings 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 maps, and a Georgia Historic Resources Survey form completed. Those resources that suffered a significant loss of integrity were excluded from the survey.

Due to contractual constraints (a maximum of 380 historic resources were to be surveyed), the areas that was found to possess the greatest number of resources and the highest degree of integrity was selected to be surveyed first. The survey was begun in the Downtown Commercial District centered along Newcastle Street, then moved to the office/institutional area around the Court House Square (west of Norwich), and then concluded in the residential neighborhoods bordering Union Street and the areas located in the vicinity of Hanover Park. Two large sections of the district were not surveyed (due to contractual limitations): the NE corner of the district, generally east of Norwich Street and north of Mansfield Street; and the SE corner of the district, generally east of Egmont Street and south of George Street. It is estimated that these two remaining sections of the district contain approximately 342 historic resources that meet survey criteria (contributing to the district and possess a qualifying degree of integrity).

Sanborn Maps located in the map collection at the Cordele Municipal Building were used extensively in determining the date of construction of the resources. Historical information for the preparation of the developmental history of Brunswick and the Old Town District, as well as the background information of the individual properties, was obtained through research at the Georgia Historical Society, the various branches of the Chatham-Effingham County Library System, and the Glynn County Public Library. 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 to borderline age, the surveyor believes that the vast majority of historic resources located within the survey area have been adequately documented by this project.

SECTION 3: SURVEY RESULTS

A total of 380 historic resources were surveyed during the Old Town Brunswick Historic Resources Survey. A survey index listing the survey resource number, historic name (if applicable), address, academic style, construction date, and 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 - 1919, or the period of the New South. In Brunswick, this was a time for rebuilding the City, which was burned by Governor's decree following the evacuation of the coast by Confederate forces during the winter of 1862. This was also a great period of prosperity in which Brunswick developed into the second largest port for naval stores in the world. A total of 267 historic resources, or 70% of the properties surveyed, date from this period.

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

- ❖ Antebellum (1820-1859) – 2 historic resources (.5%)
- ❖ Civil War/Reconstruction (1860-1879) – 5 historic resources (1.3%)
- ❖ New South (1880-1919) – 267 historic resources (70%)
- ❖ Roaring Twenties (1920-1929) – 35 historic resources (9.2%)
- ❖ Great Depression (1930-1939) – 47 historic resources (12%)
- ❖ World War II/pre-Cold War – 21 historic resources (5.5%)
- ❖ Cold War (1950 –) – 4 historic resources

Table 1. Breakdown of Resources by Construction Date

Time Period	Number of Resources
1850-1859	2 (.5%)
1860-1869	2 (.5%)
1870-1879	3 (.7%)
1880-1889	57 (15%)
1890-1899	77 (20%)
1900-1909	69 (18%)
1910-1919	64 (16.8%)
1920-1929	35 (9.2%)
1930-1939	47 (12.3%)
1940-1949	21 (5.5%)
1950-1954	4 (1%)

Original Use

In analyzing the results for original use, a large majority of resources surveyed were identified as single family residential. A total of 269 resources, or 70.8% of the buildings surveyed, fell into this category. A majority of these resources were located south of Howe Street and west of Egmont Street in the Hanover Park area and north of F Street around the Courthouse Square (many of these resources have been converted for use as law offices). Most of the remaining resources surveyed are commercial buildings, garages, and warehouses concentrated along Newcastle and Grants Streets, between G and Howe Streets.

Table 2. Breakdown of Resources by Original Use

Original Use	
Single Family Residential	269
Multiple Dwelling – Duplex	7
Apartment Building	3
Business/Office	1
Professional/Office	19
Retail Store/Office	42
Restaurant/Bar/Café	1
General Store	1
Hotel/Inn/Motel	4
Bank	2
Commercial Warehouse	11
Market	3
Rail Warehouse – Transportation	1
Auto sales/garage repair shop – Transportation	12
U.S. Post Office/Custom House	1
City/Town Hall	1
Courthouse – county	1
Jail/Prison/Police Station	1
Public Works	1
Theater/Opera Hall/Cinema/Playhouse	3
Church	6
Convent	1
Mortuary/Funeral Home	1
Masonic Lodge	1
Social/Civic Organization	1
Repair Shop	1
Livery	1
Filling Station	1

SECTION 4: DEVELOPMENTAL HISTORY

England assumed control of coastal south Georgia following Spain's abandonment of Florida in 1763 as a result of their defeat in the French and Indian War. The crown, by proclamation, extended its authority to the St. Mary's River in Georgia, and in 1765, four new parishes were created in the area.

In 1770 the town of Brunswick, in St. David's County, was established on part of the land originally settled by Mark Carr, known as Carr's Fields. In May of 1771 the Governor's Council approved zoning regulations for Brunswick and appointed George McIntosh surveyor general to lay out the town. Forty lots were set aside for public use and the land under the bluff opposite each street fronting the river would be reserved for public landing places. Lots were surveyed as early as 1772 and some were granted by July. Grants continued until 1774 when the activities leading up to Revolutionary War disrupted the further development of the town. In 1778 British troops occupied Brunswick, which was practically abandoned for the duration of the Revolution.

In 1788 the State of Georgia passed a law establishing eight commissioners for Brunswick charging them to re-survey Brunswick "as near as possible to the original (1771) plan or survey." Another law was passed to the same effect in 1796 calling for the "speedy settlement of the said town of Brunswick." The Surveyor General, George Purvis, sketched the plan for the town that same year. The plan is remarkably similar to that of Savannah's, being laid out in wards with trust lots surrounding central squares in each ward. Two rows of 5 wards each extend eastward from the Bay. The larger squares were named Hillsborough, Wright, Halifax, Queen, Hanover, and King.

With new settlers coming into the county from Virginia and the Carolina's, Brunswick experienced a period of growth. With its fine natural harbor, Brunswick was made an official port of call in 1789, and in 1797, it was chosen as the seat of Glynn County. Efforts were made by the city fathers to build Brunswick into a shipping and commercial center that would rival Savannah. A newspaper, a bank, a hotel, and other amenities that would be found in a port town of the day were established. In his Gazetteer of Georgia for 1827, the Rev. Adiel Sherwood described Brunswick as having "one of the most commodious harbours in the State, having 18 feet of water on the Bar ... Brunswick contains a Court House, Jail, Academy and 15 houses and stores ... It owns several tons of shipping. Population 30 whites and several blacks."

Brunswick continued to develop and in 1836 the city was incorporated. In 1837 the original town plan, known as "Old Town," was expanded to accommodate the growing city. This additional acreage, referred to as "New Town", called for the creation of a large open park, now the site of the Glynn County Courthouse (the original courthouse site was Hanover Square). In 1838 work was begun on the Brunswick-Altamaha Canal, an enterprise aimed at redirecting trade on the Altamaha to Brunswick. The canal opened in the 1850s at which time construction was started on the first railroad to Brunswick.

Brunswick's growth and prosperity was once again interrupted by war. In the winter of 1862 a general Confederate withdrawal was ordered for the seacoast and islands of Georgia. In giving this order, General Robert E. Lee suggested to Governor Joseph Brown that the destruction of Brunswick would be in the best interest of the Confederacy. In a letter dated February 18, 1862, Lee wrote:

"In giving final orders for the defense of that portion of the State, I wish to give directions in reference to the town of Brunswick, provided the enemy attempt to possess. Besides the moral effect of showing our determination to defend the country at any sacrifice, its destruction would deprive the enemy of comfortable quarters in a healthy position, which they might otherwise be tempted to occupy during the continuance of the war, the present buildings saving them much labor and expense, and the hotel serving as a hospital for their sick. As there are other considerations besides those, purely military, involved in this question, I am unwilling to order destruction of the town without the knowledge and approbation of Your excellence."

In a letter written February 21, 1862, Governor Brown responded:

"... In reference to the other point in your letter I have to say that if my own house were in Brunswick I would certainly set fire to it, when driven from it by the enemy, rather than see it used by them as a shelter."

Old Town Brunswick was apparently burned shortly thereafter, as a Union report issued two weeks later on March 9, 1862, conveyed the news that upon arriving in Brunswick and coastal Glynn County, "all locations were found to be abandoned in keeping with the general Confederate withdrawal from the seacoast and coastal islands."

Following the end of the Civil War and Reconstruction, Brunswick quickly began to recover. During the late 1870s and early 1880s, Brunswick became a port of clearance for shipments of lumber and naval stores from the surrounding area. With the development of a South Atlantic Coast Railroad system extending from the deep-water ports to the inland, Brunswick and the region began to grow and prosper. Dry docks, lumber mills, a foundry, and turpentine stills lined the waterfront. With this growth was also the promotion of Brunswick and the Golden Isles as a "charming Winter resort," which attracted Northern interest.

In 1885 Brunswick had a population of 5,000, but most of the buildings were modest frame structures. The town lacked the grandeur of a port town of its stature. Later that same year a fire destroyed much of the commercial district. In addition to the fire, the commercial area was subject to flood as Mansfield Street was little more than a tidal inlet. In 1887 all of the frame buildings along Newcastle Street from F to George Street were raised. A building boom ensued as merchants began rebuilding the commercial district in brick and tabby. Public improvements such as efforts to pave the streets and sidewalks, the introduction of the street railroad, and the establishment of the Brunswick Gas and Electric Company in the 1880s, accelerated the growth of Brunswick

By 1888 the population of Brunswick had doubled to 10,000. It was during this time that much of the residential section of the Old Town District began to take shape. Building and loan associations like the Mechanics Building and Loan Association enabled residents to build new houses in the modern styles of the day. The 1892 Brunswick City Directory listed 15 contractors and 83 carpenters. Contractors and investors took advantage of the demand for new quality houses by developing speculative housing projects in the district. It was a common practice for a contractor to build identical houses side by side, or several adjacent houses in the same style with some variation, in anticipation of their sale. Many examples of this can be found along Union and adjacent Streets.

By the end of the 19th century Brunswick was enjoying a period of unparalleled prosperity. The city attracted new enterprises and businesses, built new residential and municipal buildings, hotels, and an opera house. By the turn of the century Brunswick was recognized as the second largest shipping port in the world for naval stores.

The book Georgia Historical and Industrial , published in 1901 by the Georgia Department of Agriculture, attests to the city's remarkable growth during this time:

"The commerce of the city has grown from \$500,000 in 1884 to \$38,000,000 in 1899, The Mallory Line of freight and passenger steamers runs from Brunswick to New York, and the Clyde line from Brunswick to Boston. There are steamboat lines to Darien, St. Simons Island, to Cumberland, and Fernandina, Florida; also a tri-weekly one to points on the Satilla River. The cotton exports for the past season were 25,000 bales ..."

Brunswick's role as a shipping and distribution center for the regional timber and naval stores industry continued to grow during the 1910s and 1920s. Brunswick's commercial district centered along Newcastle Street was largely intact by this time, while the remaining lots in the residential areas located in the southern section of the Old Town district were being built out.

Yaryan's Rosin and Turpentine Company was one of Brunswick's first large industries during the early 1900s. Shipbuilding remained a primary industry, and at the onset of World War I, shipyards along the waterfront built several ships and barges to meet the wartime demand. Although lumbering and shipbuilding began to decline in Brunswick and Glynn County during the 1920s, many major national industries were attracted to the area due to its ideal location and well developed transportation network. In 1920 the Hercules Powder Company purchased the Yaryan Rosin and Turpentine Plant and developed the site into the largest plant of its kind in the world. Other major industries that had built manufacturing facilities in the county by the 1930s were the Georgia Veneer and Packaging Company, the Georgia Rosin Products Company, the Southern Aromatics Company, the Brunswick Marine Construction Company, and the Brunswick Pulp and Paper Company (an affiliate of the Mead Coloration and Scott Paper Company).

During World War II Brunswick's shipyards built cargo ships for the merchant marine, which were known as "Liberty Ships."

SECTION 5: ARCHITECTURAL ANALYSIS

The survey of the Old Town Brunswick Historic District yielded a great deal of information about the architectural make up of the district's considerable commercial and residential 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 Style

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

- ❖ Structural Characteristics and Building Materials



Photo 1: 1023 Grant Street (c1890s) – GN-B-180

Architectural Style

Of the 380 historic resources surveyed, 247 properties, or 65% of the buildings surveyed, are representative of an academic architectural style. Some resources were found to exhibit elements of two or more styles, in which there were 18 instances of secondary stylistic elements. As indicated in Table 3, Folk Victorian and Queen Ann are the most common architectural styles found in the survey area, representing 23% and 22.6% 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 3. Breakdown of Resources by Architectural Style

Architectural Style	Number of Examples
No Architectural Style	133
Craftsman	45
Colonial Revival	10
Folk Victorian	61
Victorian Romanesque	6
Queen Ann	60
Greek Revival	1
Italianate	13
Beaux Arts Classicism	2
Gothic Revival	5
Neo-Classical Revival	7
Italian Renaissance Revival	1
Second Empire	4
Stick	16
Shingle	1
Prairie	3
Spanish Colonial Revival	1
Moderne	4
Exotic Revival	3
Art Deco	3
International	2
Commercial	11
English Vernacular Revival	4
Minimal Traditional	1
Unknown	1

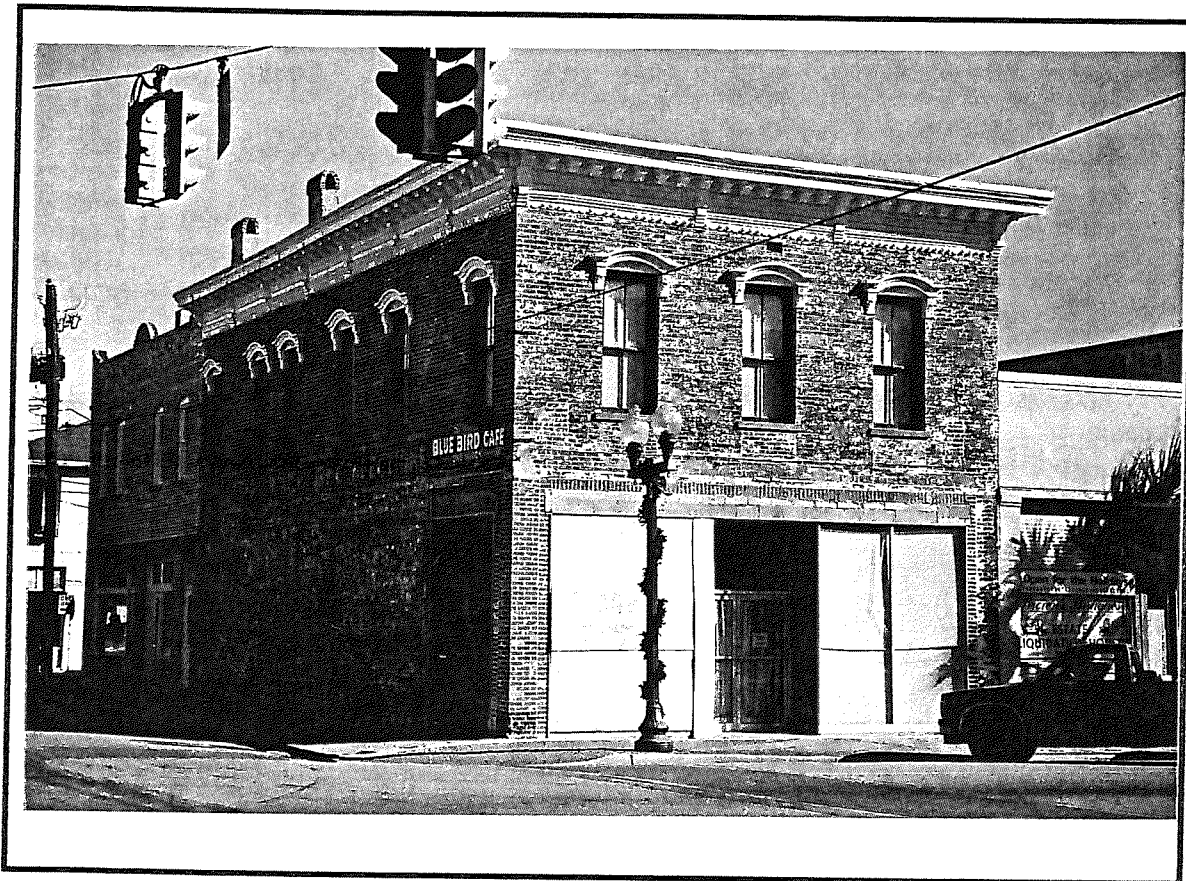
General Outline of Styles

The description of styles that follow provides an overview of the different academic architectural styles during the 2001/2002 Cordele Historic Resources Survey and gives the architectural and historical contexts that shaped the development of these historic resources on a local, regional, and national level.

ITALIANATE (1840-1885)

The Italianate style began in England as part of the Picturesque Movement, a reaction to the formal classical ideas in art and architecture that had persisted for almost 200 years. The Italianate style in America, which became the dominant domestic architecture between 1850 and 1880, generally followed the informal rural models of Europe. American adaptations of the style, which were often utilized in the construction of town houses, were promoted by Andrew Jackson Downing in pattern books that he published during the 1840s and 1850s.

The principle areas of detail in Italianate houses are cornices, porches, windows, and doorways. Italianate houses characteristically have low-pitched roofs with widely overhanging eaves and large decorative brackets underneath (arranged singularly or paired). Porches are generally one-story in height and have square posts with beveled corners for support. Small entry porches are the most common, although full-width porches are also found. Windows are characteristically narrow and have sashes with one or two pane glazing, which are often paired or tripled. The Italianate style introduced the arched or curved windows with molded surround. Traditional rectangular windows are



**Photo 2: Fabers Bakery and Confectionery (c1885-89),
1330 Newcastle Street – GN-B-41**

also common, and are often accompanied by a bracketed or pedimented surround. Single and double doors with large-pane glazing in the body of the door itself (rather than in the surround) is common. Doors occur in the same shapes as the windows and exhibit elaborate surrounds that are similar to the molded window surrounds.

Thirteen (13) buildings surveyed during the Old Town Brunswick Historic Resources Survey display elements of the Italianate style. Of this number, nine (9) are retail and office type commercial buildings located along Newcastle Street. Like residential buildings, the principal areas of detail in Italianate style commercial buildings are the cornice, windows, and doors. Most of the Italianate style commercial buildings identified during the survey feature curved windows with molded surrounds and distinct pressed metal cornice with brackets. The Italianate style accounts for 4.9% of surveyed properties conforming to an academic style.

STICK
(c1860 –1890)

The Stick style is a transitional style which links the preceding Gothic Revival style with the subsequent Queen Ann style: all three are free adaptations of Medieval English building traditions. Unlike earlier Gothic Revival houses, the Stick style stressed the wall surface itself as a decorative element rather than a mere plane with the decorative elements applied at the doors, windows, and cornice. The Stick style grew from the Picturesque Gothic ideals of Andrew Jackson Downing and flourished in pattern books of the 1860s and 1870s. During the 1880s the style was rapidly replaced by the Queen Ann movement, which furthered the emphasis on patterned wood walls begun in the Stick style. Use of the Stick style was most prevalent in the northeastern states during its early period and in the San Francisco area, where the style developed its own characteristics during the 1880s.

Common characteristics of the Stick Style include a gabled roof, usually steeply pitched with cross gables; gables commonly show decorative trusses at the apex; overhanging eaves, with shaped, exposed rafter ends; wood wall cladding (shingles or boards) interrupted by patterns of horizontal, vertical, and diagonal boards (stickwork) raised



Photo 3: 1011 Grant Street (c1885-94) – GN-B-181

from the wall surface for emphasis; and porches commonly show diagonal or curved braces.

Sixteen (16) buildings surveyed during the Old Town Brunswick Historic Resources Survey display elements of the Stick style. The presence of so many examples of the style is unusual in the South and probably represents one of the largest concentrations of the style in the Georgia. The Stick style accounts for 6% of surveyed properties conforming to an academic style.

QUEEN ANNE 1880-1910

Queen Anne was the dominant style of domestic architecture in America from about 1880-until 1910. The style, which is based on Jacobean and Elizabethan precedents, was popularized by a group of English architects led by Richard Bernard Shaw. The style spread in America through pattern books as well as *The American Architect and Building News*, the country's first architectural magazine. The nation's expanding railroad network helped to popularize the style by making pre-cut architectural details readily available.

The style is principally categorized into subtypes by decorative detail, although shape subtypes exists as well. The earlier subtypes, those that employ half-timbering and patterned masonry, follow the models designed by Shaw and his English colleagues and are by far the least representative of the style in America. The Spindlework and Free Classic subtypes, which are American interpretations of the style, became the most dominant expression during the 1880s and 1890s, respectively. The Spindlework subtype features delicate gingerbread ornamentation, or Eastlake detailing, found in the porch balustrades or as a frieze, as well in gables and under wall overhangs left by cutaway bay windows. The Free Classic subtype utilizes classical columns rather than spindlework detailing for porch supports and often exhibits other classical elements such as Palladian



**Photo 4: Free Classic Queen Ann, Dubignon-Lockwood House (c1895-1904),
721 Union Street - GN-B-317**



**Photo 5: Spindlework Queen Ann Subtype, Wright House (c1890s),
905 Union Street – GN-B-302**

windows and cornice-line dentils as well.

Common characteristics of all Queen Anne style houses include a steeply pitched roof, a dominant front facing gable, multi-material wall surfaces, and an asymmetrical façade with a one-story, partial or full width, wrap-around porch. Sash is usually single-pane, although stained glass and multi-pane windows are common as well.

Sixty (60) buildings surveyed during the Old Town Brunswick historic resources survey display elements of the Queen Anne style. This number includes six (6) turn of the century commercial buildings that display elements of the Patterned Masonry subtype. The Queen Anne style was the second most common architectural style identified within the survey area, accounting for 22.6% of surveyed properties conforming to an academic style.



**Photo 6: Pattern Masonry Queen Anne, Hotel Royal,
1616 Newcastle Street (c1899-1907) – GN-B-11**

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 principal areas of elaboration are the porches and cornice line. Queen Anne-inspired spindlework detailing (turned spindles and lace-like spandrels), jigsaw cut trim, and turned or chamfered posts are characteristic porch details. Italianate-inspired brackets are commonly found along the cornice. Although Folk Victorian houses share similar decorative detail, they are easily differentiated from Queen Anne style houses by virtue of the symmetrical facades 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 national. 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.

Sixty-one (61) buildings surveyed during the Old Town Brunswick Historic Resources Survey display elements of the Folk Victorian style. The Folk Victorian style was the most common architectural style identified within the survey area, accounting for 22.6% of surveyed properties conforming to an academic style.

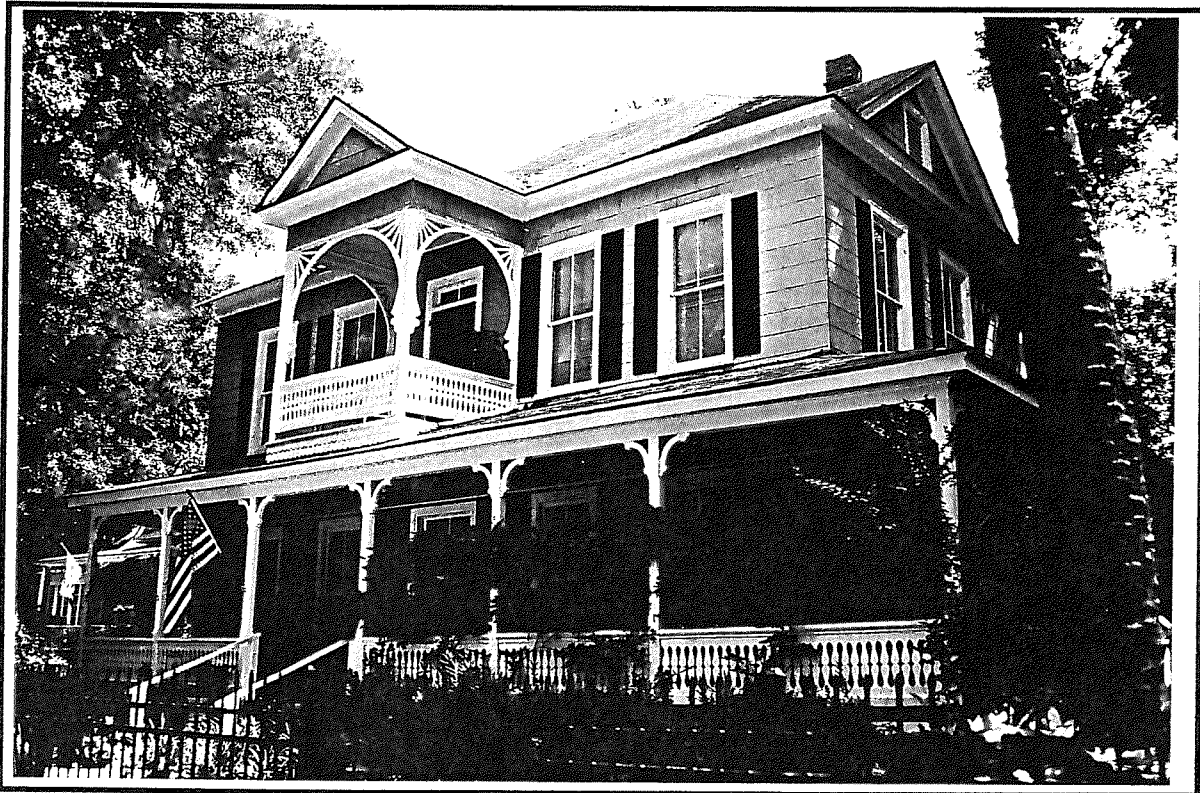


Photo 7: Dubignon House (c1890s), 716 Union Street – GN-B-323

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 8: Lott-Parker House (c1900s), 827 Union Street – GN-B-309

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 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.

Ten (10) buildings surveyed during the Old Town Brunswick Historic Resources Survey display elements of the Colonial Revival style. The Colonial Revival style accounts for 3.7% of surveyed properties conforming to an academic style.

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 decorated 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 wood columns resting on masonry piers.

Forty-five (45) buildings surveyed during the Old Town Brunswick Historic Resources Survey display elements of the Craftsman style. The Craftsman style accounts for 16.9% of surveyed properties conforming to an academic style.

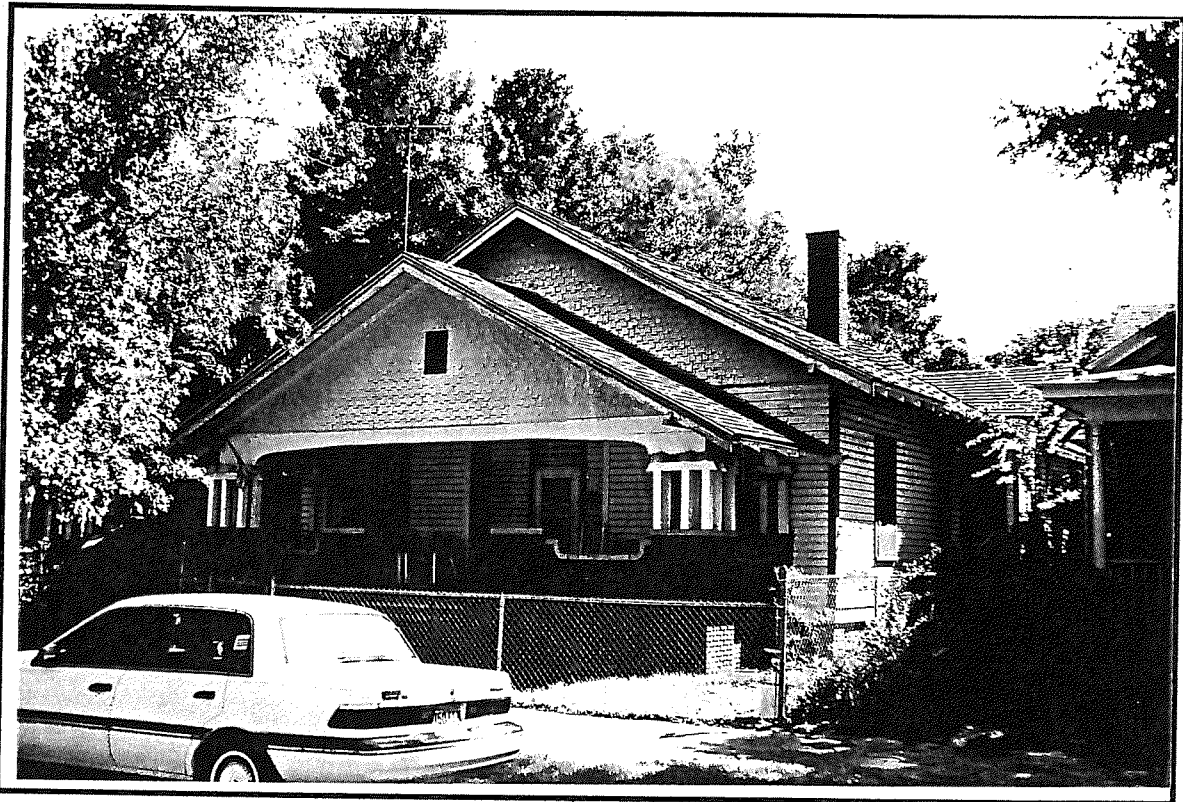


Photo 9: 604 Union Street (c1920s) – GN-B-338

COMMERCIAL
1880-1950

During the late 19th/early 20th centuries, load bearing masonry commercial-style buildings could be found in small towns and urban commercial districts across America. Most commercial style examples exhibit the following elements: has one or two stories; features a parapet roof with plain or decorative storefront cornice with signboard; storefront features recessed entrance (typically with double doors) flanked by display windows on the ends. Two-story examples usually feature an upper floor with double hung window hoods and/or pattern masonry.



Photo 10: Red Carpet Lounge (c1910s), 1527-1531 Newcastle Street

Eleven (11) buildings surveyed during the Old Town Brunswick Historic Resources Survey display elements of the Commercial style, accounting for 4% of surveyed properties conforming to an academic style.

Building Types

A total of 282 properties surveyed during the Old Town Brunswick Historic Resources Survey were identified as conforming to one of the architectural house types recognized by the Historic Preservation Division and identified in the Georgia Historic Resources Survey Manual. Table 4 lists the 24 building types found in the Old Town Brunswick survey area.

Table 4. Breakdown of Resources by Architectural Type

Architectural Type	Number of Examples
No Academic Type	98
Single Pen	2
Double Pen	1
Saddlebag	4
Central Hallway	2
Hall-Parlor	1
Shotgun	10
Gable Ell Cottage	9
Georgian Cottage	8
New South Cottage	4
Side Gable Cottage	6
Pyramid Cottage	1
Bungalow	55
Georgian House	7
American Foursquare	5
Queen Ann House	6
Gable Ell House	20
I-House	16
Side Hallway House	57
Retail and Office Building	39
Multiple Retail Building	8
Single Retail Building	12
Corner Tower Church	5
Duplex	4
Quonset Hut	1

As indicated in Table 4, the side hallway house (57 historic resources or 20.2%) is the most ubiquitous academic building type identified in the survey area. Bungalow (55 historic resources or 19.5%) and retail and office (39 historic resources or 13.8%) were the second and third most common building types. Ninety-eight (98) historic resources, or 25.7% of the total number of buildings surveyed, did not conform to any academic building type.

General Outline of Building Types

The outline that follows provides an overview of the different academic building types found in the 2001/2002 Cordele Historic Resources Survey Area and gives the architectural and historical contexts that shaped the development of these historic resources on local, regional, and national level.

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.

Ten (10) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as shotgun type houses, accounting for 3.5% of surveyed properties conforming to an academic building type.



Photo 11: 1216 Reynolds Street (c1915-24) – GN-B- 104

GABLE ELL COTTAGE/GABLE ELL HOUSE

Gable Ell Cottage

Of the late nineteenth 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 ell 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 and in modest and well-to-do neighborhoods. Its greatest period of was 1875-1915.

Nine (9) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as gable-ell cottage type houses, making up 3.1% of surveyed properties conforming to an academic building type.



Photo 12: 710-12 Union Street (c1900s) – GN-B- 324

Gable Ell House

The gable ell house is the two-story version of the gabled 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.

Twenty (20) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as being of the gable ell house type, accounting for 7% of surveyed properties conforming to an academic building type.



Photo 13: 1623 Reynolds Street (c1885-94) – GN-B-87

I-HOUSE

So called because it is such a common house type in states beginning with the letter "I", the I-House is far less common in Georgia than in other states of the Southeast. Although it appeared sporadically in Georgia throughout the 19th century, most of the remaining I-Houses were built in the 1840s and 1850s, 1870s, and 1880s. The I-House is a traditional British folk form that is one room deep and two rooms wide. The various floor plans of the I-House (all found in one-story houses as well) determine the subtype: central hallway, hall-parlor, and saddlebag. I-Houses generally have gabled roofs with either a central chimney or two exterior end chimneys.

Sixteen (16) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as I-House type houses, accounting for 5.6 % of surveyed properties conforming to an academic building type.



Photo 14: Murray House (c1890s), 1112 Union Street – GN-B-286

SIDE HALLWAY

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.

Fifty-seven (57) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as side hallway type houses. The side hallway house is the most common building type found within the survey area, accounting for 20% of surveyed properties conforming to an academic building type.



Photo 15: 1119 Egmont Street (c1890s) – GN-B-371

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 1930, 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.

Fifty-five (55) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as bungalow-type houses. The bungalow is the second most common building type found within the survey area, accounting for 19.5% of surveyed properties conforming to an academic building type within the survey area.

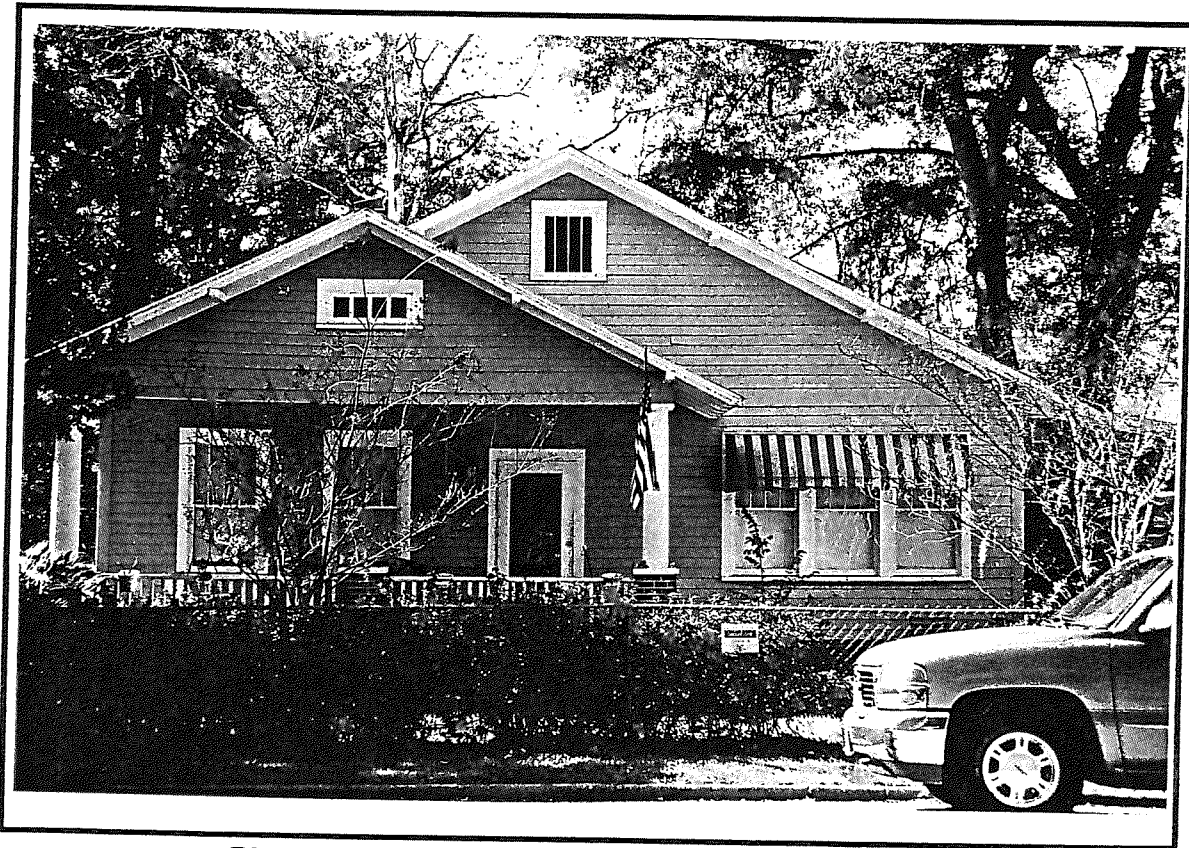


Photo 16: 917 Newcastle Street (c1920s) – GN-B-185

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 the 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 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's history, well into the twentieth century, but with the greatest concentration between 1850 and 1890.

Eight (8) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as Georgian cottage type houses, accounting for 2.8% of surveyed properties conforming to an academic building type.

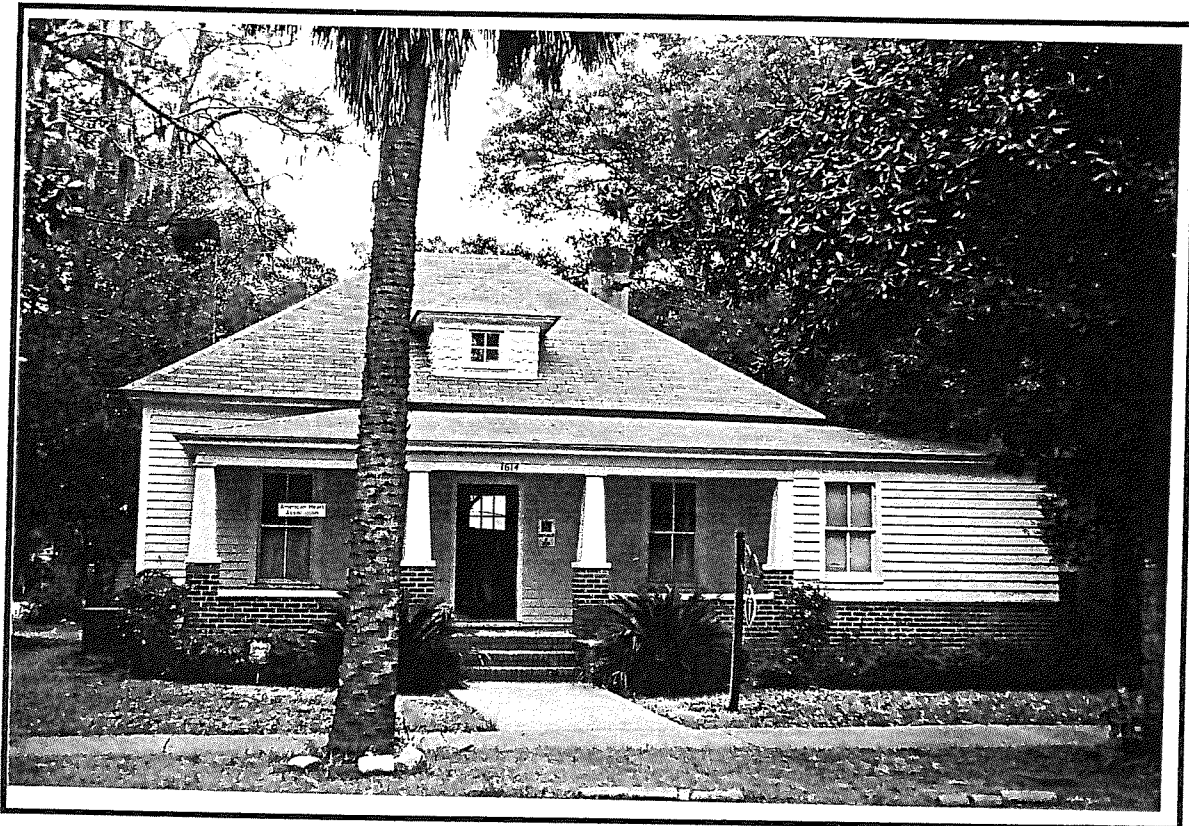


Photo 17: 1614 Newcastle Street (c1910s) – GN-B-114

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.

Seven (7) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as Georgia house type houses, accounting for 2.4% of surveyed properties conforming to an academic building type.

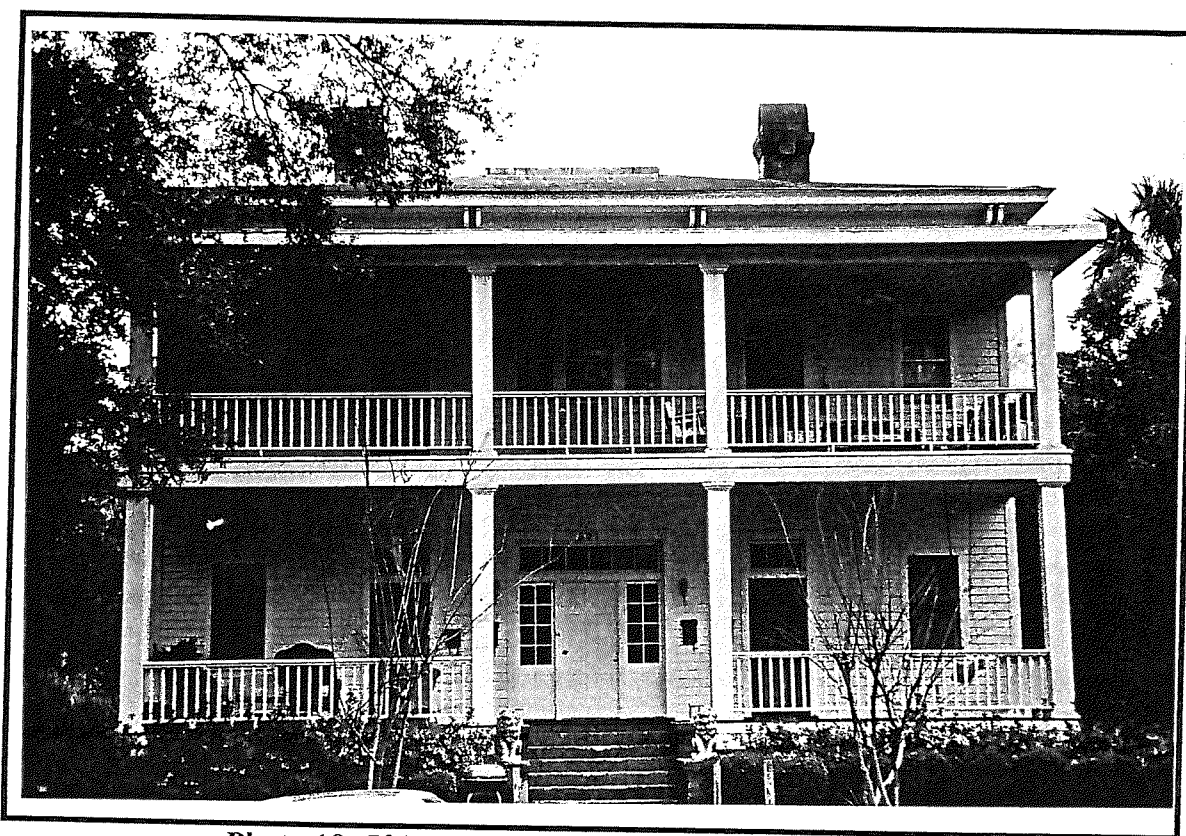


Photo 18: 501 Dartmouth Street (c1870s) – GN-B-228

RETAIL AND OFFICE

Retail and Office type commercial buildings were built in small towns and in urban settings across Georgia throughout the 19th and early 20th centuries, with most examples built between the 1880s and the 1930s. Retail and Office type buildings are typically 2 to 4 stories tall, have flat or sloped roofs, and are built as single units standing alone or as multiple units sharing a party wall (commercial row). Retail or service related functions are typically located at street level while other uses, usually offices, are located on the upper floors with access from outside entrances.

Thirty-nine (39) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as Retail and Office type commercial buildings, making up 13.8% of surveyed properties conforming to an academic building type.

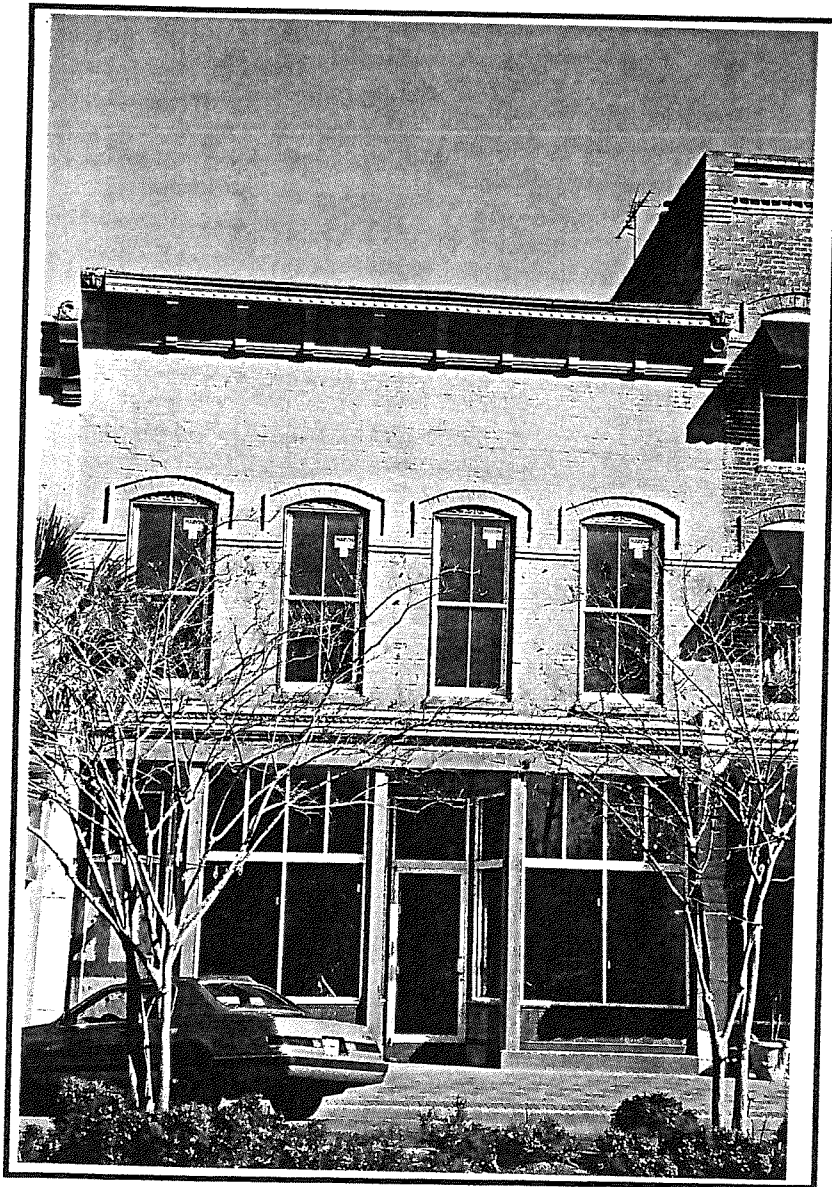


Photo 19: 1314 Newcastle Street(c1890s), GN-B-47

SINGLE RETAIL

Single Retail type commercial buildings were built in rural communities and small to large town across Georgia throughout the 19th and 20th centuries, with most examples built between the 1880s and the 1950s. Single Retail type buildings are typically one story in height, have flat or sloping roofs, and are built as single units standing alone or as multiple units situated in a commercial row. Typically featuring a three-bay façade, the single-retail type commercial building is easily adapted for a wide variety of retail uses.

Twelve (12) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as single-retail type buildings, making up 4.2% of surveyed properties conforming to an academic building type.

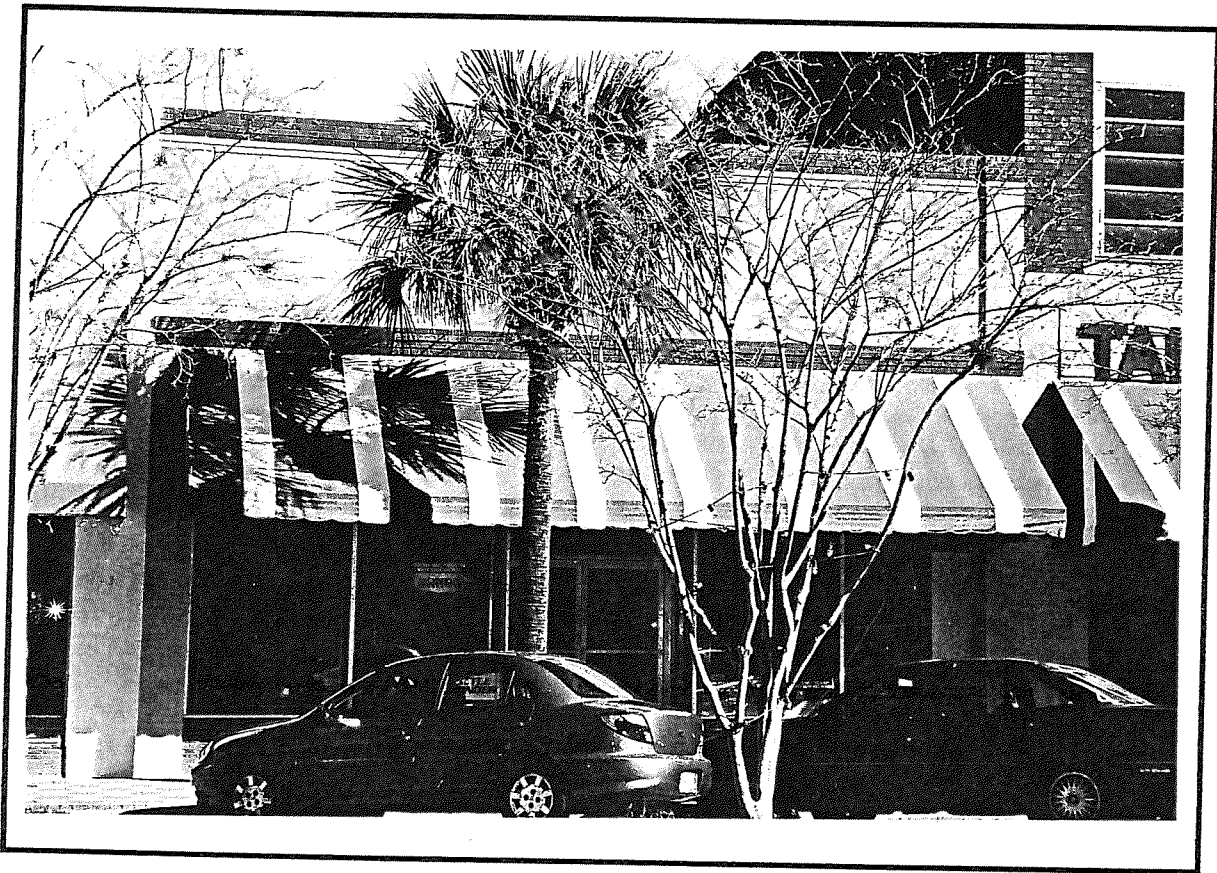


Photo 20: 1322 Newcastle Street (c1895) – GN-B-43

MULTIPLE RETAIL

Multiple Retail type commercial buildings were built in small towns and urban settings across Georgia throughout the early 20th century, with most examples built between the 1910s and the 1950s. Multiple Retail type buildings are typically one story in height, have flat or sloping roofs, and consist of two or more attached rental units built together. Rental units typically feature identical three bay facades and storefronts and share a common parapet and cornice.

Eight (8) buildings surveyed during the Old Town Brunswick Historic Resources Survey were identified as multiple retail type buildings, making up 2.8% of surveyed properties conforming to an academic building type.

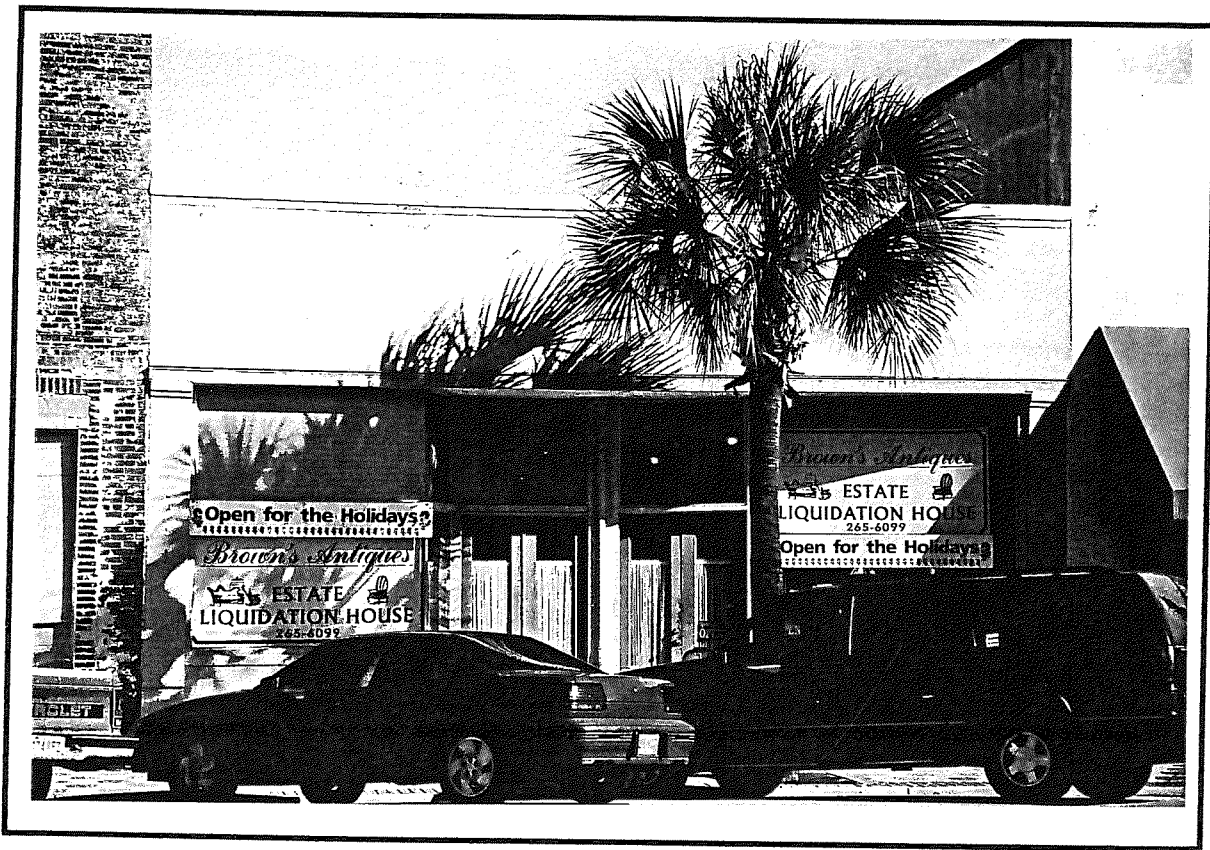


Photo 21: 1328 Newcastle Street (c1890s) – GN-B-42

B) Outbuildings

During the Old Town Brunswick Historic Resources Survey, a total of 69 outbuildings were identified representing 8 historic uses recognized by the Historic Preservation Division and identified in the Georgia Historic Resources Survey Manual. This information is found in Table 5.

Table 5. Breakdown of Outbuildings by Use

Outbuildings	Number of Examples
Storage Shed	7
Garage	40
Secondary Dwelling	6
Carport	2
Carriage house	2
Workshop	1
Garage Apartment	5
Slave/servants house	5

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.

The majority of buildings surveyed during the Old Town Brunswick Historic Resources Survey are balloon frame residential structures (274 properties or 72%) built between 1880 and 1919, a period that spans the rebuilding of the town following the end of the Civil War and its development as a major port for the export of naval stores. Another large group of buildings represented in the survey are several dozen late 19th and early 20th century, brick bearing commercial buildings and warehouses (68 properties or 17.8%) located along and in the vicinity of Newcastle Street in Brunswick's downtown commercial district. In addition to brick bearing commercial buildings, there are also a small number of commercial buildings of tabby construction located along Newcastle Street (7 properties or 1.8%). In Brunswick, tabby enjoyed a brief resurgence as a viable building material during the 1890s (although two of these buildings are believed to date from the 1850s). Other types of construction within the survey area include concrete block (16 properties or 4.2%), metal/steel framing (8 properties or 2.1%), and tile block (6 properties or 1.5%).

A total of 207 historic resources or 54.4% of the buildings surveyed are two-story in height. Of the remaining historic resources, 150 buildings (39.4%) are one-story, 19 buildings (5%) are one-and-a-half stories, 6 buildings are two-and-a-half stories (1.5%), and 2 buildings are three stories.

The majority of resources appear to have retained their original historic siding, with 25% of the properties surveyed having brick exteriors, 40.7% having clapboard siding, and 14.4% having ship lap siding. Less than 15% of the resources surveyed exhibited substitute siding such as vinyl/aluminum siding (5.7%) and asbestos siding (5.5%). This information is presented in Table 6.

Table 6. Breakdown of Resources by Exterior Materials

Exterior Materials	Number of Examples
Clapboard	155
Board and Batten	1
Ship Lap/Novelty Board	55
Wood Shingle	33
Brick – common bond	43
Brick – veneer	52
Tile Block	2
Sheet Metal/Corrugated Metal	3
Concrete Block	9
Prefab Concrete Panel	2
Stucco	34
Tar/Asphalt Sheet	1
Asbestos	22
Vinyl/Aluminum Siding	21
Terra Cotta	2
Carrara Glass	1
Prismatic Glass	2
Stone Panel	1
Porcelain Enamel Steel	3
Rock Faced/Rusticated Stone	3
Cast Concrete Detail	7
Textured Concrete	3
Marble	1
Faux Tabby w/shell.	3
Limestone	1

SECTION 6: INTEGRITY AND PHYSICAL CONDITION

The overall level of integrity of the properties surveyed during the Old Town Brunswick Historic Resources Survey range from fair to good. Some of the residential resources had moderate alterations and/or additions. These changes include side and rear additions and changes in fenestration. The most common alteration, however, was the use of substitute exterior materials such as vinyl/aluminum siding and asbestos shingles, which were present on 11.2% of properties surveyed. For commercial buildings, the most common alterations were the removal of the original wood frame storefronts and the installation of metal display windows and doors. Other alterations include the closing in of second floor façade windows with brick or plywood as well as the covering over of the original façade with 1960s era aluminum screens or faux tabby materials. Despite these changes, a majority of the historic resources surveyed (79%) retained a good degree of integrity.

The physical condition of about 3.1% of the historic resources surveyed were found to be in poor or deteriorated condition. The overall physical condition of the majority of resources surveyed ranged from fair (15%) to good (81.5%), which is reflected evenly throughout the survey area.

SECTION 7: NATIONAL REGISTER ELIGIBILITY

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

In reviewing the breakdown of surveyed properties that “appear” to be individually eligible and “may” be individually eligible for inclusion on the National Register, 253 properties were identified. 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, 41 resources required more information before a determination could be made, while 86 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 w/in the Old Town Brunswick Historic District

There are approximately 1017 primary buildings within the boundaries of the Old Town Brunswick Historic District. Of this number 722 buildings, or 70.9%, are contributing to the architectural character of the district. 295 buildings, or 29%, of the buildings within the district are non-contributing architecturally. These figures are listed below:

Number of Primary Buildings:	1017
Contributing Buildings:	722
Non-contributing Buildings:	295

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 recently commissioned the preparation of a mast plan to guide the revitalization of the downtown and river front areas, of which the Old Town Brunswick Historic District is an integral part.

Some of the basic problems in the commercial district stems from incompatible remodeling of storefronts and buildings exteriors. This often results in the use of a faux tabby/shell exterior, which is also a problem with new construction in and around the district. The other major problem in the district is demolition by neglect. This problem is particularly acute outside the areas of the district that were covered during this survey. Abandoned and unsecured buildings, as well as deteriorated, occupied buildings are a real problem for the continued viability of the district.

SECTION 9: Bibliography

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