

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

1. Name of Property

historic name WERACOBA/ST. ELMO HISTORIC DISTRICT
other names/site number LAKEBOTTOM

2. Location

street & number The district is bounded by the following streets: 13th Street, Virginia Street, partially by 13th Avenue, 15th Avenue, 16th Avenue, Cherokee (Lovers' Lane) Avenue, and Talbotton Road.
city, town Columbus (N/A) vicinity of
county MUSCOGEE code GA 215
state Georgia code GA zip code 31906

(N/A) not for publication

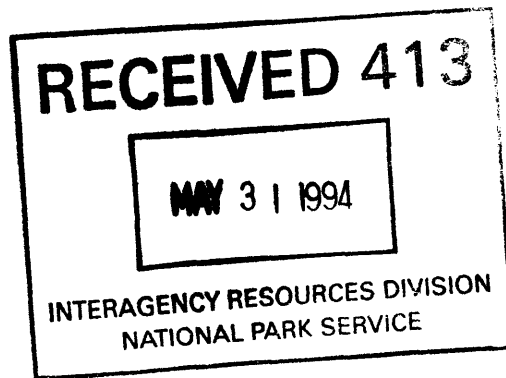
3. Classification

Ownership of Property:

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

Category of Property

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



Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	408	76
sites	1	0
structures	4	0
objects	0	0
total	413	76

Contributing resources previously listed in the National Register: St. Elmo (house); Highland Hall (house);

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

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

Elizabeth A. Lyon
Signature of certifying official

May 26, 1994
Date

Elizabeth A. Lyon
State Historic Preservation Officer,
Georgia Department of Natural Resources

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

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain:
- see continuation sheet

Elson H. Beall 7-1-94

Entered in the
National Register.

Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
COMMERCE/specialty store
EDUCATION/school
RECREATION/CULTURE/sports facility
RECREATION/CULTURE/outdoor recreation
LANDSCAPE/park
TRANSPORTATION/road-related

Current Functions:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
COMMERCE/specialty store
EDUCATION/school
RECREATION/CULTURE/sports facility
RECREATION/CULTURE/outdoor recreation
LANDSCAPE/park
TRANSPORTATION/road-related

7. Description

Architectural Classification:

MID-19TH CENTURY: GREEK REVIVAL
LATE 19TH AND 20TH CENTURY REVIVALS: COLONIAL REVIVAL, NEOCLASSICAL
REVIVAL, TUDOR REVIVAL, SPANISH COLONIAL REVIVAL
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
BUNGALOW/CRAFTSMAN
MODERN MOVEMENT: MODERNE

Materials:

foundation brick
walls brick; wood; shingle
roof asphalt shingles; tile
other

Description of present and historic physical appearance:

1. **General character, appearance and historical development of district; distinctive architectural or historical qualities.**

The Weracoba/St. Elmo Historic District is a vibrant multi-use residential, recreational, educational, and commercial area in mid-town Columbus. Its canopy of mature hardwood trees shelters the city's--and perhaps one of the state's--largest and most intact 1920s/1930s concentration of middle-class Craftsman Bungalow, Tudor Revival, Neoclassical Revival, and Spanish Revival style homes. Activity fills the District; along its sidewalks and especially in

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Weracoba Park--the most used public space in Columbus are walkers, joggers, and athletes of all ages and socio-economic and racial backgrounds participating in impromptu games and in organized league sports.

The history of the District begins with the founding of Columbus and with the city's most famous antebellum mansion, St. Elmo, built circa 1830. Another smaller antebellum house, Highland Hall, dating from the 1850s, is also within the District. Both structures are already listed in the National Register, and they illustrate the area's original use as a setting for suburban estates prior to the Civil War.

In existence for a century, Wildwood (now Weracoba) Park is the oldest, large-scale, daily-use recreational facility within the city. (The South Commons area within the original city is older but has primarily been used for special events [horse racing, major sporting contests, fairs, etc.], especially in the 20th century.) John Flournoy's Columbus Railroad Company built Wildwood Park in 1890 as a private, diversified amusement area. In addition to increasing street car riders, the park promoted the sale of the surrounding real estate, in which Flournoy also had a major investment. In 1924, the city purchased this park, a major portion of which became the site of Columbus High School with the remainder continuing as a recreational facility with wide range of activities, now used by over a thousand people each day.

West and north of Weracoba Park is the heart of the District, eight subdivisions of substantial middle class homes built during the 1920s and 1930s. Of the 440 surviving houses in the District, only 1% were constructed by 1907, another 53% by 1929, another 31% during the 1930s for a total of 85% by 1941. (Only 9 intrusions exist within the district.) These suburban developments, whose historic fabric and integrity remain intact, provide a catalog of Craftsmen Bungalow, Tudor Revival, Neoclassical Revival, Spanish Colonial Revival and related styles being built in the South during those decades. As important as the surviving historic fabric is the continuing sense of community shared by the residents who still have a strong feeling of neighborhood pride.

The district also includes St. Elmo school, a Collegiate Gothic style structure built in 1930, which served as an elementary school until 1989 and now functions as administrative offices for the school system (photo 7). Across the street stands "Columbus' first true shopping center." The St. Elmo Shopping Center, completed in 1939 in an English Vernacular Revival style, initially housed three businesses (photo 21).

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2. Natural terrain, natural landmarks, geographic features

The original city of Columbus (now the central business district) was located on a plain slightly above the Chattahoochee River. This district is located among the hills which rise to the north and east of the original city. In general, the elevation within the district rises from south to north and from east to west. Within the southern portion of the district are hills that rise fairly sharply just east of the creek. The northern area of the district is more level with its elevation gradually rising toward the northwest.

The dominant geographic feature within the district is Weracoba Creek which flows from the north to the south along the eastern boundary of the entire district and then turns westward (at 13th Street) and flows along the southern boundary.

3. Various parts, areas, or sections of the district

Moving from south to north, the sections of the district are:

1) Weracoba (Lakebottom) Park bounded by district boundaries on the south and east, by 18th Avenue on the west, and Garrard Street on the north. It encompasses the western portion of the original Wildwood Park (1890) and the area south of 17th Street which was added to the park in 1925 (photos 42,43,44).

2) Delaunay Place / Weracoba Heights subdivisions are bounded by the district boundaries on the south and west, by Weracoba (Lakebottom) Park on the east, and by 17th Street on the north. Except for a few modest homes along the western boundary, these neighborhoods contain substantial middle class bungalow types, and Tudor, Neoclassical Revival, and Spanish Colonial Revival style homes. For half-a-mile along both sides of 16th and 17th Avenues and along the west side of 18th Avenue facing the park are unbroken skeins of "solid" middle-class homes, built in a variety of styles and unchanged since their construction, approximately 61% during the 1920s with another 30% by 1941. (Photographs 1-5, 22-25, 29-41).

3) Park Place subdivision is bounded by the district boundaries on the west, Weracoba (Lakebottom) Park on the east, 17th Street on the south, and Garrard Street on the north. Compared with the neighborhoods to the north and south, the homes in Park Place are earlier, more modest, and occupy smaller lots. The vast majority of the surviving houses are wooden Craftsmen Style Bungalows built by 1929 (75%), with another 15% in place by 1941. (Photographs 6 and 26).

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4) The St. Elmo School and St. Elmo Shopping Center section is bounded by the district boundaries on the west and east, by Garrard Street on the south, and by 22nd Street on the north. (Photographs 7 and 21.)

5) The St. Elmo neighborhoods--including St. Elmo Place, the Granberry Annex, Gatewood, St. Elmo Park, and the post-1945 development around the perimeter of the St. Elmo estate--are bounded by 22nd Street on the south and by the district boundaries on the east, west, and north. Compared with the other sections of this district, the homes in the St. Elmo neighborhoods display more internal diversity in date of construction, size, and style. They were built over the widest span of time: 2% by 1907, 42% by 1929, and 76% by 1941, with 24% after 1941. The neighborhood includes wooden, brick, and stucco Bungalows, Tudor Revival, Neoclassical Revival, and Minimal Traditional homes. (Photographs 8-20, and 45.)

4. Pattern of land subdivision, including street layout, lot layout, alignment of major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain

Most of the streets within these subdivisions are arranged in a grid pattern, which generally aligns with the streets in the original city. (Note the relationship of 17th Street to downtown Columbus and to these neighborhoods.) The primary exceptions to this rectilinear arrangement occur where streets conform to the original configuration of (1) the street car lines (17th in Park Place and Garrard Street north of Weracoba [Lakebottom] Park), (2) Wildwood Park (18th Avenue), and/or (3) Weracoba Creek (Cherokee Avenue, also the eastern boundary of the district). The only area within the district where curved streets were designed within a subdivision is north of 27th Street within St. Elmo Park (1926) and 18th Avenue, which was constructed in 1945, within the original grounds of the St. Elmo.

The use of a simple grid pattern reflects the middle-class origins of the subdivisions in the Weracoba/St. Elmo Historic district, especially when compared with the more expensive homes set on larger lots along curved streets in the Peacock Woods, Dimon Circle, and Wildwood Park subdivisions to the east of Weracoba (Lakebottom) Park or Overlook south of Wynnton Road which could be characterized as suburban residential parks. Only St. Elmo Park (1926) contains any elements of that design concept.

While most streets in the district do conform to a rectangular configuration, an observer within the district does not sense a grid design, but a pattern of linear, tree-lined boulevards. Many of the

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blocks are elongated north to south, and probably three-quarters of the lots in the district face either east or west, thereby, producing north to south vistas. In general, these major avenues tend to rise from south to north, and the variations in elevation negate any sense of regularity.

Most lots within the district have the typical shape of early suburban lots, rectangular with the short side facing the street. In general, these lots are more spacious than the average street-car or early automobile suburbs at the national level. In this district, lots measured about 75 feet across and from 125 to 150 feet deep. The exception was Park Place, where lots varied somewhat but a representative one measured 50 x 87 feet. The original plat for the first blocks of St. Elmo Place indicated 50 foot lots also, and while they appear in that configuration on the 1940 real estate map (which is used as part of this nomination), only a handful were sold with those dimensions. Most tracts, even within the original section of that subdivision, span 75 feet. Some of the lots created after 1945 in the area adjacent to St. Elmo have more breadth than depth, and correspondingly some of those houses might be classed as early Ranch style.

Major thoroughfares in and around the district include 13th and 17th Streets running east-west and Cherokee and 18th Avenues running south-north.

A major cross-town artery, 17th Street bisects Weracoba Park and also forms the northern boundary of Weracoba Heights, but is separated from that subdivision by a five to ten foot high brick wall. An access road flanked by concrete pillars provides entry into this suburb. Weracoba Heights is also isolated from through-traffic because none of its east-west streets provide a direct transit through the neighborhood.

5. Arrangement or placement of buildings and structures on lots within the district; relationship of buildings and structures to one another and to their surroundings; density of development

Fewer than ten of the total lots within these subdivisions were not filled with houses during the original development, and only one lot, which was originally utilized, is now empty.

Within most of the subdivisions the early Craftsman houses are elongated in the same axis as the lot, while the later Tudor Revival structures tend to be placed so that their longer axis corresponds with the narrow axis of the lot. Regardless of style, houses are

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generally placed on the lots at a uniform setback distance of about 25 feet, or even less in Park Place.

Probably two-thirds of the original houses had garages located along the rear lot line; a majority of these structures have survived. Most of them are simple wooden buildings. Perhaps 10% of them were executed in a style which echoed the house; this characteristic seems universal in cases involving Spanish Colonial Revival and perhaps a little more prevalent when the house was stuccoed. A small number of residences (perhaps one-tenth) had porte cocheres (primarily Craftsman style), but they tended to have separate garages in the rear. Thus, these porte cocheres served the same function as they had for carriages and not as early carports. Only a handful of houses had attached garages. Some of the garages had bathrooms which were used by maids.

Perhaps as many as 10% of the houses had garage apartments or free standing apartments at the rear of the lots, especially those built early in the 1920s probably in response to housing demands associated with the creation of Fort Benning. Another 10-15% of the houses are duplexes or have created apartments with the main house.

The prime lots, and, therefore the first sold, were those which were elevated. Some of the most substantial homes are on hill top sites. The least desirable land was the closest to Weracoba Creek. Houses adjacent to this water were more modest or were the last developed.

6. Architectural characteristics of the district:

The district contains two antebellum Greek Revival style houses, St. Elmo (photo 45) and Highland Hall, both of which are already listed on the National Register. Substantial evidence indicates that St. Elmo began as a Federal style structure with three pedimented entrances. Then, perhaps only a few year later, another roof and the Greek Revival colonnade was added. Grady Lee Hicks, based on his conversations with the Slade family, suggested this evolution for the house in his Master's thesis, "Greek Revival of the Chattahoochee Valley" (Auburn University, 1936). Thomas L. French, Jr., and Edward L. French report that the initial wooden roof as well as joints and timbers indicating the location of the original pediments are still preserved within the attic of St. Elmo. The fanlights on three sides also imply a Federalist style birth.

There are four other extant structures within the district which predate 1907, one in Park Place, two in Gatewood and one in Granberry

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Annex. All of these are late Victorian with Neoclassical Revival style detailing.

The overwhelming majority (83%) of the houses within the district were suburban, but certainly not tract housing, primarily built in the 1920s and 1930s with some 1940s and 1950s in-fill, including the immediate area around St. Elmo. The most prevalent styles in these neighborhoods were Craftsman and Tudor Revival. A smaller number were Colonial Revival, Spanish Colonial Revival, Dutch Colonial Revival, and Neoclassical Revival style cottages. Residences constructed in the 1940s and 1950s tended to be Minimal Tudor or Minimal Traditional. All of the houses were executed with almost an infinite variety of details, thereby, producing neighborhoods of individualized, unique houses.

Within all of these subdivisions, except Park Place and St. Elmo Park, both the prestige of the neighborhoods and the economic value of the lots rose as they were being developed, so that later houses--usually brick Tudor or Minimal Traditional--were more substantial than the early wooden Craftsman houses. (Park Place was all built early, and St. Elmo Park came after the neighborhood's status had been established.) Regardless of style, the shift from wood, which predominated in the early 1920s, to brick, which was beginning by 1926 or 1927, was almost total by the 1930s within these neighborhoods. Most homes in the district were either one or one and a half story in height, with only a handful of two-story structures.

Wooden Craftsman style houses and bungalow types are probably the most prevalent within the district, and they tend to be the earliest. According to the *Industrial Index* sample (55), the greatest number were built in 1924 (21) and 1925 (17), and none were built after 1928. The blocks along 17th and 18th Avenues in Park Place and the western two blocks of 15th Street in DeLaunay Place were filled with modest, wooden bungalows between 1920 and 1925. These were the most repetitive buildings within the entire district. They tended to have hip roofs with gabled porches, detailed by simple triangular knee braces and supported by battered or paired columns resting on shingle-covered, stucco, or brick piers. Some along 15th Street in DeLaunay Place have sawn gable vents giving a Victorian feel. Few of these structures have elaborate Craftsman style windows.

Later in DeLaunay Place (farther east on 15th Street, on Virginia Street, and along the eastern side of 15th Avenue between Virginia and Springer Streets), in Granberry, spread throughout St. Elmo Place, and to a lesser degree throughout Weracoba Heights were more substantial wooden Craftsman houses with additional detailing--exposed roof beams, half-timbered gables, craftsman windows with distinctive mullions, clipped (or Jerkenhead) gables, fanlights and other classical

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features, and short cross-members at the top of paired columns, reflecting a Japanese influence. This more detailed, wooden house was the most prevalent type built in St. Elmo Place during the 1920s, while less than five were built in St. Elmo Park. Very few of these wooden structures were designed by architects. Most of the plans appear to be standardized ones utilized by builders or contractors with variations in the details; some might have come from magazines or have been copied after mail-order houses. No evidence indicates the existence of such catalogue houses within the district.

The brick Craftsman style buildings within the district, while fewer in number, were slightly more substantial than their wooden counterparts; more were designed by architects, even though those are still a minority. Some builders (M. C. Barlow and C. W. Buck, for example) used this type of house as their "stock-in-trade" and continued building them after most architects shifted to Tudor Revival. According to the *Industrial Index* sample (21), brick Craftsman style houses were built in these neighborhoods between 1925 and 1931, with the highest number (9) constructed in 1928.

Most of these veneer brick bungalows were large in scale and rich in details, especially their porches. Rather than columns resting on piers, which characterized the smaller, earlier, wooden bungalows, these "up-scale" houses have one-piece supports--battered brick or stucco piers (with decorative insets) or three brick arches or massive columns or columns coupled with brick piers--which extend from the bottom of the porch to the roof or usually to the gable. The latter element--the central focus point--was embellished in a variety of ways. Gables feature single arched, round, lunette, and Palladian windows and vents, as well as medallions on stucco.

By the late 1920s, brick bungalows were being surpassed in numbers by the more stylish Tudor Revival and English Vernacular Revival houses, which were favored by architects by that time. According to the *Industrial Index* sample (34), Tudors were built from 1924 until 1940 with the largest number (17) coming in 1929. This concentration reflected the work of Charles Hickman in Meadowbrook (a section of DeLaunay Place) and in St. Elmo Park, where one developer was doing most of the building. Tudor Revival style houses dominated in both of these areas (14 and 7) and were frequent in Weracoba Heights (8), but only a few were built in St. Elmo Place (3) or the other suburbs (2).

Tudor Revival style houses varied in scale and degree of ornamentation. Some were simple wooden houses with a stucco, arched entrance. More frequently they were brick, sometimes one and a half stories, with a focus on the front facade. At a minimum they incorporated at least one steep gable. More elaborate ones displayed multiple gables, chimneys, and entrances embellished with stucco,

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rock, and/or half-timbering. Tudor Revival houses in the district designed by Hickman and John Martin, Jr., tended to display those characteristics as well as diamond-paned windows, shed dormers, and arches.

By the 1930s, Tudor Revival houses tended to be exclusively clad in brick with their level of detailing declining over time. Half-timbering, stucco, and diamond-pane windows disappeared; only front gables and arched entrances characterized these less elaborate buildings. By the 1940s, this style had evolved into Minimal Traditional, especially along 17th Avenue in St. Elmo Park and as in-fill in older neighborhoods.

Architects tended to create the more unique styles within the district. In 1923 and 1924, architects (Charles Hickman, T. W. and E. O. Smith) designed two wooden, two-story Dutch Colonial Revival houses with gambrel roofs in DeLaunay Place. Contractor Dave Dudley, who constructed some creative houses, built his own Dutch Colonial Revival home in St. Elmo Place. (That data as well as the following is based on the *Industrial Index* sample, rather than on an inventory of every house in the district.) At least six stucco Spanish Colonial Revivals appeared from 1927 to 1929; one erected by a builder in Park Place, another in Weracoba Heights, and three by architect Charles Hickman concentrated along 17th Avenue in Meadowbrook, a section of DeLaunay Place.

Colonial Revival style details in a variety of configurations were concentrated in Weracoba Heights (12 in the *Industrial Index* sample). Among the few two-story houses in the district were two houses in Weracoba Heights which were obviously Colonial Revival, one by Hickman in 1923 and a more elaborate one by Martin in 1927. The most common use of Colonial Revival features were on one or one-and-a-half stories houses which might be classified as Neoclassical Revival, but they lack the overstatement of classical details which is often associated with that style in the South. These small Colonial Revival/Neoclassical Revival houses have boxed eaves and centered dormers featuring arch-headed windows over balustraded (roof) porches, sometimes elliptical, supported with columns and sometimes with fanlighted doors. Most of the architects working in the district created these houses as did some builders. The latter versions lacked a precise use of classical detailing and some probably could be classed as bungalow types with some Colonial Revival style features.

Another class of houses with classical details are identified as Neoclassical Revival cottage in this nomination. In size, these structures compare with the Craftsman style house; as with other styles they initially were built with wood and later with brick. They incorporate none of the distinguishing features of Craftsman houses--

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exposed eaves, asymmetrical massing, dominant porches and/or front gables. Instead, their details came from Federal or Greek Revival styles--central pedimented porches, porticos with full entablatures, Federal style fanlights, Greek Revival transoms and side lights. These details are restrained and lack the overstated features (oversized Corinthian columns, etc.) usually associated with the Neoclassical Revival style.

Most of these cottages (11 of the 18 in the *Industrial Index* sample) were designed by architects, especially by F. Roy Duncan, Hickman and Martin, and later by James J. W. Biggers. This style predominated in the period between 1923 and 1925 (14) and in DeLaunay Place (7).

The level of detailing on these relatively small structures illustrates the uniqueness of individual houses and the superb level of craftsmanship within the Weracoba/St. Elmo Historic District. For example, the cottage at 1353 Virginia by Hickman and Martin, has a three-bay facade consisting of a central, fanlighted door covered by a classical entry porch (Tuscan columns and pilasters support a full entablature) flanked by two-bays dominated by Palladian windows, created by placing arched shells over the middle elements of tripartite windows. Over these windows are pedimented gables with returns. Under each return is a bracket (or the capital of a pilaster) which only extends down to the bottom of the first clapboard. (Hickman and Martin used this massing for larger houses executed in other styles in other neighborhoods.)

Less unique and somewhat more showy were four brick, Neoclassical Revival style homes built on the west side of 17th Avenue in St. Elmo Park during the 1940s, which unfortunately did not appear in the *Industrial Index*. Unlike the Neoclassical Revival cottages, these houses do have exaggerated features. The most ostentatious, at 2859 17th Avenue, is a story-and-a-half with a full width balustraded portico with three arched dormers and three Palladian doors opening onto the main porch, an elaborate central door with pediment is flanked by fanlighted French doors with sidelights.

Most of the 1940s in-fill was less flamboyant, tending to be Minimal Traditional with some classical or Tudor Revival features. The last houses built in the district around St. Elmo after 1945 carried that style forward. Some of them, with little detailing, have an extended width and some telescoping, which characterizes them as early Ranch types.

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7. Landscape characteristics of the district, including streetscapes;

[This section was based on material supplied by Edward L. French, landscape architect.]

Some of the earliest landscape characteristics are those associated with the St. Elmo estate. The oldest features are probably the massive trees around the estate's well house on the southwest corner of the present grounds. These include large Tulip Poplar (*Liriodendron tulipifera*), Sycamore (*Platanus occidentalis*), and Sweet Gum (*Liquidambar styraciflua*). Several very large specimens of 19th century ornamental trees are still growing in this area: Carolina Cherry Laurel (*Prunus caroliniana*) was one of the few native trees that would flower, and the Chinese Parasol tree (*Firmiana simplex*) was a popular flowering tree prior to the introduction of the Crape Myrtle. St. Elmo's original Ornamental Yard, which was probably formal rather than picturesque, has not survived. The plantings between the house and 18th Avenue, including the predominant day lilies and Aloe Yucca (*Y. aloifolia*), appear to date from the 1930s or 1940s. The existing pond at the back (along Cherokee Avenue) was known as Lily Lake and had rustic wooden bridges connecting an island with the shore when the estate served as a girls' school.

Few original plantings have survived at the Wildwood Park site, the district's largest historic landscape feature. Built in 1890, its design was probably an Olmstedian, picturesque park with a lake and curved walks and drives around the lake and up the hill to the east. Miss Loretto Lamar Chappell, a local librarian, who remembered the park prior to 1919 recalled it as having "much grass and lovely trees." These are probably the primary surviving forms of vegetation in the area. The park does contain more pine trees, primarily loblolly (*Pinus taeda*), than the rest of the district and some of these date from the period of Wildwood Park. The shrubs and other plants which once circled the lake have been destroyed by the creation of playing fields on the western portion of the park and by the construction of Columbus High School on the eastern portion. The present southern extension of the park (below 17th Street) was not included in the original Wildwood Park; it has century-old loblolly pines and sweet gums at the lower end.

Another historic landscape feature is a group of red cedars along the south side of 17th Street in the block just west of the park. They are growing adjacent to a brick wall which, according to Springer family tradition, was built by Francis Joseph Springer when it formed part of the Springer estate. This substantial brick wall was built after the elevation of 17th Street was lowered at this point, presumably after the park was created. The wall includes steps at the park end. The adjacent cedars were either planted by the Springers or

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were established as part of a planted gateway for Weracoba Heights subdivision. That entrance was marked by concrete pillars, the only such formal gateway within the district. Adjacent to this brick retaining wall is a small triangular garden in the intersection of 17th Street and 18th Avenue; this plot, which features a fountain, is maintained by a garden club.

The dominant surviving historic landscape feature within the district is the linear streetscape on the north-south Avenues. Given the lot configurations, nearly all of the houses in the district (except for two streets in St. Elmo Park) face east or west, so the visual focus is on extended north-south vistas. During the 1920s, the developers created a Craftsman style landscape with a canopy of hardwood trees between the street and sidewalk and an expanse of unfenced grass yards. The most impressive feature of this streetscape is the canopy of willow oaks (*Quercus phellos*), laurel oaks (*Q. laurifolia*), and sugar hackberries (*Celtis laevigata*) which were planted in every subdivision. The sidewalks in the district are formed from single blocks of concrete, unlike those in the downtown and Waverly Terrace area which consisted of dual blocks. The streetscape is uncluttered by power or telephone poles, since they run along the rear lot line.

In keeping with the Craftsman style of landscaping, the owners decorated their yards with ornamental trees and shrubs. Most of these plantings were placed in the front and side yards with less formal plantings in the rear yards, a space which represented a small landscape of work with occasional vegetable gardens.

The primary ornamental trees in these neighborhoods include crape myrtles (*Lagerstroemia indica*) which were often planted as in-fill among the hardwoods within the streetscape. Flowering dogwoods (*Cornus florida*) also served the same function and were planted in other locations. An omnipresent feature in most southern landscapes, magnolias (*M. grandiflora*) are also common within the district.

A wide variety of historic plantings was used within these neighborhoods. They include American and Korean boxwoods (*Buxus sempervirens* and *B. microphylla*), Japanese anise-tree (*Illicium anisatum*), winter honeysuckle (*Lonicera fragrantissima*), Glossy Abelia (*A. x grandiflora*), several varieties of spiraea (*S. x bumalda*, *S. cantoniensis*, and *S. prunifolia*), several varieties of viburnum, Japanese Euonymus (*E. japonicus*), tea-olive (*Osmanthus fragrans*), pyracantha (*P. koidzumii*), and a variety of hollies--Convexleaf holly (*Ilex crenata* 'Convexa'), Hetz holly (*I. c.* 'Hetzzi'), compact holly (*I. c.* 'Compacta'), Buford holly (*Ilex cornuta* 'Burfordi'), dwarf Buford holly (*I. c.* 'Burfordii Nana'), dwarf Chinese holly (*I. c.* 'Rotunda'), Yaupon holly (*I. vomitoria*), dwarf Yaupon holly (*I. v.*

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National Park Service

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'Nana'), and lusterleaf holly (*I. latifolia*). Other commercial varieties have been established within the district in recent years.

Camellias and azaleas form an integral part of the neighborhoods, especially during the spring. Historic varieties of camellia (*C. Japonica*) include the red Governor Mouton, Professor Sergeant, and Rutledge Minnix; White Daikagura and White Empress; the pink Dr. Tinsley-Best, Bernice Boddy, and Rev. John G. Drayton; and the variegated Daikagura and La Peppermint. Azaleas include the red President Clay and Pride of Mobile, the white Mrs. G. G. Gerbing, the pink/salmon Judge Solomon, the purple George L. Tabor, the orange/red Buccaneer and Fashion. Two varieties of native azaleas within the district probably date from the 1920s or 1930s: Florida flame (*Rhododendron Austrinum*) and Pinxterbloom azalea (*A. periclymenoides*).

At a smaller scale, the district contains ample quantities of Liriope, both big blue (*L. muscari*) and lily turf (*L. spicata*). The original grasses in these yards were St. Augustine and centipede; in-fill of lawns has been with bermuda and zoysia.

8. Archaeological potential, if known or reliably inferred (primarily sites of previously existing structures, landscape features, or activities)

[This brief archaeological assessment is based on information provided by Frank Schnell, Archaeologist, Columbus Museum.]

There are no known pre-historic archaeological sites within the district, but artifacts associated with pre-historic Indians might exist along Weracoba Creek, since such sites containing such material have been identified farther downstream just beyond the boundaries of the district.

The most significant historic-period archaeological sites are those associated with the St. Elmo antebellum mansion. Its various outbuildings, especially the slave quarters, its gardens, and trash pits could yield valuable information about the pre-Civil War period. This area is already listed in the National Register.

The location of various activities at the turn-of-the-century Wildwood Park, particularly the site of the small zoo, might yield some interesting artifacts.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
LANDSCAPE ARCHITECTURE

Period of Significance:

1832-1943

Significant Dates:

Antebellum estates, 1830s-1850s; Wildwood Park, 1890s; and suburban neighborhoods, 1920s-1940s.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Architects: James J. W. Biggers, E. S. Draper of Charlotte, N. C., F. Roy Duncan, Charles F. Hickman of Hickman and Martin, T. Firth Lockwood, Jr., John C. Martin, Jr., and the firm of T. W. and E. Oren Smith.

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Builders: C. M. Allen, M. C. Barlow, A. H. Dudley, Dave R. Dudley, Hart Lumber Company, J(oseph) W. King, J. C. McCraney, Morton Realty Company, Snellings Lumber Company, H. T. Stillwell, D. O. Whitten, Woolard and Lynch, and Albert S. Woolfolk.

Contractors: P. A. Allen, C. W. Buck and Son(s), Butts Lumber Company, Ewart Brothers, E. S. Gates, W. B. Harris, Rufus Jones, Jr., L. E. Macon, Marshall Morton, D. E. Newsome, J. H. Tillery and Son, M. L. Wade, J. W. Wallace, W. C. Whitaker, and Williams Lumber Company.

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

Narrative statement of significance (areas of significance)

The Weracoba/St. Elmo Historic District is a large, intact early 20th-century suburban residential neighborhood with characteristic architectural, landscape, and planning features. It represents one of the two major types of early 20th-century suburban development of Georgia, wherein a consortium of independent developers work in a loosely coordinated way to create a new suburban community. This historic suburban planned district is certainly the largest such development in Columbus, and among the largest in the state.

The district is significant in architecture for containing intact examples of a variety of architectural types and styles from the 1920s through the 1940s and for intact examples of important early 20th-century suburban types of buildings: residential, commercial, and educational. Many of these buildings are documented through the locally published Industrial Index. These houses reflect the prevailing styles, such as, Craftsman, Tudor Revival, Spanish Colonial Revival, Colonial Revival, and Neoclassical Revival. The one- and two-story houses in the district with their balloon frames and wood, stucco, brick, and stone finishes also document typical building materials and technology of the period. The Tudor Revival style and English Vernacular Revival style are particularly well represented in the district by many houses with half-timbering, steeply gable roofs, and stone-trimmed doorways and porches. Most of these houses remain intact since the area has remained largely residential and owner-occupied. These buildings reflect the architects who worked in Columbus during that time including, Hickman and Martin, T. F. Lockwood, T.W. and E. O. Smith, James J. W. Biggers, Sr., and F. Roy Duncan. Many designs may have been taken from the numerous architectural pattern books of the period. Two apartment buildings are also within the district; one is an excellent example of the Spanish Colonial Revival/Mission style with smooth stuccoed exterior walls and a tile roof, the other is designed using Moderne style detailing with stuccoed exterior walls, a flat roof and horizontal lines which gives a horizontal emphasis. The commercial buildings also utilize the English Vernacular Revival style. The school is a two-story, brick building with Collegiate Gothic style detailing. The district is also significant for the two surviving antebellum homes already on the National Register, St. Elmo and Highland Hall. The district contains the largest intact collection of early 20th-century residential architecture in Columbus and is one of the largest within Georgia.

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The district is significant in community planning and development because it is an excellent and large-scale example of one of the two principal types of historic early 20th-century suburban development in Georgia. In this case, the development resulted from a number of independent developers working together in a loosely coordinated way to create in a relatively short period of time a large new suburban community on the outskirts of Columbus. This is in contrast to the other major type of suburban development in which a single developer created the entire suburb according to a single master plan. Like other suburban developments in Columbus and elsewhere, the district also illustrates a common pattern of suburban development, that of evolution. The district is a good example of the evolution through subdivision of large antebellum estates/plantations into residential areas with lots of modest size. This process is best exemplified here because it is well-documented and continued the city plan with a street grid pattern and numbered streets. The developers had originally created a lake and park within this area that served the city's residents at the end of the trolley line. The subdivision development increased rapidly in this area because of an expanding need for local housing due to the growing use of the automobile, the creation of Fort Benning bringing more people to town, and the general migration from the traditional downtown neighborhoods. The growth in the area was accelerated after a heated referendum in 1924 which resulted in the city's purchase of the lake and park. The area was annexed to the city in 1925, and the lake drained in 1926. A major new impetus to development was the city's plan to relocate the city's major high school on the eastern "shore" of the former lake. Significant historic community planning features which characterize the neighborhood today include the overall gridiron street pattern, related to the city's original 19th-century gridiron street plan, especially its major thoroughfares; a variety of lot sizes, reflecting the activities of several different developers and their separate subdivisions; provisions for recreation--the park, former lake, and scout hut; inclusion of neighborhood commercial facilities in a restricted, centrally located suburban shopping center; and sidewalks paralleling streets.

The district is significant in landscape architecture because of the surviving hardwood canopy and other features of the Craftsman and 20th-century suburban style of landscaping. Public spaces, the park, yards, streetscapes, and roadsides all are compatibly landscaped in an informal but carefully planned manner with lawn, shrubbery, indigenous ornamental and shade trees, flower gardens, masonry curbing, and sidewalks. Significant historic landscape features include parks, streetscaping, and front yard landscaping. These features reflect suburban landscaping principles and practices prevailing in the U.S. during the early 20th-century. The large park in the historic district is landscaped in the naturalistic mode popular during the

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late 19th and early 20th centuries. Paved walks, concrete bridges, and rusticated block retaining walls along Weracoba Creek are some of the design elements used in the park. The natural terrain and wooded cover (some natural, some planted) give the park its overall historic naturalistic character. The remnants of Wildwood Park illustrate the planning involved in creating a significant late 19th-century street-car park. Historic streetscaping is found throughout the residential section of the district. This streetscaping consists of curbing along the edges of the streets, concrete sidewalks, a wide grassy shoulder separating the streets and the sidewalks, and ornamental and shade trees planted along the shoulders. Historic suburban yard landscaping, like the historic streetscaping, is found throughout the historic district. The yard landscaping consists of broad expanses of lawn and informal arrangements of shrubbery and shade and ornamental trees. Shrubby is kept close to the house to hide the foundation line and to integrate the architecture with the setting. Yards are also highlighted by concrete driveways and walks. The overall landscape appearance is relatively uniform, since the early 20th-century development and landscaping took place in a short period of time. Some examples of Craftsman landscaping are also evident creating a cozy, informal appearance to complement the Craftsman architectural style.

National Register Criteria

The district meets National Register Criterion A because it reflects one of the major historical patterns of American history, that of suburban growth through the development or redevelopment of previous farmland/plantation estates. This district arose in the late 19th century virtually on the edge of town, at the end of the line for the streetcar system around what became a popular public park. A major remnant of the park still remains. By subdividing the estates into reasonably sized city lots, the local developers created a popular and well sought after residential area. The boom years came after the earlier park was deactivated in the mid-1920s and automobiles had replaced the street cars and the city high school moved to the former east bank of the lake. All of these factors made it a popular area to live in. The district also reflects the importance of city planning in early 20th-century America, for the city of Columbus hired nationally-known planner John Nolen to assist the city and it was his ideas that continued the city's grid pattern to this area as well as recognizing the importance of keeping this area as a city park, even if much reduced in grandeur from its earlier days.

The district also meets Criterion C because it contains multiple examples of all the prevailing architectural styles of the early 20th century, with a large collection of Craftsman style houses and bungalow type houses, as well as good examples of the many revivals,

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including Tudor and Spanish Colonial. Most of these homes were designed by local architects and are reflected in the locally-published Industrial Index. These houses reflect the best in locally produced workmanship. The district also includes two important antebellum structures, St. Elmo and Highland Hall, the remaining plantation residences from two of the estates which were eventually carved up to create this area. This district has one of the highest concentrations of documented, architect-designed homes in Columbus, and reflects the choices of the growing middle class of the 1920s. The apartment buildings, commercial buildings, and the school are also designed using popular early 20th-century architectural styles and are incorporated into the overall layout of the neighborhood. The district also contains important early 20th-century landscape design features illustrated by the park, the streetscape, and the residential front yards.

Period of significance (justification)

The period of significance runs from the building of St. Elmo (El Dorado) in 1832 until the end of the historic period (1943) when documentation for this nomination was compiled.

Contributing/Noncontributing Resources (explanation, if necessary)

Most of the resources are considered contributing, however, some are outside the period of significance. Those noncontributing resources are marked with an "X" on the district map. There are some historic and nonhistoric garages scattered throughout the district and usually located at the rear of the properties. These buildings were not included in the resource count. These small ancillary buildings are difficult to comprehensively survey and evaluate in such a large district and many cannot be seen from the public right-of-way when surveys are being done. Vacant lots were not included in the resource count.

Contributing

408 Buildings (houses, apartments, commercial buildings, a school)
1 Site (park)
4 Structures (3 bridges, subdivision plan)

Noncontributing

76 Buildings

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Intrusions and Nonhistoric properties not old enough to be historically significant

The intrusions within the district were identified by Joseph B. Mahan and John Lupold using a windshield survey. They are all built after 1943 and generally are not of the same scale, massing, or construction material as the historic fabric of the district. These are marked with an "X" on the tax maps of the district and they include:

- 1423 17th Avenue; a green wooden, one story triplex (post-1951, probably 1960s or 1970s).
- 1415 Virginia Street; a small, one-story modern (post-1951) house.
- 1309 Virginia Street; the building which houses That Added Touch of Class, a characteristic which does not fit this structure, which was created by a major addition to an existing 1940s house, so that its scale is not compatible with the neighborhood.
- 1714 Springer Street; a small, two story triplex built after 1951, and its execution simply does not conform to the district.
- 1809 17th Street; a modern, two-story duplex which would be more at home on the strip at a beach resort.
- 1815 17th Street; the St. Elmo Townhouses; a modern, brick, two story apartment house which is probably the most intrusive building in the district.
- 1704 Garrard Street; a modern, two story, wooden duplex apartment which simply does not have the same character as the Craftsman Bungalow which it replaced.
- 2613 18th Avenue; a brick, one story duplex with jalousie windows, built after 1951, clashes with the Neoclassical Revival/Craftsman character of the block.

The non-historic properties were dated by using Sanborn Maps, 1929 and 1951, and the 1941 City Directory. They are identified on the tax map in a pink or light red. They are generally brick houses, Minimal Tudor, or Minimal Traditional and are described in the architectural description and historical narrative. All but nine of these houses, in the area around St. Elmo, were built prior to 1951. All of these houses contribute to the neighborhood, especially those in the former grounds of St. Elmo.

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Developmental history/historic context (if applicable)

Native Americans used the land within this District for at least 10,000 years prior to the arrival of Euro- and African-Americans. While the District probably does not contain a major settlement site, the creek-side environment was used for hunting by the various groups of Indians who, by the Mississippian Period, farmed the plains and built towns near the Falls of the Chattahoochee.

Realizing the economic potential of the land at the Falls of the Chattahoochee, the State of Georgia, after removing the Creek Indians from the area, exempted the Coweta Reserve (5 square miles) from the lottery system where chance would have determined ownership. The Columbus town lots and tracts of varying sizes, up to 100 acres east of the town limits, were sold at auction in 1828.

Antebellum Estates

The gentle hills to the north, northeast, and east of Columbus--part of which lay within the Coweta Reserve--were viewed as prime real estate, as healthier than the lower, more mosquito-plagued riverside town. Thus, from the 1830s to the 1860s, these areas--Rose Hill to the northeast as well as Linwood and Wynnton to the east--became prestigious neighborhoods of large estates. Elevation was the crucial ingredient in determining land utilization.

The District probably never contained frontier log cabins nor many small farms--the typical landscape of work for much of antebellum Georgia. Instead, prominent families, especially wealthy middle-Georgians who were attracted to Columbus by its economic potential, built spacious houses surrounded by extensive gardens and grounds. Most of these were not cotton plantations, but suburban homes for men involved in urban-based activities in Columbus, such as law, commerce, or manufacturing. While all of them held slaves and some of them owned working-plantations in other locations and many of them speculated in cotton, few of them grew the staple in this area.¹

¹For example, Seaborn Jones, the owner of El Dorado, was not listed in the 1860 agricultural census, nor were any of the Shepherd family, nor DeLaunay. However, Van Leonard, who lived in Wildwood but told the census taker he was a farmer (not a planter), owned 475 acres of improved and 125 acres of unimproved land (worth \$8,000) and produced 75 bales of cotton and 40 pounds of wool. (The latter probably for the Eagle Mill.) Hines Holt, a lawyer who by this time lived in the Wynn House, owned 700 improved and 500 unimproved acres (worth \$20,000) and produced 250 bales of cotton. Their acreage could have been in other areas of the county. The land directly north of Columbus was occupied by the 4,400 acre Cook plantation. The Cook

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"All the[se] suburban residents," according to reminiscences of John F. Flournoy, who later developed much of their real estate, "were good livers, had plenty of servants, fine horses and carriages and enjoyed life to the fullest. It was not an unusual sight to see a four-in-hand team hitched to a fine carriage drive into the city with a coachman and footman on the seats."

The most historic estate within the District and within Muscogee County was El Dorado (later St. Elmo); it belonged to Seaborn Jones (1788-1864)--a Milledgeville lawyer, state senator, and aide to Governor George M. Troup--who (along with his later neighbor John Banks) escorted the Marquis de LaFayette during his 1825 tour of Georgia. Apparently impressed with the state's western frontier, Jones returned by 1828 and shortly thereafter began supervising construction of El Dorado on a 300-acre tract (which would later become the St. Elmo Park, Granberry, Gatewood, St. Elmo Place, and St. Elmo Subdivisions). "Colonel" Jones maintained a thriving legal practice, engaged in a variety of commercial and industrial activities, and served as a Democratic U. S. Congressman (1833-35 and 1845-47). Jones had married Mary Howard in 1810. Her family--her mother, brother, and sisters--also moved to this area from Milledgeville.

In 1833, Henry L. Benning (1814-1875), an aspiring young lawyer, wrote that "if you desire ease and happiness ... marry a lady ... worth \$100,000."² In 1839, Benning married Miss Mary Howard Jones, the daughter of Seaborn and Mary Howard Jones. Benning joined his father-in-law's law firm and had a distinguished legal career which included service on the Georgia Supreme Court. Like his father-in-law, Benning was a fire-eating Democrat and an early advocate of secession. Both men served in the Civil War--an elderly Jones very briefly and General Benning with distinction. After the death of Seaborn Jones in 1864, Mrs. Benning inherited El Dorado.

home was Belmont located on the edge of Rose Hill. In his reminiscences, John F. Flournoy listed all the estates to the east of Columbus and only identified Cook's as a plantation. John F. Flournoy, "Columbus Homes, Stores and Scenes of Long Ago," & Loretto Lamar Chappell, "Old Columbus Homes Rich in History and Architecture," Industrial Index, Columbus Number, 1929, 52-57. These originally appeared in the Centennial Edition of the Columbus Enquirer-Sun and the Columbus Ledger.

² Benning to B. C. Yancey, Dec. 2, 1833, B. C. Yancey Papers, Southern Historical Collection, University of North Carolina.

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Other members of the Jones and Howard families played important roles in settling the land in and around the Weracoba / St. Elmo Historic District. To the east of St. Elmo (and just beyond the District boundary) was Wildwood 3, the estate of Mrs. John (Jane Vivian) Howard, the widowed mother of Mrs. Mary (Howard) Jones. Her granddaughter, Augusta Jane Evans, was born at Wildwood in 1835. She later wrote the novel St. Elmo, in which the general setting, if not the specific details, seems to be the Jones's El Dorado. Published in 1866, St. Elmo ranked as one of the best selling American novels throughout the late 19th century.

Augusta Jane's father, Matthew Evans, might have built both Wildwood and El Dorado or might have remodeled the latter into its Greek Revival motif. In 1830 he constructed Sherwood Hall, on Talbotton Road to the west of El Dorado (and west of the District).³ Completely surrounded by a monumental portico, the house was perhaps too extravagant for Evans, since apparently he was forced to sell it to General Armstrong Bailey by 1835. The Evans family moved to Texas in the 1840s and then to Mobile. Ownership of Sherwood Hall later returned to the Howard family, and there in the 1890s H. Augusta Howard formed the Georgia Woman's Suffrage Association and in 1895 entertained Susan B. Anthony and Anna Howard Shaw, national leaders in that movement.

The Howard family sold Wildwood to Van de Van Leonard in 1837. Originally from Virginia, he had lived in Morgan County, Georgia, before migrating to Muscogee County; he represented both counties in the state legislature. Leonard's Spring, located on the boundary between El Dorado and Wildwood (now within the Columbus Country Club), began supplying water via wooden pipes to the city of Columbus in 1844.

One year earlier at Wildwood, Van Leonard's daughter, Mary Louisa, married John Abraham Jones, the son of Seaborn and Mary Howard Jones. Their estate became Bonny Doon, located west of El Dorado (and just beyond the District boundaries). The younger Jones, a lawyer like his father, was killed at Gettysburg in July, 1863.

To the south of El Dorado and Wildwood, Lots 57 and 58 of the Coweta Reserve (100 acres each), which contain much of the land within this District, were also owned by relatives of Mary Howard Jones. James S. Calhoun, the husband of Mary's sister, purchased Lot 57 in 1829, and Mary's brother, Homer V. Howard, acquired Lot 58 in 1834. Neither of them built houses on these tracts.

³Not in the District and no longer standing.

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After several transactions, the Calhoun tract became part of the holdings of Dr. Albert Shepherd, which comprised nearly 100 acres.⁴ This land passed to Col. William S. Shepherd, who eventually donated Hillhouse (a turn-of-the-century Edwardian structure) to the Female Orphanage Association in memory of his wife, Anne Elizabeth Shepherd. This home served in that capacity from 1924 until 1965; at that site--on the western edge of the District (between Garrard (20th) and 22nd Street)--now stands the modern buildings of the Bradley (mental health) Center. Most of the Shepherd land was west of the District, but a small portion would be incorporated in the Park Place subdivision.

Lot 58, which was owned by Homer V. Howard, became the first land in the District to be subdivided into smaller suburban lots. After Homer's death in 1837, his wife, Elizabeth, rather than retiring to genteel widowhood, assumed an active role in managing her own affairs. Beginning in 1839, she subdivided Lot 58 selling it in ten acre parcels. One of these parcels, fronting today's Seventeenth Street at Fifteenth Avenue, was acquired by the Ellis family, who built Highland Hall there in 1857.⁵

John E. Pettigrew bought one of Elizabeth Howard's parcels at auction in 1839 for \$924, which he sold the next year to Philip Gettinger, a German-born butcher, for \$1225. Gettinger then purchased another ten acres from Mrs. Howard in 1841 for \$400 and began creating his own suburban estate.⁶ This immigrant butcher was not content to live above his shop, as he tried to emulate the migrants from middle Georgia.

⁴On November 16, 1837, Calhoun sold the southern half of Lot 57 to Edward Carey, who paid \$250 for the 50 acres. In keeping with the quick turn-over of land, which served as a medium of exchange on the frontier, Carey deeded the land to the Chattahoochee Railroad and Banking Company in 1838. Eleven years later these acres were added to the holdings of Ann E. Shepherd. Deed Book A, page 20, & Deed Book E, page 23, Muscogee County Clerk of Superior Court. This Shepherd land should not be confused with that of Edward Shepherd, which was located to the south on Buena Vista Road. Flournoy, "Columbus Homes."

⁵See Highland Hall National Register nomination form for more information about this house.

⁶The Gettinger appears variously as Gittinger, Guttinger, and Gettenger.

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Gettinger's daughter, Emilie (also Emily), married Francis Joseph Springer, an Alsatian immigrant, who opened the Springer Opera House in 1871. In 1879, Gettinger deeded lots #5 and #6 to his daughter. The Springer estate was to retain its place in the area until after World War I, when it was incorporated into Weracoba Heights Subdivision.

To the south and west of the Springer estate was Linwood, another neighborhood of approximately a dozen suburban estates, which began along 10th Avenue, the city's eastern boundary, and extended eastward for about a mile. In the middle of Linwood, at 13th Avenue and 15th Street stood the home of Edgar G. Dawson, a lawyer. Another house supposedly built by Matthew Evans, the father of the novelist Augusta Jane Evans.

Shortly before the Civil War, Dawson sold his house and 40 acres to another lawyer, Gustavus DeLaunay. A Virginian by birth (1811), DeLaunay, as a young man, moved to Milledgeville and then to Lumpkin in the 1830s before coming to Columbus in 1856 and living briefly on Lawyers Lane before purchasing Dawson's house in Linwood. In 1876, the DeLaunay Place was conveyed by Judge DeLaunay to his daughter, Corinne. Its grounds would become the site of the DeLaunay Place Subdivision.

The 1860 census enumerator must have counted everyone residing in Linwood and the estates to the east as living in Wynnton, since that village ranked as the fifteenth largest urban area in Georgia in 1860. It did contain some commercial activity and a small community of free Blacks, so was more of a community than the Weracoba area to the north. The history of the areas would be intertwined, and the Civil War would profoundly change their history.

**Early Suburban Development:
Street-cars and East Highlands**

With the growth of industrialization came the development of street-car suburbs in most major American cities after the Civil War, . As the urban core filled with immigrants, the elite fled outward, building large-scale houses along major roads and suburban railroads. In Columbus and similar southern cities, less change occurred and most downtown areas remained stable, but as population increased, suburbs became a feature of the southern landscape.

In Columbus by the 1870s, horse-drawn street-cars served a developing suburb in the Rose Hill area, just north and slightly east of the city limits. There, two-story, Victorian houses occupied small lots which had been subdivided from larger estates. This development probably occurred to the north rather than to the east, since the

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railroad yards and various industries hindered movement out of Columbus toward the east. Initially, four blocks of public green space--the East Commons--had formed the city's eastern border. Economic growth, however, took precedent over natural beauty, and this area's function changed, starting with the arrival of the railroads in the 1850s and culminating with the establishment of large-scale factories there in the 1880s (Swift Manufacturing) and 1890s (Golden's Foundry). It was easier to cross one set of railroad tracks going north, than to cross ten or eleven sets of tracks in the rail-yard going east.

In most cities street-cars played an important role in developing suburbs, and often the owners of the trolley lines were also the real estate promoters. In Atlanta, Joel Hurt (who was born in Hurtsboro, Alabama, near Columbus) developed the capital city's first planned suburb, Inman Park, and also electrified and consolidated ownership of all Atlanta's street-cars.⁷ In 1887, the year Hurt established his East Atlanta Land Company, two residents of Columbus, who certainly knew Hurt and his family, began the same process in the suburbs east of Columbus.

The growth of the street-car net and real estate development east of Columbus, especially in this District, would be promoted by two close friends, John F. Flournoy and Louis F. Garrard. Both born in 1847, they shared common experiences at Wynnton School, at the University of Alabama, and in Nelson's Rangers during the Civil War. Both had ties to the Weracoba and Wynnton area. Flournoy was born in his father's house on the north side of Wynnton Road; Garrard married Annie Foster Leonard, Van Leonard's daughter in 1868, and eventually inherited Wildwood.⁸

Garrard briefly owned El Dorado after the death of Mrs. Henry L. Benning. He purchased the house and 28 acres for \$333.50 at auction in 1875 and then sold it to Captain J. J. Slade for \$1500. In addition to turning a 500 percent profit, Garrard selected the Slades "so that he would have good neighbors," recalls his granddaughter, Mrs. Margaret Desportes.⁹ He was probably not disappointed, for the

⁷See Elizabeth A. Lyon, "Frederick Law Olmsted and Joel Hurt: Planning for Atlanta," in Dana F. White & Victor A. Kramer, editors, *Olmsted South, Old South Critic / New South Planner* (Westport, Connecticut, 1979), 195-222.

⁸Their wedding, held at Wildwood, was the last occasion that Jane Augusta Evans visited Columbus.

⁹Deed Book Q, page 530, & Deed Book S, page 141; interview with Mrs. Margaret Desportes at 2204 17th Avenue by Richard Coss, Summer 1989.

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Slades breathed new life into what had been a vacant house. They changed the name to "St. Elmo," to reinforce its connection with the Evans's novel, and converted it into a boarding school for girls. The house remained in the Slade family until it was surrounded by modern suburbs.

While both Garrard and Flournoy might have dabbled in real estate, they pursued different primary careers after the Civil War. Flournoy farmed in Russell County and then became a cotton factor in Columbus. Garrard had a distinguished career in law and politics, serving as speaker of the Georgia House (1882-83) and unsuccessfully seeking a U.S. Senate seat in 1894.

A little earlier, in 1887, Flournoy and Garrard joined forces to acquire the Columbus Railroad Company and to form the Muscogee Real Estate Company, which sought to develop the area east of the city. Flournoy usually acted as the spokesman and president of these companies, while Garrard served as their counsel. In order to raise more capital, Flournoy and Garrard went to Savannah and sold their ideas to George J. Baldwin, Herman Myers, and William Garrard, Louis's brother. These Savannah investors added almost \$100,000 to the operations.¹⁰

These interlocking companies undertook three interrelated objectives to promote their interests in East Highlands and Weracoba: the building of a belt-line street-car system, the creation of a 45-acre suburban park, and the survey and sale of individual lots within a 250-acre tract.

Organized in 1866, the Columbus Railroad Company operated horse-drawn trolleys within the city and northward into Rose Hill by 1886. Its new owners, in 1887, built a Belt Line through the eastern suburbs. A coke-burning, steam-powered dummy engine (either the "John Hill" or the "Wildwood") pulled one or two cars eastward from downtown out 10th Street up the hill into Wynnton, turning north at Wynnton

¹⁰The following is an example of the type of transactions undertaken by this group. Myers and William Garrard bought 70 acres of the Ann Elizabeth Shepherd Estate in 1887 and then sold it to Muscogee Realty in 1889. Myers and William Garrard eventually sold approximately 146 acres and 640 shares of Columbus Railroad Company stock to the Columbus Realty Company for \$134,000 and 1,260 shares of Muscogee Real Estate Company stock. In 1917, after the death of Louis Garrard (1907), Muscogee Realty was absorbed by Flournoy Realty. *Saturday Evening*, 30, 1929; this was an occasional publication by W. C. Woodall which focused on Wynnton and is available in the reference department, Bradley Memorial Library. Deed Book AA, page 512, & Deed Book CC, page 108.

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School, circling around the northern edge of the new Wildwood Park and returning to downtown on 18th Street. A competitor, the North Highlands Street Railroad Company, organized in 1890, operated a line to the North Highlands casino (a recreational area in what is now Bibb City). That company electrified its cars in 1892, and Flournoy purchased this operation in 1894.¹¹

The consolidated Columbus Railroad Company, seeking to modernize and expand its operations, leased a site and a limited amount of water power from City Mills in 1894 to establish a hydroelectric facility--the city's first central-station plant on the Chattahoochee River. Flournoy's company also absorbed the local Brush Light firm, which provided electricity for DC-arc street lamps and for AC-incandescent house lights. The initial generators--adapted from the steam plants of the companies purchased by Flournoy--frequently failed to supply the demand for current, and residents of Columbus complained of brown-outs and creeping street-cars. This deficiency, amplified by a lack of capital, probably forced John Flournoy to relinquish control of the Columbus Railroad Company in 1901 to one of his business associates, George Baldwin of Savannah. Baldwin acted as the southern agent for Stone and Webster of Boston, which operated power companies throughout the nation. By 1906, as he did in six other southern cities, Baldwin controlled all of the utilities in Columbus, including the gas and electric companies and the street-cars.¹²

Wildwood Park served to promote the property of the Muscogee Real Estate Company. In 1888 Flournoy delineated an enlarged East Highlands which stretched from 10th Avenue on the west through Wildwood Park to Wynnton Road on the east. (See 1888 plat map.) The First Addition of East Highlands lay to the west of Wildwood Park. The Second Addition began along the eastern and southern boundaries of Wildwood Park and extended along Wildwood, Hilton, and adjacent streets (whose names have now changed) which angled southward on their way to Wynnton Road. Lots in this section were larger, apparently designed for a wealthier clientele. In 1890, Flournoy built his own house--a massive, multi-storied, Victorian with Eastlake details--in this area, about three blocks east of Wildwood Park. He electrified

¹¹As a point of comparison, Hurt's first electric trolley began operating in 1889. Rick Beard, "Hurt's Deserted Village: Atlanta's Inman Park, 1885-1911," in White, *Olmsted South*, 202.

¹²J. B. Karfunkle, Barbara A. Kimmelman, & John Lupold, "The Power Station of the Columbus Railroad Company," *HAER Report*, (Summer 1977); and John Lassiter, "The History of Street-Cars in Columbus," *Muscogiana*, 2:1 & 2 (Spring 1991), forthcoming.

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the house by the late 1890s.¹³ Family members occupied some adjacent property and Flournoy probably sold some lots near Wynnton, but much of the plan shown in the 1888 map was never implemented. At present, no one would identify this area as part of East Highlands. After World War I, it would be redeveloped as Wynnton Place, Peacock Woods, and Wildwood Circle.

To most residents of Columbus, the First Addition was and still is East Highlands. Most residents would not realize they were part of the First Addition unless they looked at their deeds. The area consisted of smaller lots (150 x 50 feet) arranged in a grid pattern beginning at the intersection of 10th Avenue and Linwood Drive (16th Street) and extending about 8 blocks to the north and 7 blocks eastward to Wildwood Park. Judging by the lot size, Flournoy expected to sell to people with more moderate means in this area and, thus, did not try to vary the rectangular street system.

As early as 1890, the Muscogee Real Estate Company's advertisements in the Enquirer-Sun offered loans to prospective builders in East Highlands, but the sale of lots preceded slowly. Depression characterized the 1890s throughout the nation, and local economic events (especially the Eagle and Phenix going into receivership) further dampened the city's economy. Some older, substantial, two-story structures were built in East Highlands nearer to town or to the street-car line during the first decade, but reading the structures along 18th and 19th Streets between 10th and 16th Avenues, it took almost 50 years to fill these blocks with houses. The neighborhood also developed a blue collar or lower middle-class atmosphere with many railroad workers living there. The northern portion of East Highlands became a neighborhood of shotgun houses for African-Americans. Thus, East Highlands developed slowly, contained a variety of housing types, and lacked prestige.

**1920s Suburban Development
An Overview**

Perhaps because of the latter characteristic, Flournoy re-platted and renamed two sections of the First Addition of East Highlands in 1916. The new names, Park Place and St. Elmo Place, played on the proximity of the park and of the famous antebellum mansion. The area just west of the park became Park Place, and the land north of the park became St. Elmo Place. These and especially the other major

¹³His daughter, Mary Hannah Flournoy, remembers her father saying that in 1890 he would only pass five houses between his home and town. Presumably he was traveling on 17th Street. Interview of Mary Hannah Flournoy by John Lupold at her home in 1977.

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subdivisions within this District--DeLaunay Place (1920), Weracoba Heights (1920), and St. Elmo Park (1926)--developed a different character from the street-car suburb of East Highlands. In comparison with their neighbors to the west, the houses in the Weracoba / St. Elmo Historic District were constructed in a more concentrated period of time, were automobile suburbs, were more substantially middle-class, and, therefore, reflect more craftsmanship, and have survived as cohesive neighborhoods.

These neighborhoods should be viewed as one part of an extensive suburban expansion occurring in Columbus during the 1920s. At least thirty separate subdivisions, sections, or major streets were being developed during that decade. The same investors, developers, architects, builders, and contractors who worked in the Weracoba / St. Elmo Historic District area were engaged in similar activities in several neighborhoods simultaneously. Most of these subdivisions were located to the northeast or east of the original city.

The factors producing this substantial, seemingly sudden growth were produced over several decades. A combination of national trends coupled with local economic and political developments and reinforced by the geographic configuration of Columbus led to the development in this area after 1920. The general or background factors will be discussed prior to detailing the evolution of the specific neighborhoods.

Nationally, an expanding population, the growth of the urban middle class, and rising incomes coupled with new familial values produced a different type of suburban house--the bungalow--which reflected both smaller families and the changing role of women. By 1905, the bungalow craze was sweeping the nation and was especially evident in the pages of popular magazines.

Even deep-South cities like Columbus were not immune to this craze. In 1906, the street-car suburb, Waverly Terrace, opened just north of Rose Hill. Craftsman Bungalows quickly filled this neighborhood (a National Register district). Bungalows and larger suburban houses were also being built in Wynnton, especially after 1912. In that year, a major fire consumed one and a half blocks of houses in downtown Columbus (the east side of Fifth Avenue between 11th and 12th Streets and the entire block bounded by 4th and 5th Avenues and 12th and 13th Streets). Many of those families, rather than rebuilding in that location, "moved out to the rapidly developing Wynnton section."¹⁴

¹⁴Nancy Telfair, *A History of Columbus, Georgia, 1828-1928* (Columbus, 1929), 265-66. Miss Chappell made the same point.

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When these or any middle-class families moved out from Columbus, their options were limited. Middle-class suburban growth did not occur in concentric circles around Columbus, but was focused in the northeast quadrant. To the west of the original city of Columbus lay the Chattahoochee River and Alabama. Beginning in the 1860s, some of that land became the Eagle and Phenix mill village located on the Alabama side of the river, thereby precluding the Alabama shore from becoming a fashionable middle-class suburb. At the turn-of-the-century, the area immediately north of the original city became an industrial district with four large-scale textile factories, two mill villages, and rows of rental shotgun housing. Developers would not look in this direction, but to the Wynnton and Weracoba area to create middle-class bungalow suburbs.

The major development to the south (after 1919) would be Fort Benning, which eventually hinders growth in that direction. Its creation, however, would have an immediate positive impact on the city's economy and would spur construction in the suburbs including the Weracoba / St. Elmo Historic District. In August of 1918, after vigorous lobbying efforts, Columbus was designated as the site for the U.S. Army Infantry School of Arms. Only a month before the war ended, in October of 1918, Camp Benning began in 300 hastily erected tents on the Reid dairy farm on Macon Road (near the present Cross County / Columbus Square Shopping complex). The location was inadequate: the terrain could not even accommodate a rifle range. A new site--south of town--was selected and occupied by late 1919. The Camp's future remained in doubt for several years. Small local farmers who stood to lose their land and Congressmen who wanted to reduce military spending opposed making it a permanent post. Eventually, the Columbus Chamber of Commerce won the battle and in January of 1922 Fort Benning became a permanent installation.

The creation of the post obviously increased the demand for local housing. The first officers, students at the Infantry School, lived in town, as "the people of Columbus have opened up their homes" according to Charles J Sullivan's *Army Posts and Towns* (1926). A later edition of this guidebook noted, however, that rent "in Columbus was exorbitant when the school was opened and continued so until" the mid-1930s as housing became available on post. Sullivan also mentioned that Columbus "is speedily becoming another Army mother-in-law."

Some of the initial residents in the Weracoba/St. Elmo Historic District were military officers. In 1925, Major Omar N. Bradley lived in a large Craftsman Bungalow at 1500 17th Avenue, just west of Highland Hall. Like all career infantry officers, he continued to return to Fort Benning and Columbus. As Commandant of the Infantry

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School immediately prior to World War II, he launched the first Officer's Candidate School at Benning and helped to initiate airborne training. As the nation's highest ranking army officer, he returned to Fort Benning in July of 1977 to cut the ribbon for the National Infantry Museum.

Several of the houses in the District and in adjacent neighborhoods had garage apartments or detached backyard apartments which probably housed soldiers during the 1920s and during World War II.

The acquisition of a major military post was only one of several improvements which characterized the period when these suburbs were developing. Paralleling the fight to make Benning permanent would be a drive to restructure the city's government, to align it with the latest national reforms. In the first decade and a half of the century, the progressive administrations of Mayor L. H. Chappell curbed and paved downtown streets, lined them with trees, built a new bridge across the Chattahoochee, created a city-owned water works, and worked to devise new educational institutions (kindergartens, a public library, and industrial schools). By 1913, the central reform goal was to establish a new commission/city manager form of administration. After heated debate, the voters, with newly enfranchised women providing the margin, approved the new structure which went into effect on January 1, 1922.¹⁵

As was true throughout the nation, the commission form of government tended to represent the interests of the Chamber of Commerce and was primarily concerned with fostering economic growth. It advocated the creation of a local Planning Board, which was established by legislative action in 1924. The Board hired John Nolen of Cambridge, Massachusetts, to create a city plan. Published in 1926, it remains the most creative, most comprehensive plan ever devised for Columbus. (His ideas relating to the District will be discussed later.) Among other things, Nolen instructed the Planning Board to give particular attention to planning suburbs, to insure circulation within subdivisions, and to discourage small suburbs which would create mismatched streets or unnecessary intersections.

In 1925, the new government was able to annex the suburbs to the north and east, including Weracoba and Wynnton, ending a controversy which had raged since the 1890s. The Chamber of Commerce had pushed for greater expanded boundaries, but faced with opposition the final

¹⁵When the new city manager, Gordon Hinkle, tried to reduce the size of the police force and the fire department, both of which were filled with relatives or cronies of old politicians, the "mob" or the Klan ran Hinkle out of town. Nancy Telfair, 291-94.

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plan only included improved property. This approach, while still increasing the city's tax base, obviated the need to fund extensive developments. Most of the opponents had been pacified by November of 1922 when the voters approved the measure. Few could stand against the tide of boosterism trumpeting "our city's boundaries will double!" The borders changed on January 1, 1925, as Columbus absorbed North Highlands all the way to Bibb City and from 10th Avenue eastward through Linwood and Wynnton to Hilton Avenue and Lawyers' Lane. About three-fourths of the Weracoba/St. Elmo Historic District was included with the line running south of and excluding the St. Elmo estate.¹⁶

The same year, the most significant barrier to developing the Weracoba area--the dozen set of tracks in the rail yard--would be circumvented. In 1925, the Central of Georgia Railway completed the 13th Street viaduct reaching from Sixth to Tenth Avenues. Reputed to be the longest concrete span in the South, this bridge coupled with the previously completed Eleventh Street underpass, hurried the automobiles of home seekers to the east. This bridge, recently reworked, is still in use.

The city government widened 13th Street for two blocks from the eastern end of the viaduct in 1925. Responding to the increasing number of automobiles, Muscogee County launched a \$2.3 million road building program which paved 67 miles of roads from the city to the county line from 1926 to 1928. The day of the automobile commuter had arrived.

All of these signs of a "progressive" spirit--the establishment of Fort Benning, a new governmental structure, formal planning efforts, annexation, new bridges and paved roads--were reinforced by the city's economic expansion. The 1920s was probably the first decade since the 1870s when Columbus industry grew more rapidly than other southern manufacturing cities, and it was diversified (non-textile) growth involving companies like Tom's Peanuts and Nehi.¹⁷ All of these factors spurred housing construction within the Weracoba/St. Elmo Historic District.

Another factor spurring growth within the Weracoba/St. Elmo Historic District in the mid-1920s was the decision in December of

¹⁶The remainder of the District was incorporated into the city in 1937.

¹⁷Compared to the other states which joined the Confederacy, Columbus ranked 10th in the value of its industrial products in 1860, rose to 8th by 1880, fell to 22nd by 1900, had risen to 17th by 1929, fell to 34th by 1967, and down to 37th by 1982. Statistics based on the published US Census report on manufacturing.

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1924 to move Columbus High School to Wildwood Park. This action would mark a significant change in the park which had already functioned for 35 years.

**Specific Histories of the Elements within
The Weracoba/St. Elmo Historic District**

Wildwood (Weracoba) Park

John Flournoy, Louis Garrard, and their associates had created Wildwood Park to promote real estate sales, initially in East Highlands, and to encourage street-car riders. The Muscogee Real Estate Company purchased 47 acres for a park in 1887; three years later the land was leased to the Columbus Railroad Company, which built and controlled the park. It originally was bounded by 18th Avenue on the west, Garrard Street on the north, Forest Avenue on the east, and 17th Street on the south. It did not extend to 13th Street.

In 1890, mule-pulled drag-scrapes sculpted a shallow lake with a dam paralleling 17th Street. Picnic shelters occupied four islands which were linked with high arched, Japanese-like bridges trimmed with thousands of small electric lights. A bath house encouraged swimming, and rentals of flat-bottom boats promoted fishing and courting. D. Abbott Turner, who came to Columbus in 1913, lived in Wynnton, and worked for the power company, remembered fishing and shooting ducks at Wildwood Lake.¹⁸

The lake formed the centerpiece of an Olmstedian space which stretched up the hillside to the east and had streets and paths winding through open expanses of grass and trees. A dance pavilion featured various local orchestras, band concerts on Sunday afternoon, and even vaudeville acts. Other activities included a small bowling alley and a zoo with deer, small monkeys, and a bear. On top of the hill where the high school now stands were more picnic facilities and a baseball field.¹⁹

¹⁸Interview of D. Abbot Turner by Richard Hanks and John Lupold at his office at the CB&T Bank, February 1976.

¹⁹Interview of Loretto Lamar Chappell by Richard Hanks and John Lupold at her home on Wildwood Avenue, February 1975; Mary Hannah Flournoy interview by Lupold; Etta Blanchard Worsley, *Columbus on the Chattahoochee* (Columbus, 1951), 386-87; Bruce Seller, "A Short History of Wildwood Park," Student Paper, Columbus College Archives; *Columbus Ledger-Enquirer*, September 23, 1945.

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Patrons could also buy refreshments at Wildwood. In 1907, George Baldwin, who controlled the Columbus Railroad Company and, therefore, the park, wrote F. E. Reidhead, the Columbus manager, in regard to selling Coca-Cola at Wildwood: "any people who are doing as much to debase the youth of this state ought to be prevented from doing it and under no circumstance should any one connected with us aid and abet them in disposing of their poisonous drinks." Reidhead agreed with his superior, but added that "'dope' fiends expect to be able to procure it there."²⁰

The company built a smaller, less elaborate Lincoln Park for blacks on Hamilton Road. Both Lincoln and Wildwood Parks existed to encourage street-car riders. Miss Chappell remembered that "birthday parties were often celebrated" by trolley rides to Wildwood Park. "Then, on the way the trolley driver would [or] the conductor would very kindly stop and then children would gather branches of flowers or leaves and wave them and sing songs and just have a wonderful time."

The park's heyday spanned from 1890 until World War I. After 1919 its usage declined. The worldwide influenza pandemic in that year, which struck Columbus, led to strictures about avoiding crowds. Also in the early 1920s, the health department condemned the shallow lake as a public swimming facility, perhaps because of influenza as well as the presence of sewage in the water.

By 1924, the Flournoy Realty Company was trying to sell the park. Indicative of the impact of the automobile, the Columbus Railroad Company stopped trolley service on the Wynnton belt-line during the month of August 1925. The company replaced the street-cars with buses on all its lines, except the North Highland route running to the mill villages, which remained in service until 1932.

By 1924, the Columbus School Board had decided to move the downtown high school from 11th Street to a more suburban location. Flournoy initially offered to sell 45 acres for \$100,000, while the Rose Hill real estate interests proffered free land in that neighborhood. After much debate, the school board decided (six to five) to reject the offer of free land in Rose Hill, opting instead to buy 36 acres of Wildwood Park for \$65,000. Again by a close vote (three to two), the city commissioners supported the decision of the school board with Commissioner Marshall Morton, who was developing the neighboring DeLaunay Place, voting in the affirmative. The opponents of the

²⁰Ironically, in 1907 Coca-Cola would replace the cocaine with caffeine. George Baldwin to F. E. Reidhead, March 12, 1907; & F. E. Reidhead to George Baldwin, March 15, 1907; George Johnson Baldwin Papers, Southern Historical Collection, University of North Carolina.

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Wildwood site started an initiative petition drive and forced a referendum on this question in December of 1924. The Wildwood faction won a close and hotly-contested election, probably the city's first where voters received free automobile rides to the Court House.²¹

This decision, as its Rose Hill opponents realized, enhanced the real estate value and prestige of the Weracoba/Wynnton area. It also helped to reinforce a geographical dichotomy between white and blue collar suburban neighborhoods which seemed to have crystallized by the mid-1920s. Earlier, the housing in Rose Hill (1880s) and Waverly Terrace (1900s) was almost as prestigious as that in Wynnton. By the 1920s, however, those neighborhoods were part of a wedge between the mill villages of North Highlands and Talbotton Road to the east, where residences were not mill houses but were more blue collar than the white collar area between Talbotton and Wynnton/Buena Vista Roads (Wynnton/Weracoba). Children and grandchildren of mill workers lived in the former, while descendants of mill managers and owners, merchants, and professionals lived in the latter. Placement of schools certainly influenced these developments: the Secondary Industrial High School (National Register) in Waverly Terrace in 1906 superseded by Jordan Vocational High School in 1939 within the blue collar wedge, as opposed to the "Latin" high school in Wildwood Park. Very few students crossed into the other neighborhood to attend high school.

The new Columbus High School, built on the bluff in the eastern half of the original park, is not included in the District, since it is now a reconstructed structure. The western half of Wildwood, part of the District, became a public park. The lake was drained in 1926, and while officially known as Weracoba Park, it remains Lakebottom to many local residents.

John Nolen apparently designed the slightly curved Munro Road (now Cherokee Avenue) which served as the boundary between the school and the park. He also suggested recreational facilities for Weracoba Park as part of his citywide planning effort in 1925-26. He envisioned an athletic complex to be used by the high school and the general public. Tennis courts occupied the northern portion, a track surrounding a football field with substantial bleachers occupied the middle, and a baseball diamond with home plate toward the east filled the southern end. Eventually, the city built the tennis courts and track; the other fields--multiple softball, soccer, and youth baseball and

²¹The Flournoy Realty Company retained the remaining nine acres and later created Wildwood Park subdivision there. The city purchased the 36 acres of land in three separate tracts in December 19, 1924. Deed Book 70, pages 298 & 303; Deed Book 71, page 64.

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football--without any stands evolved over time and do not correspond to his plan. Initially, in the late 1920s and early 1930s, however, the new city park languished.

Weracoba Parkway, 1926

Nolen also viewed the park as one component in his larger Weracoba Parkway, one of six "green strips" he planned for Columbus. Most of these parkways encompassed a major creek, a park area along both banks, and two roads which bordered and paralleled the creek. The Weracoba Parkway, as planned, started at the intersection of Warren Williams (now) and Wynnton Road, preceded northeastward along Midway Drive (now 13th Street) and a new Munro Road, turned northward and widened to include the park, and continued northward to the present intersection of Cherokee, Camille, and Edgewood.

Nolen envisioned another park within the Weracoba Parkway consisting of the St. Elmo estate. This conversion never occurred; no evidence indicates that the Slades wished to sell the property. When St. Elmo functioned as a girls' school, a small park did exist around a pond which resembled Wildwood Lake with rustic, arched bridges to a small island. The pond, without bridges, still exists adjacent to the Weracoba Creek or ditch. The plan would have carried 19th Avenue as the western road of the parkway through the St. Elmo Park, but the road was never built.

Nolen's plan, as previously mentioned, reserved the land between 19th Avenue and Lover's Lane (Cherokee Avenue) as a green space. In 1927, the Flournoy Realty Company created lots east of 19th Avenue between 23rd and 27th Street, thereby precluding the creation of the Weracoba Parkway in this area.

The most significant implementation of Nolen's plan for Weracoba Parkway, which probably was suggested earlier, involved the southward extension of Weracoba Park south of 17th Street to 13th Street. The land west of Cherokee Avenue to Weracoba Creek was owned by the Flournoy Realty Company, and as part of the school/park deal it gave this land to the city.²² The tract between the creek and 18th Avenue formed part of Weracoba Heights subdivision, which was owned by the Provident Loan and Investment Company. In four years the company had only sold one of its 43 lots in this area. Thus, the company's officers were probably happy to sell this tract to the city for \$22,500 in June of 1925, which represented 63% of the purchase price

²²This tract was divided into 25 foot wide lots and was not compatible with Flournoy's Peacock Woods neighborhood to the east. Deed Book 56, page 578.

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of the entire Weracoba Heights subdivision.²³ For several decades this southern portion of Weracoba Park probably just remained a naturally-wooded area.

Portions of the Weracoba Parkway, which should be viewed as a continuation of Weracoba Park, were also created south of 13th Street. A green space still parallels both sides of the creek all the way to Warren Williams Road. The southern road of the parkway was constructed according to the plan between 16th and 18th Avenues (Boulevard Street) but not any farther east (Munro Road on the plan). In 1929, a row of shotgun houses fronting on 13th (Midway) Street stood along the north bank of Weracoba Creek when Nolen devised his plan. These houses were probably removed in the 1940s in conjunction with the construction of the Warren Williams Housing Project farther downstream.

Weracoba Creek Bridges

Concrete bridges span Weracoba Creek both in the park and in what should have been the Weracoba Parkway to the north and south of the park. From north to south these are located at Slade Drive, St. Elmo Drive, 25th Street, Garrard Street, a right angle culvert under 13th Street and 18th Avenue with a bridge railing on the west side of 18th Avenue, and another bridge at 16th Avenue. The creek passes under 17th Street in the middle of the park via a culvert.

These were probably built from the mid-1920s until the early 1930s.²⁴ The Sanborn Map for 1929 shows wooden bridges at the three most northern sites and at 16th Avenue in the south. The most used bridge, just north of Weracoba Park, at Garrard Street was apparently already concrete in 1929 and is probably the extant bridge. It somewhat resembles the 13th Street Viaduct and might have been built at the same time. Initially the Garrard Street bridge had lights on its corners, but these are now, and have been, missing for a long time. This bridge has solid panels on its sides, while the present concrete bridges to the north have separate balustrades. Other than that feature, the bridge at Garrard and the others are identical, so they must have been built shortly after 1929. Marshall Morton's description of New Deal projects (see the following paragraph) does not include any mention of these bridge, so apparently they were all built by 1933.

²³The only property in the area that became part of the park was sold to O. W. Donnell (Lot #10 in Block E). Deed Book 61, 27.

²⁴The City Engineer's office cannot locate any information on these structures.

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Weracoba Park

Other than perhaps on bridges in the area, the county or city spent very little money on Weracoba Park during its first decade of ownership. According to Marshall Morton, who by this time was city manager, the park was "grown up in briars and weeds" by 1933. New Deal funds from the FERA (Federal Emergency Relief Administration) added hundreds of unemployed workers to the city's payroll. As part of their citywide efforts, they "developed" or cleared Weracoba Park of its brambles, terraced the high school hill, and straightened or channelized the course of Weracoba Creek through the park.²⁵ The city devoted limited funds on the park in the following two decades.

Development of present facilities at the park started in earnest in the 1950s. The northern half (above 17th Street) contains an extensive children's playground, the tennis courts specified by Nolen, and the assortment of fields mentioned above. Both the northern and southern (from 17th to 13th Streets) halves are unified by a 1.6 mile perimeter jogging/walking path which is extensively utilized and is the city's most integrated facility--used by all ages and by the full range of socio-economic and ethnic groups.

The southern half of Weracoba Park now includes three baseball fields of the Peach Little League, which was organized in this location in the mid-1950s. One of these fields is lighted and its public address system fills the neighborhood, to the displeasure of some residents, with the names and batting statistics of 11 and 12 year-old sluggers.

The other major feature in the southern half is a band shell. In 1962, the city provided a foundation for a new acoustical band shell in the lower half of Weracoba Park. Designed by local architect Thomas Brookbank at a cost of \$6,000, the shell itself was moved to the cavernous Municipal Auditorium in a futile attempt to improve its acoustics for a Van Cliburn piano concert.²⁶ Apparently never moved again, the shell now serves as the stage for the Columbus Symphony Orchestra's pops concerts, which always attract thousands of listeners.

These concerts are only one type of event staged at this band shell and throughout the park. Teenage rock groups--some composed of ex-

²⁵Marshall Morton, "A Brief History of Federal Relief in Columbus, Ga., 1933-1937," (Mimeographed, April 1938), in Columbus College Archives.

²⁶F. Clason Kyle, *Images, A Pictorial History of Columbus, Georgia* (Norfolk: Virginia, 1986), 238.

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Little Leaguers--have mass concerts at the shell. Groups and families use picnic shelters, dogs chase frisbees, kids explore the wonders of Weracoba Creek, all surrounded by a steady stream of young and old joggers and walkers. Today, Weracoba or Lakebottom park is the most viable recreational facility within the city and on a sunny day in almost any season is used by thousands of people.

Park Place

Three suburbs within the District were started prior to 1920: Gatewood, Park Place, and St. Elmo Place, but they would not really grow until after World War I. The first attempt, the Gatewood subdivision, might have been discouraged by Nolen and the Planning Board because of its small size, only one block. Mrs. Julia Greenlea (Howard) Gatewood, who must have inherited this land, eventually sold most of it to the Columbus Investment Company. The Gatewood development merged with that of Granberry and St. Elmo Park and will be discussed later in conjunction with those areas.

In 1916, John Flournoy created Park Place and St. Elmo Place, two new subdivisions carved out of the eastern portion of East Highland's First Addition, occupying land to the west and north of Wildwood Park. Judging from the strip of oversized lots (running north-south just west of the park) on the 1888 plan, Flournoy originally envisioned this park-side area as being occupied by more prestigious homes than the rest of the First Addition of East Highlands. In actuality, lake-front property in the early 20th century proved undesirable.²⁷ Thus, Flournoy adopted another tact: he re-platted the area as two separate subdivisions. Park Place and St. Elmo Place became dissimilar suburbs, each with a distinct history.

Park Place was smaller in overall acreage than St. Elmo Place; the Park Place lots were more shallow, its houses less prestigious, and its development more rapid. Originally a small part of the Shepherd holdings, this irregularly shaped suburb (three-blocks long and two-blocks wide) bordered Wildwood Park on the west and was bisected by the trolley line; it became one of the city's last street-car suburbs.

Despite the replatting in 1916, development in Park Place only began in earnest with the push for more housing that followed World War I. Intensive construction started about 1919, and during the next

²⁷One current young, resident, Kelli Houser, on 18th Avenue was told by an older relative that the structures on her block which face the park were built as lake-houses and were used as vacation homes. There seems to be no other evidence to substantiate this claim.

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four or five years much of the neighborhood was filled with small, wooden Craftsman Bungalows with minimal detailing built by firms like the Butts Lumber Company. These modest houses were perhaps designed as rental property. Photographs from the *Industrial Index* in 1920 and 1923 show dirt roads with no curbs, but the deeds stipulated a 10-foot sidewalk right-of-way.²⁸ Some variation from the wooden bungalows was provided by two stucco houses (1923) built by A. C. Bedford and by his Spanish Colonial Revival apartment (1927).²⁹

Illustrating the rapidity of growth in Park Place, along tree-lined Lake Drive (18th Avenue), opposite the park, were three residents in 1921 and fourteen by 1925. Seventeenth Avenue with three occupants listed in the City Directory in 1921 had twenty by 1925. These residents included bookkeepers, salesmen, soldiers, a railroad tank inspector, printers, the chief operator for Western Union, a wholesale grocer, and the manager of a Piggly-Wiggly store, manager of the Columbus Broom Factory, as well as an army captain, a major, and an enlisted man.

The housing in Park Place is younger than East Highlands, but generally older than the other subdivisions in the Weracoba / St. Elmo Historic District. Compared with their later neighbors, there are fewer brick houses and no Tudors or classical cottages. Instead, there are sturdy clapboards, plain bungalows, and cottages. Park Place housing still retains its blue collar origins.

With the expansion of the automobile culture, the building of the viaduct, the moving of the high school, the creation of the upper-class Peacock Woods, and other factors, suburban living became more stylish in Columbus, a change reflected in the scale of suburban housing in those developments which neighbored Park Place by the mid-1920s.

St. Elmo Place

²⁸In addition to a sidewalk easement, Flournoy retained his railroad's right-of-way; other restrictions included no resale to a Negro, no liquor selling from the premises, no subdividing, no commercial use, and the house built on the lot had to be worth at least \$1500. Deed Book 31, 270.

²⁹*Industrial Index*, photographs, Columbus Issues, 1923 & 1927. Information about builders, contractors, architects, and owners for this suburb and the following ones is based on the photographs appearing in the *Industrial Index*. See the attached list of houses appearing in this periodical.

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In early 1920, local newspapers asserted the need for more housing; "Columbus Must Have More Homes" proclaimed an editorial. Without more homes, new industry could be lost. The publication of the 1920 census would prove the city was growing, and expansion would be fueled by the boom expected from the development of Fort Benning. In January of 1920, the *Columbus Ledger* identified Wynnton with its "pebble dash bungalows" as a "mecca for home seekers." "Artistic homes are springing up in all sections of the pretty suburb."

A large real estate ad published by a group of builders and contractors in the Sunday edition of the January 25, 1920, *Enquirer-Sun* urged buyers to choose a lot in the suburbs, promising space enough so that the home owner could "Save Money By Having a Garden." Flournoy's lots in St. Elmo Place (75 x 125 or 150 feet) better fit the suburban garden ideal than did those in Park Place, which varied in size, but a typical one measured 50 x 87 feet.

Much of the land encompassed by St. Elmo Place had originally been part of the El Dorado estate, according to John Flournoy. Louis Garrard acquired this property, probably in 1875 after the death of Mrs. Benning. Prior to his death in 1907, Garrard subsequently transferred the area lying south of the actual St. Elmo grounds to the Muscogee Real Estate Company, in which he was a principal officer.

In 1916, Josiah Flournoy, a relative of John, delineated the first plat for the St. Elmo Place subdivision, but as in the case of Park Place, little development occurred before World War I. Josiah's plan divided Blocks 1-6 into 50 foot wide lots, but only a few were sold at that dimension, even though the 1940 real estate map shows the lots at that size.³⁰ By the early 1920s, Flournoy, in addition to his work in Park Place and St. Elmo Place, was developing Wildwood Circle and Peacock Woods to the east of the park. Peacock Woods--a true Residential Park designed by landscape architect E. S. Draper of Charlotte--rivalled Green Island Hills north of town as the city's most prestigious suburb.

While Draper was planning Peacock Woods, he also revised the plan for St. Elmo Place by adding block B, C, and E (1921) to the suburb. Unable to create a design from the beginning, Draper's ideas for St. Elmo Place were not particularly unique: he retained the rectangular street grid while expanding the lot size to 75 foot fronts. The unsold 50 foot lots in the older sections of the subdivision, which

³⁰This and all the plats for the District are cited in the reference section of the nomination.

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included most of them, were also expanded to 75 feet, but not on the Draper plan.³¹

Draper also indicated where trees should be planted between the curbs and sidewalks, but planting trees was the rule in Columbus. The city, during the administration of L. H. Chappell as part of the "City Beautiful Movement", had planted four rows of hardwood trees along most of the north-south avenues in downtown during the previous two decades. This development also involved the elimination of individual front fences and the planting of a wide expanse of grass. This pattern would be repeated in the suburban subdivisions, regardless of their designer. More important than his work in St. Elmo, Draper's transformation of Peacock Woods into a high-style residential showcase would greatly expand the value of the land within most of the neighborhoods in the Weracoba / St. Elmo Historic District.

Draper's ideas also seemed to conform with those of John Nolen. Draper did not create lots in the blocks (D and F) of St. Elmo Place bordering Weracoba Creek. Nolen in his 1925-26 plan proposed that the creek area between 19th and Cherokee Avenues become a "green strip," the Weracoba Parkway. Only one block of 19th Avenue between Garrard and 23rd Streets retains that configuration.³² The city either failed to implement Nolen's plan or the Flournoy Realty Company acted to preclude it. In 1927, Hugh McMath and Company, a local civil engineering firm, revised the St. Elmo Place plat to include lots along the east side of 19th Avenue.

Development within St. Elmo Place did not start until after Draper's plan in 1921. Unlike other developers, especially Marshall Morton in DeLaunay Place, Flournoy only sold and perhaps financed his lots. Flournoy and his company probably invested more time and energy in Peacock Wood and Wildwood Circle. Builders, contractors, or individual owners constructed the houses in St. Elmo Place in a variety of styles, even though the Craftsman Bungalow predominated. Except for four block-fronts, 80% of the remaining neighborhood (13

³¹This action is apparently not shown on a separate plat, but the current tax maps show the 75 foot configuration.

³²Flournoy Realty Company gave that land to the city at the same time they transferred their property between Cherokee Avenue and Weracoba Creek south of 17th Street. Both of these tracts were to be used as parks. Deed Book 56, page 578.

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block-fronts) was built prior to 1930.³³ Judging from the *Industrial Index* sample, the structures built in the early 1920s tended to be wooden; then about 1926 or 1927 brick facades begin to appear and became the most frequent building material by the 1930s.³⁴

Dave Dudley, of the Sash and Lumber Company, built at least eight wooden residences there between 1923 and 1926, including his own home (2401 18th Avenue), a Dutch Colonial and the neighborhood's only two-story structure. The plans for this and other houses--all uniquely different--might have come from popular magazines or mail-order catalogues. They included a classic Craftsman Bungalow with battered stucco columns and a picturesque, ell-shaped home with a hooded entrance in the angle.

Other builders/contractors who erected several houses within this suburb were Wade and Wade, Butts Lumber company, C. W. Buck and Sons, Hez Land, and Joseph King. All of them were working in other neighborhoods; Hez Land was developing Weracoba Heights to the south and Joseph King had created Talbot Heights and Sherwood Acres, neighborhoods of less expensive wooden Craftsman Bungalow farther out of town. In St. Elmo Place J. C. McCraney built at least four modest houses along 19th Avenue in 1928 on less desirable lots bordering Weracoba Creek (which Nolen had envisioned as the Weracoba Parkway). These three wooden and one brick, simple gable-end structures only varied in the style of their entrance porches and are the nearest example of tract construction in the neighborhood.³⁵

Fewer than 20% of the homes in St. Elmo Place were designed by architects--the partnership of Hickman and Martin, John C. Martin, Jr.

³³Three block-fronts were filled between 1929 and 1941: the west side of the 2500/2600 block of 17th Avenue, the east side of the 2200 block of 17th Avenue, and the 2300/2400 block of 19th Avenue. (These blocks are numbered as if they are intersected by 24th and 26th Streets, even though these streets were never created. The area facing Cherokee Avenue, north of 25th Street was built after 1941; it actually was not part of the St. Elmo Place subdivision, but is part of the Weracoba / St. Elmo Historic District since it falls within the historic boundaries of the St. Elmo estate.

³⁴Forty pictures of houses in St. Elmo Place appeared in this periodical and that represents about 40% of those constructed, certainly a valid sample, since they are spread from 1921 to 1941.

³⁵For his personal home on Lawyer's Lane he created a fanciful stone structure by taking his side gable plan and adding two strange, front parapet gables which pierced the roof line.

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as an individual, T. Firth Lockwood, Jr., and F. Roy Duncan.³⁶ All of these firms produced more elaborate homes in other areas of the city. They seemed to favor Tudor, Colonial, or Neoclassical Revival. If they built Craftsman Bungalows in the 1920s, they tended to be brick and large-scale.

John Martin, Jr.,'s own home was a quaint half-timbered, Germanic cottage in Wynnton. Charles F. Hickman is still remembered as a "left-handed golfer" who once beat the great Bobby Jones. Hickman also designed Tom Huston's residence in Green Island Hills. F. Roy Duncan was an electrical engineer and designed the switchboard for the Panama Canal's Gatun power plant prior to starting his architectural practice in Columbus in 1913. He patterned "Duncan Hall," his Green Island Hills' home after Monticello, and his work reflects his interest in classical styles.

One of the earliest houses in St. Elmo Place (C. C. Cook's at 2207 19th Avenue) was designed by Hickman and Martin.³⁷ A Colonial Revival structure with a balustraded porch and a large, central dormer featuring an arch-headed window, it resembled other architect-planned Neoclassical Revival cottages within the District which lacked any Craftsman features, such as dominant porch gables, exposed rafters or beams, the use of rustic materials, etc. The firm produced other residences with classical details (especially 2614 18th Avenue in 1924) and one rock house (2420 18th Avenue).

The initial residents of St. Elmo Place underscored its middle-class character. They included the clerk of the Flournoy Realty Company, a druggist, a publisher, several insurance men, an attorney, a barber, several bank cashiers, the head mechanic for the Georgia Automobile Exchange, the manager of a shoe company, the superintendent of City (grist) Mills, the secretary to the manager of Columbus Electric and Power Company, the clerk for the City Marshall's office, and a chemist.

The western side of 18th Avenue between 22nd and 23rd Streets, a short block with only four houses, was not filled until after 1929, unlike the adjacent property. This block is immediately north of the St. Elmo Shopping Center, and perhaps the Flournoy Realty Company felt

³⁶Only eight of the 48 structures featured in the *Industrial Index* were designed by architects, and most architects would have made sure that their work was represented in this publication. Thus, the missing houses were probably not those planned by professional architects.

³⁷It appeared in the *Industrial Index* in 1921 and in the firm's *Architectural Annual* for 1923.

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it could be utilized as commercial property and, thus, delayed its sale.

Flournoy's development of Park Place and St. Elmo Place north of 17th Street would be paralleled by the establishment of DeLaunay Place and Weracoba Heights between 17th and 13th Streets. DeLaunay Place and Weracoba Heights began with a similar appearance to Park Place, but by the late 1920s DeLaunay Place and Weracoba Heights contained slightly more expensive houses than St. Elmo Place. During the 1920s and 1930s, a white middle-class family searching for a new house would certainly have visited all three neighborhoods.

DeLaunay Place

The January 23, 1920, issue of the *Columbus Ledger* which talked about "pebble dash Bungalows" in Wynnton also reported a \$35,000 real estate deal by which L. G. Bowers II and Guy Garrard acquired the 40-acre DeLaunay estate.³⁸ Both Bowers and Garrard had roots in the Weracoba and Wynnton area. Lloyd G. Bowers I, a cotton merchant who ran the blockade to trade with England during the Civil War, had originally migrated from Massachusetts to Macon in the 1820s and then to Columbus in 1862, where he purchased a Wynnton suburban home, variously called The Elms and lately Wynnwood (a National Register property). There in a side yard, Lloyd Bowers II and Frank U. Garrard (the son of Louis F. Garrard who died in 1907) laid-out the county's first golf course. They then created the Columbus Country Club in 1909 on 60 acres of "Wildwood" land. The Club still stands at this location, just east of the northern portion of the Weracoba / St. Elmo Historic District.

The younger Bowers, acting with Frank's brother, Guy, bought the DeLaunay land to create a new suburb. Bowers had formed the Columbus Investment Company, which would later develop the northern portion of the District, specifically the Granberry Annex, the west side of Gatewood, and then St. Elmo Park. At the same time, Bowers also personally supervised the creation of the more elaborate Overlook

³⁸According to records on file in the Office of the Clerk of the Muscogee County Superior Court, DeLaunay Place was bounded on the north by Fifteenth Street and by lands of the Emilie G. Springer estate; on the east by the Emilie G. Springer estate; on the south by Fourteenth Street; and on the west by Thirteenth Avenue and the lands of the Howard Estate. DeLaunay appears as Delaunay in some sources. According to Mrs. Margaret Desportes, who knew the family, it is pronounced "dee loh nay" with the accent on the second syllable. It was spelled delaunay Place in a 1925 advertisement for the subdivision.

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area. Bowers and his fellow owner, Garrard, chose not to handle the actual development of DeLaunay Place. Instead, Marshall Morton assumed that task.

Morton represents one of many energetic newcomers who migrated to Columbus, married well, and then by combining family connections with initiative carved a significant niche for himself within the community. Morton came to Columbus in 1900 to serve as principal of Columbus High School. He described the city in 1900 as the "dustiest, dirtiest, sleepest, deadeast town it had ever been my fortune to see." He remembered a promising young science teacher fleeing back to the North before school opened, because he was "so depressed with his surroundings and with the general appearance of the town he couldn't stand it."³⁹

Morton persevered and married Eva Gardner, whose sister was the wife of Frank U. Garrard. Perhaps in part because of his connection with the Garrards, Morton's vocation became real estate by 1917. He was a member of the Columbus delegation which lobbied in Washington for the creation of Fort Benning, and along with John F. Flournoy (both of whom were County Tax Equalizers) he helped appraise the land procured by the U. S. Army. In 1921 when the new city governmental structure was implemented, Morton was elected as one of the initial five city commissioners and served in that capacity until 1925 and later as the appointed City Manager (1933-47).⁴⁰

During the 1920s as he developed DeLaunay Place, he honed his marketing as well as his planning skills. This suburb--a 3 1/2 by 5 1/2 block rectangle--reached eastward from 13th Avenue between Virginia and Springer Streets. Development started on the western edge with relatively simple wooden Craftsman Bungalows lining two

³⁹Columbus Number, *Industrial Index*, 1930, 53.

⁴⁰Morton, who was to become City Manager after developing delaunay Place, asserted that towns grew because of the quality of their life: education, climate, social aspirations, and beauty of surroundings. Morton called for neighborhoods of style and harmony. He also spoke out against an over-dependence on textile mills as a source of prosperity and growth. Wages are too low in the cotton manufacturing industry to assure real economic progress, Morton believed. He pointed out in 1930 that the per capita cost of city government was \$30. One wage earner for a family of four or five would have to pay \$125 in city taxes as his share, and the average textile worker made only enough to pay a small part of what was required. Morton also urged the development of "home-grown" industry, rather than just relying on exporting industry or capital from outside the city. *Ibid.*; Worsley, 342, 354, 418, 422, 454, 456, 457, & 466.

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blocks of 15th Street. Twenty-four houses existed in the subdivision by 1923, and the Morton Realty Company probably built most of these. The Hart Lumber Company might have actually erected these houses for Morton. J. J. McCain, a 92 year-old resident at 1336 15th Street since 1925, remembered the Hart Lumber Company setting up a saw on a corner lot and cutting out several houses at once, following a pattern."⁴¹

Photographs of 15th Street appearing in the *Industrial Index* show rather repetitive houses built on what must have been a treeless tract, dirt roads, planted saplings, sidewalks, and numerous pre-school age children indicating the presence of young couples. Early residents in DeLaunay Place included at least three Army families, the millwright for City Mills, a railroad conductor, the plant superintendent of Home-Mixture Guano Company, and a life insurance agent.

The next wave of activity, 1923-25, produced more substantial or more stylish homes on Virginia Street, 15th Avenue, and a few on 16th Avenue. While Morton Realty Company continued to be the primary builder, another young contractor, Charlie Frank Williams, was erecting 15 houses there in 1923. Williams started a coal business in Phenix city in 1919; by 1923 he had added building supplies and moved to Columbus. These houses must have been the first constructed by the recently-organized Williams Lumber Company.⁴² The 1923-25 residents included an electrician, a publisher, a cashier for Southern Bell, and the stenographer for the Williams Lumber Company in a duplex built by her company.

The same architects who worked in St. Elmo were also represented in DeLaunay Place during the first half of the 1920s: F. Roy Duncan, T. W. and E. O. Smith, and Hickman and Martin. In 1925, an advertisement for Morton Realty Company read: "Beautiful DeLaunay Place (L. G. Bowers, Owner) is a fair sample of our building and development work." After that year, however, the name DeLaunay Place would not be used in selling new houses. No photographs of new construction in the subdivision appeared in the *Industrial Index* during 1926 or 1927.

In 1928, eight new houses on 17th Avenue, all designed by Charles F. Hickman and built by Marshall Morton, are listed as residences for Model Homes Company with no mention of DeLaunay Place. Then, in 1929

⁴¹Interview by Richard Coss, April 1991.

⁴²Charlie Frank Williams's biography in Telfair (1928) dates the organization of the Williams Lumber Company as occurring in 1924, but the company's name appeared in the *Industrial Index* in 1923.

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eight more new "Model Homes" by the same builder and architect appear on 16th and 17th Avenues, but the area was called "Meadowbrook." In perfect step with 1920s marketing techniques, Morton had discarded the old name, even though it still appeared on deeds. At the national-level in 1927, Alfred Sloan, Jr., introduced annual model changes with the stylish Chevrolet. The homes in "Meadowbrook" represented the new models and were not to be associated with the row of wooden bungalows in old DeLaunay Place along 15th Street.

The initial Meadowbrook residents included a sales manager for an automobile dealership, a banker, a physician, a lawyer, a jeweler, the secretary for the Archer Hosiery Mill, and Marshall Morton. The plans for his house, according to his niece Mrs. Margaret DesPortes, came from a magazine. This characteristic might have been shared by other homes, but no house within these neighborhoods appears to have been a catalogue or a mail-order, pre-cut structure.

The model houses designed by Hickman in Meadowbrook followed national trends with Tudor as his predominant style. They resembled "North Shore Norman," "Westchester Tudor," or "Half-Timber Stockbroker," even if the scale of Hickman's houses was smaller. While the floor plans of Hickman's Meadowbrook houses were probably similar, variations in the placement of doorways, gables, and chimneys and the various combinations of materials (brick stucco, and rock) used for those elements made each Meadowbrook Tudor appear unique. Hickman also produced three different stucco Spanish Revival structures and two large-scale, distinctive, brick Craftsman Bungalows.

Compared with the 1920 wooden Bungalows along 15th Street, these Meadowbrook homes underscore DeLaunay Place's transition into an upper-middle class suburb. Perhaps because of these changes, Morton did not attempt to develop the southern side of Virginia Street nor the southern side of Springer Street--the southern and northern borders of the subdivision along the eastern end of DeLaunay Place. These areas closest to the original construction could not have been filled with up-scale Meadowbrook-type homes, because of their neighbors. Modest houses and apartments were not built in these areas until after 1940, and then perhaps because of the World War II housing boom. Thus, these areas (south side of Virginia Street and the south side of Springer Street) are excluded from the Weracoba / St. Elmo Historic District, even though they are included in the original plat of DeLaunay Place.

Marshall Morton's ability to create an up-scale suburb within the eastern portion of DeLaunay Place was linked to the nature of the housing in the adjacent Weracoba Heights.

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Weracoba Heights

Weracoba Heights was developed from the former Springer Estate. The Springer House, according to family tradition, burned prior to 1918. The heirs of Emilie and Francis Joseph Springer consolidated the various family real estate holdings and formed the Foley-Springer-Kinkaid-Bize Company in 1919. On November 27, 1920, they sold 43.8 acres of the Springer Estate to the Provident Loan and Investment Company for \$36,000.⁴³

The prime movers in the Provident Loan and Investment Company were J. Rhodes Browne, its president, and its secretary, Leland J. Henderson. Browne headed the Georgia Home Insurance Company, a position he inherited from his father, the older J. Rhodes Browne, who originally came to Columbus to install turbines in the Eagle Mill in the early 1850s. The younger Browne, in addition to numerous business interests, served as mayor of Columbus (1908-11) and as chairman of the Muscogee County Commissioners of Roads and Revenue, the latter while involved in developing Weracoba Heights.⁴⁴

Leland J. Henderson came to Columbus as director of the Chamber of Commerce; in that position he promoted the construction of the Overland Dixie Highway (U.S. 80) and the Ralston Hotel. His daughter, Mrs. Olaf Krogland, who at age 90 still resides in Weracoba Heights (1639 Seventeenth Avenue), recalls her father's involvement in the development of Weracoba Heights: "Daddy is the one who surveyed Weracoba Heights, which is different from East Highlands. East Highlands starts at Fifteenth Avenue, not the park! Daddy got the houses built. He said that although it was out in the country in those days, it would be the center of Columbus someday. And I guess it is."⁴⁵

Henderson's initial development of Weracoba Heights differed markedly from Marshall Morton's actions in DeLaunay Place. Buyers found Weracoba Heights more desirable, probably because of its elevation. That idea continued to prevail. In 1989, Mrs. H. Herbert Gregory, a long-time resident at 1607 Seventeenth Avenue asserted as common knowledge that "the two-storied house on the corner (1619

⁴³Deed Book 27, pages 1 and following; Deed Book 34, page 377.

⁴⁴See biographies of both J. Rhodes Brownes in Telfair (1928).

⁴⁵Interview of Mrs. Olaf Krogland, at 1636 17th Avenue, by Richard Coss, Spring 1989.

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Seventeenth Avenue) has the same altitude as the [top of the] Government Center downtown."⁴⁶

The initial plat of Weracoba Heights, recorded in the deed records in 1921, showed thirteen lots already sold and two houses already built. Most of these lots lay on the hill top along 16th and 17th Avenues, close to the northern border of the subdivision and close to the street-car line. The low-lying lots between 18th Avenue and Weracoba Creek were the least desirable. Only one of the 43 lots in this area which became part of the park was ever sold.

Henderson never built a row of wooden Craftsman Bungalows in Weracoba Heights.⁴⁷ The Provident Loan and Investment Company in comparison with Morton Realty Company financed only a few speculation houses. The initial construction undertaken by the Provident Loan and Investment Company in 1923 included two-story, brick houses, indicative of their attempt to set a more upper-middle class tone for their suburb. Duncan served as the architect and the West Point Iron Works acted as contractor for those and several more houses within the subdivision.

The Provident Loan and Investment Company never developed an entire segment like Morton's Meadowbrook. In May of 1926 it auctioned three new homes and 20 lots in Weracoba Heights. Augmented by band music and ample barbecue, the sale allowed buyers to pay 20% cash, and the balance in one to four years at 6% interest, payable semi-annually. The auction, surely not by chance, coincided with the Georgia Bankers Convention held in Columbus that year. Such terms indicate the limitations of real estate loans in the 1920s, especially considering a cost of \$7600 to \$9500 for houses in these suburbs in 1929.⁴⁸

⁴⁶Interview of Mrs. H. Herbert Gregory, 1607 17th Avenue, by Richard Coss, Summer 1989.

⁴⁷This assumption is based on an examination of the neighborhood and the photographs appearing in the *Industrial Index*. The sample in the latter for Weracoba Heights is rather large (76%) for the period from 1923 through 1929: photographs of 39 of the 51 houses built in that time appeared in this journal and can be identified today. The missing ones might date from the two earlier years. These photographs provide the builder or contractor and the architect, if one was used, and sometimes the original owner. A small sample (24%) of seven photographs exist for the 29 houses built in the period from 1930 to 1941; only four structures were built in the subdivision after that date.

⁴⁸*Columbus Enquirer-Sun*, May 18, 1926; *Saturday Evening*, November 30, 1929.

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Most banks only financed 50% of the cost for ten years. The National Housing Act of 1934 brought more stability and more affordable terms with insured, self-amortizing 25 or 30 year mortgages.

In general, the houses within Weracoba Heights resembled those in Meadowbrook in terms of financing, scale, and style. More Craftsman Bungalows appeared in Weracoba Heights. A few simple, wooden ones, built in 1923 and 1924, were superseded by larger ones, usually executed in brick. Contractors, like C. W. Buck or M. C. Barlow, building "spec" houses even as late as 1929 favored this style. The same architects who worked in DeLaunay Place--Duncan, Hickman and Martin as a firm and as individuals, and the Smiths--designed at least a third of the structures built in Weracoba Heights before 1929. Their more elaborate Craftsman, Tudors, classical cottages, and one Spanish Revival make Weracoba Heights and DeLaunay Place along 16th and 17th Avenues appear as one development. Uniformity between the two subdivisions was also provided by the regular planting of laurel and willow oak and sugar hackberry trees between the sidewalk and the curb, which characterized all the subdivisions in the Weracoba / St. Elmo Historic District.

By the crash of the stock market in the fall of 1929, two-thirds of the houses in DeLaunay Place and Weracoba Heights already existed. Building slowed during the next decade, but houses very similar to the earlier ones--modern brick Tudors with less details--infilled both neighborhoods. By 1942, construction was 89% and 96% respectively completed in the two suburbs.⁴⁹

The popularity of these neighborhoods and the upward shift in the scale and style of its houses is visible in the more substantial, upper-middle class Tudor Revivals built by Marshall Morton in Meadowbrook as well as the appearance of comparable housing in Weracoba Heights. A similar movement from wooden Craftsman Bungalow to more up-scale brick houses also occurred in the northern portion of the District, which was developed in the late 1920s by the Columbus Investment Company, a firm headed by Lloyd Bowers II.

Gatewood, Granberry, and St. Elmo Park

In 1907, Mrs. Julia Greenlea (Howard) Gatewood created the small Gatewood suburb which was bounded by 17th and 18th Avenues and 25th and 27th Streets along with a small piece of property north of 27

⁴⁹The post 1942 figure for delaunay Place is inflated by seven structures built in the southern edge of the district on 16th & 17th Avenues during the 1940s and early 1950s. These figures were determined by using a 1929 Sanborn Insurance Map and a 1941 Columbus City Directory.

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Avenue facing 17th Avenue. Mrs. Gatewood, a local author and a sister of H. Augusta Howard, the founder of the Georgia Woman's Suffrage Association, must have inherited this land.⁵⁰ She converted the tract into 13 lots. Two houses--Victorian cottages with Neoclassical Revival features (2601 and 2609 18th Avenue)--already existed in 1907, before the creation of this subdivision.⁵¹ She and her husband probably lived in one of these in 1916, possibly at 2601 where her descendant lives today.⁵² In 1908, she sold two lots (#8 and #1) Then, in 1913, the owner of St. Elmo, Leila B. Slade, bought the three lots (#11, 12, and 13), north of 27th Street.⁵³

In 1917, the Columbus Investment Company purchased four lots (#2, 6, 7, and 9) for \$4,500 and later acquired control of lot #10.⁵⁴ Apparently, lot #2 was utilized shortly after 1917, since it contains a wooden Craftsman Bungalow (2519 18th) which is earlier in style than the neighboring Bungalows in St. Elmo Place. The remainder of the Columbus Investment Company lots faced 16th Avenue. They were not filled until after 1930, following this company's development of Granberry on the western side of 16th Avenue. Gatewood, except for the three early houses mentioned above, is indistinguishable from St. Elmo Place to the south and east.

The Columbus Investment Company's interest in the St. Elmo area was almost as old as their rival's, John Flournoy and his various companies. As early as 1907, the Columbus Investment Company sold

⁵⁰Gatewood must have received this land through a will, because there is no transaction shown in the deed books where she purchased the land. See Deed Book 71, pages 168-174, which shows the division of the R. Howard estate and Julia Gatewood's relationship to the Howard Family.

⁵¹For the Gatewood Survey, which was drawn by B. K. Scott, Civil Engineer, May 3, 1907, see Deed Book ZZ, 238. These two houses along with the St. Elmo mansion appear on the 1907 Muscogee County Map and on the left edge of the Bonnie Doon subdivision map.

⁵²Julia's husband was a clerk for the Central of Georgia and then became a watchman. They lived in a different location every two years, downtown and then in this area (2605 18th) in 1916. As a widow she returned to downtown (Broad) in 1923 and was living in Park Place by 1925. Her son, Moses Gatewood, owned a garage with George Woodruff and lived in St. Elmo in 1914. All from City Directories and Mrs. Bickerstaff's published genealogy.

⁵³Deed Book 7, page 234; & Deed Book 9, 369.

⁵⁴Deed Book 24, page 385; Deed Book 36, pages 391 & 565; & Deed Book 39, pages 139 & 140.

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Continuation Sheet

Section 8

land west of the District to J. E. P. Stevens; it contained Bonny Doon, a black subdivision with 25 foot wide lots.⁵⁵ The Columbus Investment Company retained one block (the Granberry Annex) just east of Bonny Doon. In 1917, as stated above, it purchased another strip of property just to the east, the western side of Gatewood. Bowers then controlled approximately a block and a half of property on the northwest corner of St. Elmo Place, but he waited to develop this small tract. During this period, he was guiding the creation of Overlook, an upper-class suburb south of Wynnton Road.

In March of 1925, Hugh McMath subdivided the Granberry Annex (or Survey) for the Columbus Investment Company; in November, the company purchased 24.92 acres of the St. Elmo land from Florence Slade for \$20,000. This land lay immediately north of Granberry and to the west and north of the St. Elmo estate. Thus, three adjacent tracts-- Granberry, the west side of Gatewood, and the larger St. Elmo Park-- were developed somewhat sequentially by Bowers's company.

The Granberry Annex, consisting of three quarters of a block between 16th and 17th Avenues and 25th and 28th Streets, was a multi-racial, yet segregated subdivision. The lots on the west which faced 16th Avenue and Bonny Doon were treated differently from those which faced 17th Avenue and St. Elmo Place. They varied in size: 41 x 147.9 feet as compared to 77 x 160 feet. Lots #1 through #11 were restricted to whites; the remainder were unrestricted. The houses built on lots #1 through #8 had to be worth at least \$2500; no such stipulation existed for the west side.⁵⁶ One house (still extant) already stood in this tract by 1907 (on lots #9 and 10; lots 24 and 25 on the tax map); it faced 28th Street and was valued at \$1800.⁵⁷ It provided a dividing line between the two sections. McMath's original plan called for planting trees from the western edge of this lot to the east and down 17th Avenue, so the streetscape in this area would conform to St. Elmo Place. No trees were to grace the 16th Avenue side. Given the differences between these two halves, the District boundary bisects this small development. The western area should be incorporated into a district which includes Bonny Doon, and the east is part of this District with St. Elmo Place and St. Elmo Park.

Unlike Flournoy Realty Company, the Columbus Investment Company, in 1926, built and sold the initial homes in the Granberry Annex, mid-

⁵⁵Deed Books RR, 449, & ZZ, 329.

⁵⁶Plat of Granberry Survey, Property of Columbus Investment Company, by Hugh McMath, Civil Engineer, March 26, 1925; Deed Book 55, 301.

⁵⁷See the 1907 map, the New Bonny Doon Survey, and the Granberry Plat.

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Section 8

range wooden, Craftsman Bungalow and Neoclassical Revival styles with Wade and Wade acting as the contractor. By 1928-29, probably in response to the more affluent homes in St. Elmo Park, the last three (northernmost) houses were more substantial brick structures and were not erected by the Columbus Investment Company. Martin, Jr., shortly before his death in 1928, designed an impressive brick and rock Tudor Revival at 2701 17th Avenue. Among the initial residents of two of these more up-scale houses were two army majors who commuted by to Fort Benning.

The brick houses across 17th Avenue, in the western side of Gatewood, were built between 1929 and 1941 and resembled the last homes built in Granberry. In this block, contractor L. E. Macon created the only Medieval cottage (2620 17th Avenue) in the District. The basic floor plan resembles a brick bungalow, to which he added stucco battered columns, stucco clinging buttresses, diamond-paned windows, and a thatch-like curved roof. The other houses in this block are late minimal Tudor or Minimal Traditional.

Judging these houses against the earlier wooden ones across the street, Bowers enhanced the value of his holdings in Granberry and Gatewood by creating the larger St. Elmo Park which surrounded St. Elmo on the west and north. In May of 1926, Hugh McMath and Company devised a plan for this suburb; the next month, the Columbus Planning Board approved the design--the only development in the Weracoba / St. Elmo Historic District to receive their imprimatur. Nolen, probably working at the same time, had suggested some curved streets and irregular blocks for this area. McMath's three new curved streets created four irregular blocks with 54 lots, and while not coinciding with Nolen's suggestions, McMath's ideas were more Olmstedian and closer to Draper's Peacock Woods in design than any other development within the District.

Photographs in the 1926 Columbus issue of the *Industrial Index* show St. Elmo Park as a treeless slope bisected by road construction. As specified in McMath's plat, however, hardwood trees were planted in the 11 foot green space between the 30 foot roadway and the 4 foot sidewalk, so the streetscape canopy in this subdivision resembled that of St Elmo Place to the south.

The Columbus Investment Company apparently controlled construction within this suburb. The firm probably financed five of the initial houses, all designed by John C. Martin, Jr., and built by Albert S. Woolfolk in 1927. They consisted of two wooden gable-end structures with center porches, one with classical and the other with Tudor details; a wooden Craftsman Bungalow; a stucco Spanish Colonial Revival with the appropriate gable; and one brick residence with classical columns and dormer. The next year, the *Industrial Index*

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included two brick Tudor Revivals built by Martin and Woolfolk for the Columbus Investment Company. These slightly more up-scale houses were very similar to those being created by Hickman and Morton in Meadowbrook at the same time. In 1929, after the death of Martin, Hickman replaced him as the architect and worked with Woolfolk and the Columbus Investment Company as they produced at least four substantial brick structures with a variety of Tudor detailing in 1929. These houses strongly resembled those in Meadowbrook at the southern end and serve to provide continuity within this elongated District.

Unlike the other major suburbs within the District, which were primarily constructed during the 1920s, a majority (54%) of the houses in St. Elmo Park were built during the 1930s (1930-1941), with about 72% of its structures in place by 1941. The houses of the 1930s tended to be brick, but their Tudor detailing became less elaborate.⁵⁸ Half-timbering, stucco, and diamond-pane windows disappeared; only front gables and arched entrances characterized these minimal Tudors. The western side of 17th Avenue between 28th Street and Talbotton Road contains four 1930s, one story, over-embellished, Neoclassical Revival, brick houses which are unique within the District. The eastern side of that street contains several post-1941 brick Minimal Tudor, a few wooden Minimal Traditional from the late 1940s or early 1950s and the same style in brick. Most of the infill in this neighborhood is brick with a limited amount of detailing.

ST. ELMO

The most recent housing in the District was built around the perimeter of the grounds of St. Elmo after 1945. In that year C. D. Hammond purchased 14.3 acres "known as St. Elmo" from Florence A. Slade.⁵⁹ Hammond had 18th Avenue extended from 28th Street to St. Elmo Drive and designated lots (approximately 100 x 90 feet) in the block bounded by the new portion of 18th and 17th Avenues as well as three lots north of the estate on the east side of 18th. Hammond's plat labeled this tract as St. Elmo Original. In the same year he created three lots along the north side of 27th Street, calling this section the St. Elmo Home Place.

⁵⁸Less documentation exists for the construction during the 1930s. Prior to 1930 the *Industrial Index* ran four photographs in 1927, two in 1928, and four in 1929 of houses built in St. Elmo Park. Only four photographs for this subdivision appeared in the periodical after 1930: one each for 1931, 1938, 1939, & 1941. The change illustrates how the depression affected the local construction industry and W. C. Woodall's publication.

⁵⁹Deed Book 217, page 146.

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In 1946, St. Elmo and its immediate grounds were sold to S. Douglas Mobley, who also owned and developed other real estate in the area. In the 1950s, the Mobleys moved directly across the street from St. Elmo (2807 18th Avenue) to a substantial brick home, whose classical detailing seems to echo that of St. Elmo. In 1966, Dr. Philip T. Schley, the present owner, acquired St. Elmo.

The housing in the areas created by Hammond and others around St. Elmo blends in terms of scale and construction materials with the earlier housing to the north and south. Most of these houses are brick Minimal Traditional with some classical details. A few have telescoping sections, expanded fronts, and other characteristics of early Ranch style.⁶⁰

ST. ELMO SCHOOL and SHOPPING CENTER

The viability of these neighborhoods was underscored by the creation of a school and shopping center. In 1929, the Flournoy Realty Company sold Blocks G and H to the city for \$8,000. On that space, Charles F. Hickman designed and Williams Lumber Company built the St. Elmo School in 1930 for \$40,000. Appropriately, Hickman used a revival style which reflected his houses in Meadowbrook and St. Elmo Park. The new elementary school featured an imposing, crenelated Elizabethan entrance set against a massive tile covered roof. Initially a neighborhood school, the school received side and rear additions in the 1950s after the consolidation of the county and city schools. Considered one of the best schools in the city until its closing in 1989, its building is now being used to house the administration for the school system's gifted, ROTC, and food service programs. Again, in keeping with the surrounding neighborhood architecture, the 1939 St. Elmo Shopping Center carries an English village motif with a Norman tower and resembles similar development along the commuter railroad north of Chicago. Described as "Columbus' first true shopping center,"⁶¹ it originally consisted of three store fronts which contained a pharmacy and a drug store. For the last forty years Dee Dee's, a dress shop, has operated from this location. J. E. Helms opened a Piggly Wiggly there in 1954; it is still operated by the same family. A "Williamsburg" style building was added on the east end at a later time.

⁶⁰The current resident at 2908 Eighteenth Avenue has lived in her house since it was built 41 years ago. She and her husband bought the lot from the Mobleys for \$4,000. Interview by Richard Coss, Summer 1989.

⁶¹Joseph B. Mahan, *Columbus: Georgia's Fall Line "Trading Town,"* (Northridge, Calif., 1986), 155.

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Today, these subdivisions are a viable neighborhood. In the late 1980s, the residents along 18th Avenue united and forced the city, against the recommendations of their traffic engineers, to install a four way stop at 25th Street to slow down traffic on 18th Avenue. At a much larger scale the residents of the area have joined together to form the Friends of Weracoba. One of its central goals is to prevent the widening of 13th Street, which threatens the park and the historic fabric of these neighborhoods.

9. Major Bibliographic References

Architectural Plans (cite the date, title or legend, and location

The Neal and Greene, Architects, Records at the Columbus College Archives might hold a few plans for houses within this district, since the collection also contains the work of T. Firth Lockwood, Jr. and Sr., and of James J. W. Biggers. At present, the only method of access to this collection is through the firm's original list of drawing, and, therefore, would require an item by item search, which was not undertaken for this nomination.

Maps and Plats (historic)

Delaunay Place

Revised Map of Delaunay Place, Property of L. G. Bowers, Columbus, Georgia, December 20, 1927. Map by Hugh McMath and Company, Civil Engineers, Columbus, Georgia. Indicates Original Survey by Josiah Flournoy, May 1921. Deed Book 81, page 32, Clerk of Superior Court, Muscogee County.

Gatewood

Gatewood Survey, May 3, 1907, by B. K. Scott, Civil Engineer. Deed Book ZZ, page 238, Clerk of Superior Court, Muscogee County.

Granberry

Granberry Subdivision, for Columbus Investment Company, by Hugh McMath, Civil Engineer, Columbus, Georgia. Deed Book 55, page 301. Clerk of Superior Court, Muscogee County. Shows existing house and the trees to be planted on 28th Street and 17th Avenue.

Park Place

Park Place Plat, (incomplete). Deed Book 20, page 599. Clerk of Superior Court, Muscogee County.

St. Elmo

St. Elmo Original, Development by C. D. Hammond, August 8 and 15, 1945. Plat Book 2, portfolios 312 and 318. Clerk of Superior Court, Muscogee County.

St. Elmo Home Place, Development by C. D. Hammond, September 13, 1945. Plat Book 2, portfolios 347. Clerk of Superior Court, Muscogee County.

St. Elmo Park

St. Elmo Park Survey, Columbus Investment Company, by Hugh McMath and Company, Civil Engineers, May 29, 1926, approved by the Planning Board, June 1926. Deed Book 66, page 236, Clerk of Superior Court, Muscogee County.

St. Elmo Place

Survey of St. Elmo Place by Josiah Flournoy for Muscogee Real Estate Company, 1916. Deed Book 22, page 311, Clerk of Superior Court, Muscogee County.

Revised Plan, St. Elmo Place, Flournoy Realty Company, Columbus Georgia, January 1921, by E. S. Draper, Landscape Architects, City

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Planners, Charlotte, N. C. Deed Book 36, page 344, Clerk of Superior Court, Muscogee County.

Survey of Block D and F, St. Elmo Place, Revised by Hugh McMath, Civil Engineer, May 14, 1927. Deed Book 73, page 520, Clerk of Superior Court, Muscogee County.

Resurvey of Block F, St. Elmo Place, April 26, 1936. Deed Book 130, page 36, Clerk of Superior Court, Muscogee County.

Weracoba Heights

Subdivision of Weracoba Heights Survey, Property of the Provident Loan and Investment Company, October 1921, Dan Dull, Consulting Engineer, Columbus, Georgia, October 1921. Deed Book 60, page 89, Clerk of Superior Court, Muscogee County.

Oral Histories (who, when, where, by whom)

Richard H. Coss interviewed the following residents of the district during the spring and summer of 1989:

Marcus Bridges, 2403 19th Avenue.

Margaret Desportes, 2204 17th Avenue. (died fall, 1993)

Mrs. H. Herbert Gregory, 1607 17th Avenue.

Mrs. Olaf Kroglund, 1639 17th Avenue.

Sanborn Fire Insurance Maps

The only Sanborn Maps which included this district were those for 1929 and 1951 which were used in the microfilm editions, since the extant hard copies (Columbus College Archives, Historic Columbus Foundation, and City Engineer's office) were corrected and often those additions have fall-off and, therefore, it is difficult to date structures with them.

Other, specify

Richard H. Coss, "DeLaunay Place, From County Estate to Subdivision," (Student Paper, Spring 1989), in Columbus College Archives.

Richard H. Coss, "Suburban Development: Weracoba Heights, Park Place, and St. Elmo," (Student Paper, Summer 1989), in Columbus College Archives.

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Section 9

Office of Historic Preservation, Department of Natural Resources.
Georgia's Living Places: Historic Houses in Their Landscaped Settings. Office of Historic Preservation, Georgia DNR, 1991.

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

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

Primary location of additional data:

- (X) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- (X) University Columbus College Library (Archives of Local History)
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreeage of Property approximately 210 acres.

UTM References

- A) Zone 16 Easting 690920 Northing 3596550
- B) Zone 16 Easting 691300 Northing 3596550
- C) Zone 16 Easting 691080 Northing 3594280
- D) Zone 16 Easting 690360 Northing 3594550
- E) Zone 16 Easting 690720 Northing 3595100

Verbal Boundary Description

The nominated property is marked by a heavy black line on the enclosed set of Tax Maps.

Boundary Justification

In general the district boundaries are Cherokee Avenue on the east, the northern boundary for St. Elmo Park on the north, and the western borders of St. Elmo Park, Granberry Annex, St. Elmo Place, Park Place, Weracoba Heights, and DeLaunay Place on the west, and the southern edge of the park (Weracoba Parkway) on the south. Thus, the district is defined by boundaries of the subdivisions and the park.

The major exceptions, where the boundaries do not conform to those of the subdivisions, are (1) in Granberry Annex where the western portion which was obviously devised as an African-American neighborhood (which is explained in the historical narrative) and, therefore, belongs in a district with Bonny Doon to the west; (2) in St. Elmo Place between 22nd and 23rd Streets where the boundary is imprecise and only those properties which face 17th Avenue are included; and (3) in DeLaunay Place where the southern side of Virginia Street and the southern side of Springer Street are excluded even though they were part of subdivision, since the houses there were built after 1941 and are of a different character from the bulk of that suburb.

Minor jogs to the west to include specific houses occur at two places: (1) on 28th Street to include a house which appears on the 1907 map of Bonny Doon and while it has changed over time, still retains a Victorian door surround; and (2) on 17th Street to include Highland Hall and the next house to the west where Major Omar Bradley lived in the 1920s.

Indicate how the area outside the district boundaries is generally different than the area within the district:

The largest, single area on the border of the district is the East Highlands development. Its houses were built over a greater span of time, and vary greater in scale. Many of them on the west edge of the Weracoba/St. Elmo Historic District are not as substantial. It should form a separate district. The area to the south will be included in the Wynnton Heights/Cedars District which includes property southward to Wynnton Road and eastward to Wildwood Avenue. Similarly, the area

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on the southeast border, Dimon Circle and Peacock Woods form a self-contained entity and will form another district. Preceding northward along Cherokee most of the fabric is too recent, including the reconstructed Columbus High School, several apartment complexes, and the Country Club are too recent to be included.

Indicate where boundaries are tentative or unclear; explain:

The only question about the boundaries is at the southwest corner. The park on the other side of 16th Avenue, which includes the 1930s Boy Scout hut, either needs to be included in the Dinglewood District since it was part of the grounds of that house or in this district since this land is part of the Weracoba Parkway and an extension of the creek-side park between Boulevard Street and 13th Street.

11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian, and Lisa Raflo, National Register Coordinator, based on the work dated May 15, 1991 done by the Friends of Weracoba: Richard Coss, John Lassiter, Edward L. French, Joseph Mahan, and John Lupold.

organization Office of Historic Preservation, Georgia Department of Natural Resources

street & number 205 Butler Street, S.E., Suite 1462 (Friends of Weracoba: 1908 Flournoy Drive, Columbus, GA 31906)

city or town Atlanta **state** Georgia **zip code** 30334

telephone (404) 656-2840 **date** April 20, 1994

(HPS form version 10-29-91)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Name of Property: WERACOBA/ST. ELMO HISTORIC DISTRICT
City or Vicinity: COLUMBUS
County: MUSCOGEE
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: June, 1993

Description of Photograph(s):

PHOTOGRAPHS NO. 1-6 ARE ALONG 18TH AVE. ON THE WEST SIDE OF WERACOBA PARK, ALL HOUSES FACING THE PARK.

1 of 45: House at west side of park on 18th Ave. Photographer facing northwest.

2 of 45: House at west side of park (18th Ave.) at intersection with 15th St.; photographer facing northwest.

3 of 45: Houses, west side of park (18th Ave.) between 15th St. and Springer St.; photographer facing northwest.

4 of 45: Houses, west side of park (18th Ave.), north of Springer St.; photographer facing northwest.

5 of 45: Houses, west side of park (18th Ave.), between Rhodes St. and 17th St., photographer facing northwest.

6 of 45: Houses, west side of park (18th Ave.), north of 19th St., at intersection with 18th Ave. and 18th St.; photographer facing northwest.

7 of 45: St. Elmo Elementary School (18th Ave. and Garrard St.); photographer facing west.

PHOTOGRAPHS 8-20 ARE NORTH OF ST. ELMO SCHOOL AND THE NEARBY COMMERCIAL AREA:

8 of 45: West side of 18th Ave., between 22nd and 23rd streets; photographer facing northwest.

9 of 45: Northwest side of intersection of 18th Ave. and 23rd St.; photographer facing northwest.

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Photographs

10 of 45: West side of 18th Ave., between 25th and 27th Streets;
photographer facing northwest.

11 of 45: North of St. Elmo estate, at St. Elmo Drive and 18th Ave.;
photographer facing southwest.

12 of 45: Northeast corner of intersection of St. Elmo Dr. and 18th
Ave.; photographer facing northeast.

13 of 45: Bridge at intersection of St. Elmo Dr. and Cherokee Ave.;
photographer facing northwest.

14 of 45: Intersection of 18th Avenue (to the left) and Slade Dr. (in
foreground); photographer facing southwest.

15 of 45: 17th Ave. just before intersection with Talbotton Rd.;
photographer facing northwest.

16 of 45: Northwest corner of intersection of 17th Ave. and 25th St.;
photographer facing northwest.

17 of 45: East side of 17th Ave. between 23rd and 22nd Streets;
photographer facing southeast.

18 of 45: West side of 19th Ave. between 22nd and 23rd Streets;
photographer facing northwest.

19 of 45: Northwest corner of intersection of 19th Ave. and 23rd St.;
photographer facing northwest.

20 of 45: West side of 19th Ave., between 25th and 27th Streets;
photographer facing northwest.

21 of 45: St. Elmo Commercial Area, Garrard St. (in front) and 18th
Ave. to the left; photographer facing north.

PHOTOGRAPHS NO. 22-26 ARE THE AREA WEST OF WERACOBA PARK AND JUST WEST
OF PHOTOGRAPHS NO. 1-5, ABOVE:

22 of 45: West side of 17th Ave., just before Virginia St.;
photographer facing northwest.

23 of 45: West side of intersection of 17th Ave. and 15th St.;
photographer facing northwest.

24 of 45: Northwest corner of intersection of Rhodes St. and 17th
Ave.; photographer facing northwest.

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Continuation Sheet

Photographs

25 of 45: West side of 17th Ave. between Rhodes St. and 17th St.;
photographer facing northwest.

26 of 45: Houses on north side of 17th St. between 16th and 17th
Avenues; photographer facing northwest.

PHOTOGRAPHS 27-28 ARE A SMALL EXTENSION OF THE PARK, AT THE FAR
SOUTHEND OF THE DISTRICT.

27 of 45: South side of culvert, looking toward apartments facing 13th
St.; photographer facing north.

28 of 45: Looking west along culvert toward 16th Ave. (boundary of the
district); photographer facing west.

PHOTOGRAPHS 29-41 ARE THE AREA AT THE FAR WEST SIDE OF THE DISTRICT,
JUST SLIGHTLY WEST OF PHOTOS 22-26, ABOVE.

29 of 45: North side of Virginia St. at intersection with 14th Ave;
photographer facing northeast.

30 of 45: North side of Virginia St., at intersection with 15th Ave;
photographer facing northeast.

31 of 45: South side of Virginia St., between 15th and 16th Avenues;
photographer facing southeast. (Outside of district boundary.)

32 of 45: Northeast corner of intersection of Virginia St. and 16th
Ave.; photographer facing northeast.

33 of 45: Northeast corner of intersection of 15th St. and 15th Ave.;
photographer facing northeast.

34 of 45: North side of intersection of 15th St. and 16th Ave.;
photographer facing northeast.

35 of 45: East side of 16th Ave., just south of 17th St.;
photographer facing southeast.

36 of 45: East side of 16th Ave., just before intersection with Rhodes
St.; photographer facing southeast.

37 of 45: East side of 16th Ave., between Rhodes and Springer Sts.;
photographer facing southeast.

38 of 45: East side of 16th Ave., between 15th St. and Virginia St.;
photographer facing southeast.

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Continuation Sheet

Photographs

39 of 45: East side of 16th Ave., south of Virginia St.; photographer facing southeast.

40 of 45: North side of Virginia St. near west side of district boundary with 13th Ave.; photographer facing northeast.

41 of 45: Northeast corner of intersection of 15th St. and Delauney Ave.; photographer facing northwest.

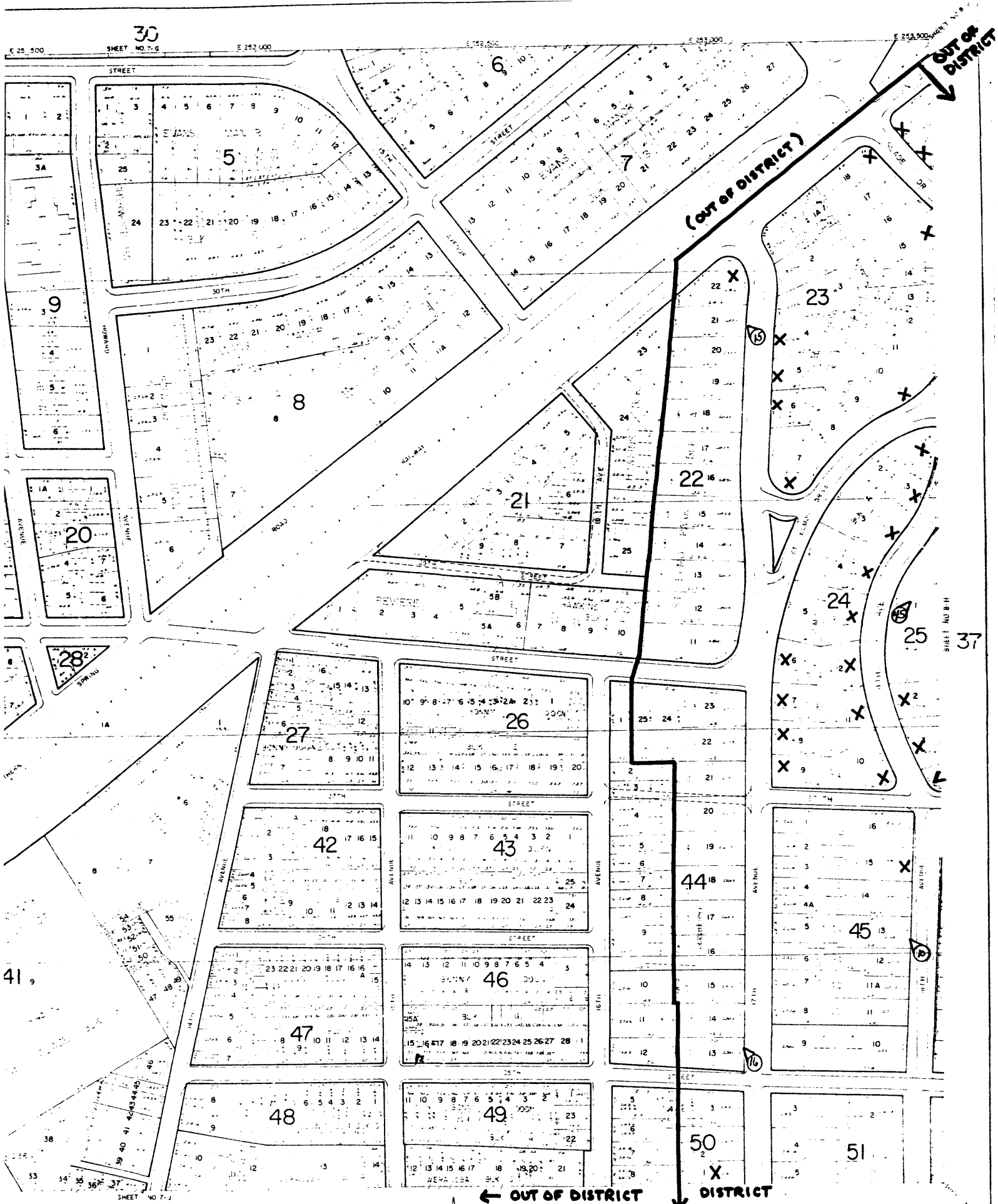
PHOTOGRAPHS 42-45 ARE THOSE OF WERACOBA PARK AND OF ST. ELMO (HOUSE).

42 of 45: South end of Weracoba Park showing bridge at 13th St. and 18th Ave.; photographer facing north.

43 of 45: View of Weracoba Park on west side between Virginia St. and Springer St.; photographer facing northeast.

44 of 45: View of Weracoba Park on west side between Springer St. and 17th St., showing baseball field; photographer facing northeast.

45 of 45: St. Elmo (house), National Register property; photographer facing northeast.



E 25,500 SHEET NO. 7-G E 252,000 E 252,500 E 253,000 E 253,500 SHEET NO. 8

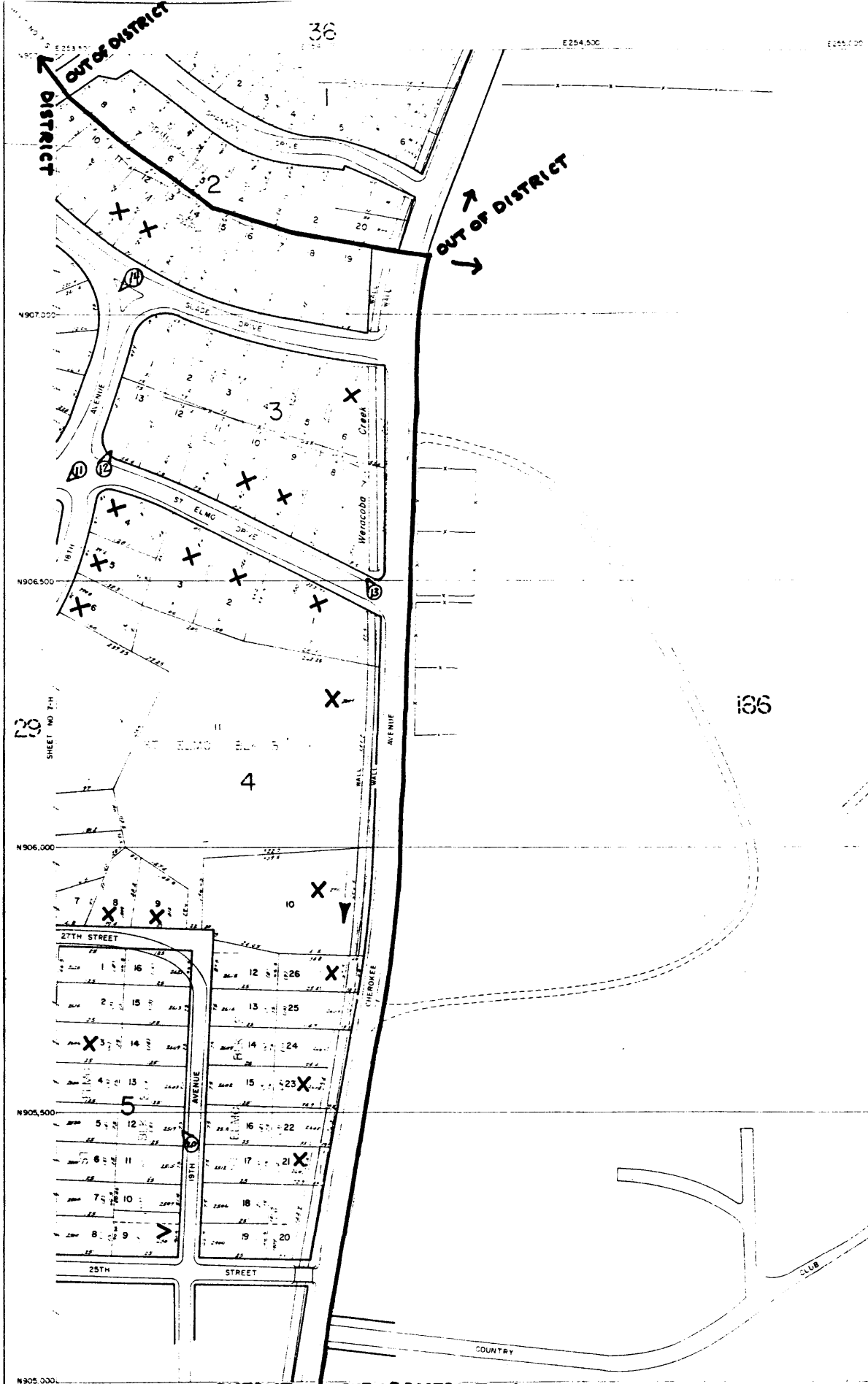
← OUT OF DISTRICT DISTRICT TAX MAP →

Mercoeba/St. Elmo Historic District
 Columbus, Muscogee County, Georgia
 District Tax Map # 29
 Scale: 0-----100'
 District Boundary: _____
 Contributing Property: Vacant lot: V
 Noncontributing Property: Nonvacant lot: X

SCALE 1 inch = 100 feet

COLUMBUS, GEORGIA 29

MUSCOGEE COUNTY



Meracoba/St. Elmo Historic District
 Columbus, Muscogee County, Georgia
 District Tax Map # 37
 Scale: 0-----100'
 District Boundary:
 Contributing Property: Vacant lot:
 Noncontributing Property:

LEGEND
 Roads
 Unpaved Roads
 Trails
 Railroads
 Interstate Highway Markers
 Federal Highway Markers
 State Highway Markers
 Lakes
 Cross Country Utility Lines



SHEET NO. 7-11

136 DISTRICT

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Meracoba/St. Elmo Historic District
Columbus, Muscogee County, Georgia
District Tax Map # 26
Scale: 0-----100'
District Boundary: _____
Contributing Property:
Noncontributing Property:

E 251,500

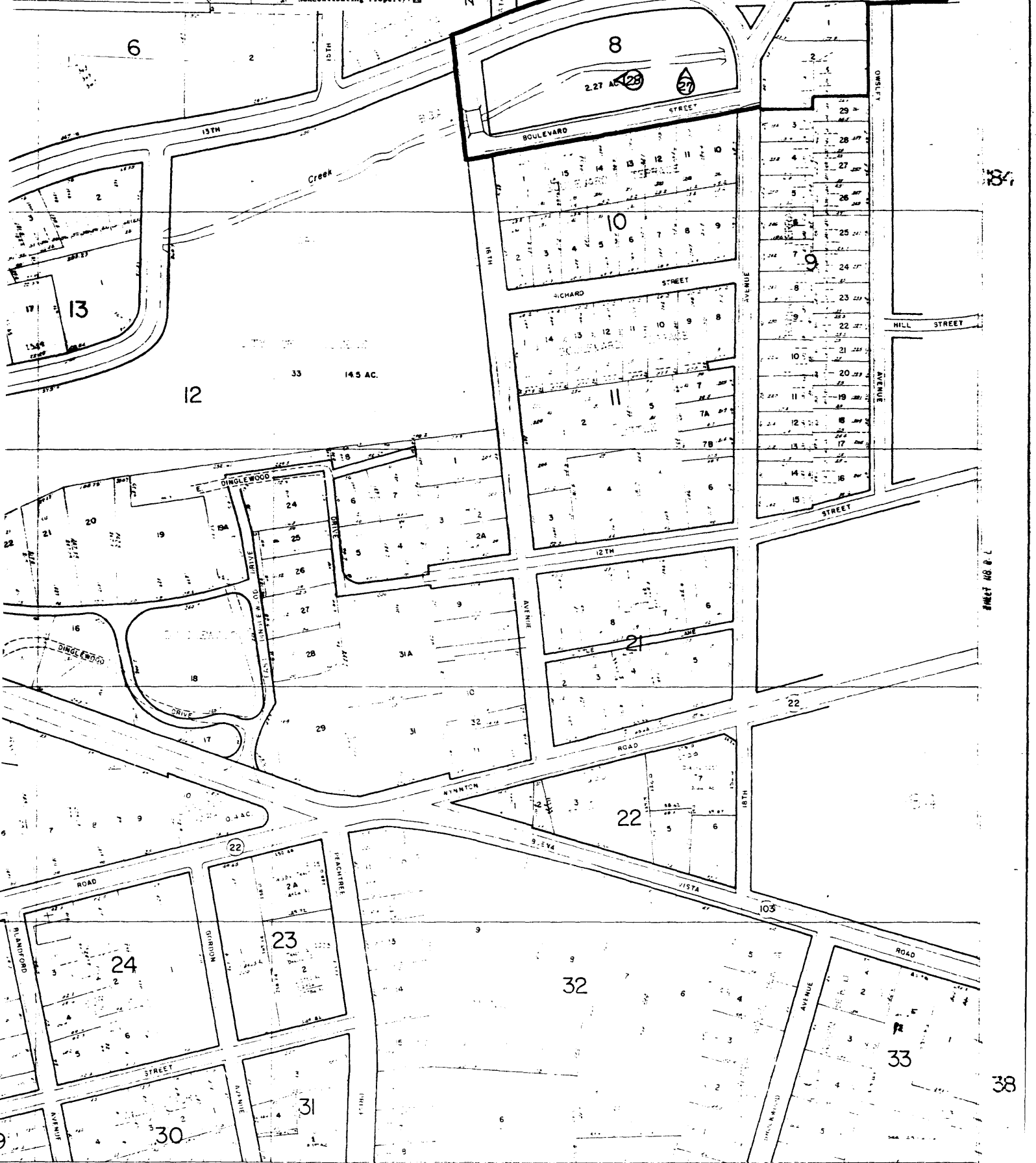
SHEET NO 7-K

E 252,000

27

OUT OF DISTRICT ↑ DISTRICT

DISTRICT ↑ OUT OF DISTRICT



SHEET NO 7-M

25

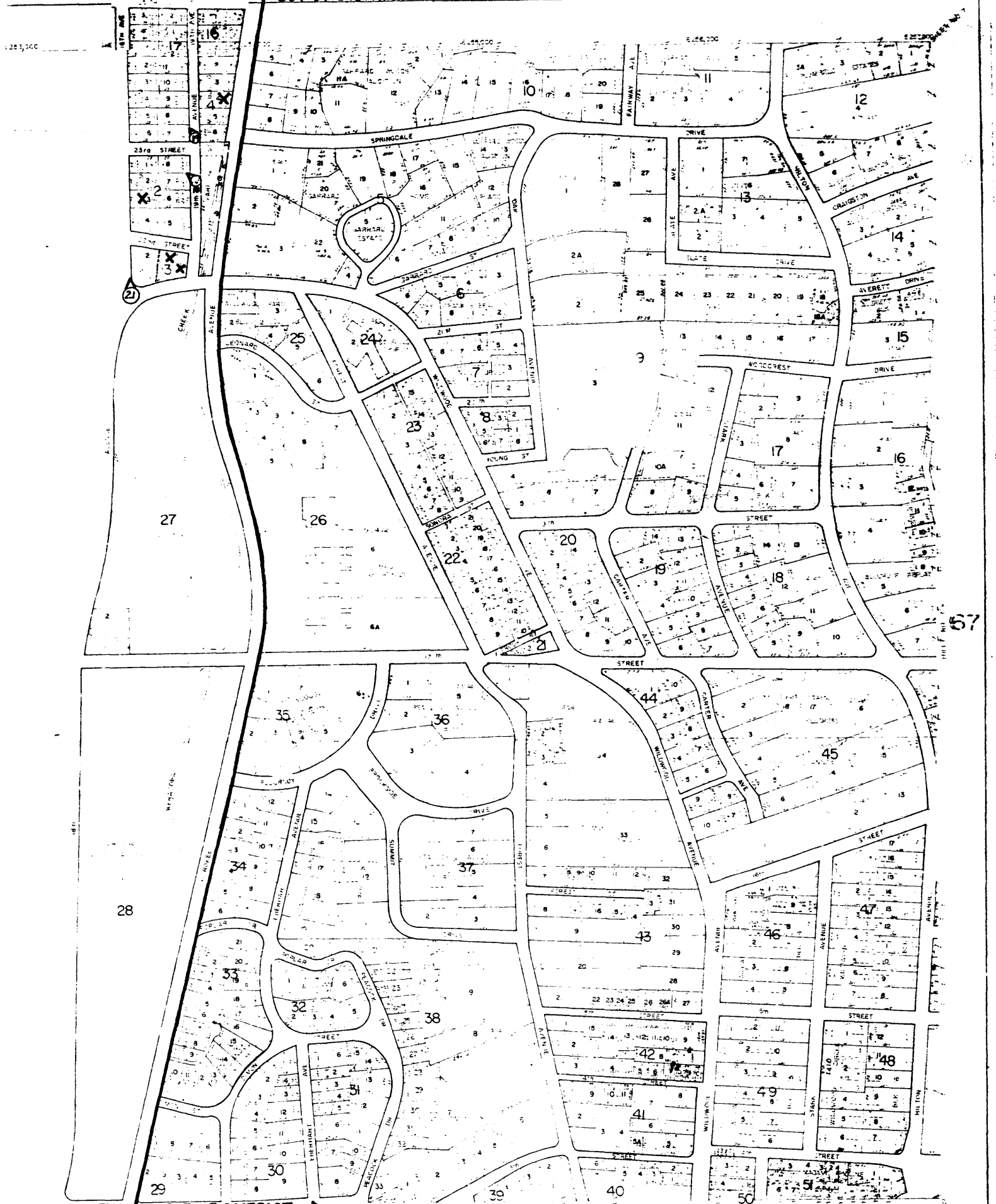
TAX MAP

SHEET NO 8-L

38

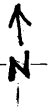
225,000

225,000



DISTRICT 184 ↓ OUT OF DISTRICT →

Meracoba/St. Elmo Historic District
 Columbus, Muscogee County, Georgia
 District Tax Map # 185
 Scale: 0-----100'
 District Boundary: _____
 Contributing Property:
 Noncontributing Property:



ASSOCIATED PLANNERS, INC.

TAX MAP

COLUMBUS, GEORGIA

MUSCOGEE COUNTY

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