

OCT 15 1995

NATIONAL REGISTER OF HISTORIC PLACES

NATIONAL REGISTER FORM
NATIONAL PARK SERVICE

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 Savannah Avenue Historic District
other names/site number N/A

2. Location

street & number Along Savannah Avenue and East Grady Street between
South Crescent Circle and Gentilly Road.
city, town Statesboro (N/A) vicinity of
county Bulloch code 031
state Georgia code GA zip code 30458

(N/A) not for publication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	49	29
sites	0	0
structures	0	0
objects	0	0
total	49	29

Contributing resources previously listed in the National Register:
Donehoo-Brannen House (332 Savannah Avenue), listed in the National Register on July 7, 1995.

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.

Mark R. Edwards

Signature of certifying official

10/07/96
Date

Mark R. Edwards
State Historic Preservation Officer,
Historic Preservation Division,
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

Edson A. Beall 11-15-96

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for
Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

DOMESTIC: single dwelling

7. Description

Architectural Classification:

LATE 19TH AND 20TH

CENTURY REVIVALS: Colonial Revival
Classical Revival
Tudor Revival
Mission/Spanish Colonial Revival

LATE 19TH AND

EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials:

foundation	stone
walls	Wood
roof	Asphalt
other	Terra Cotta

Description of present and historic physical appearance:

The Savannah Avenue Historic District is organized along Savannah Avenue in Statesboro, Bulloch County, Georgia. Located southeast of downtown Statesboro, the historic district is rectangular-shaped with streets laid out in a grid-iron plan and most dwellings uniformly set back from the road. Streets feature sidewalks and rear service alleys. Two streets at the west end of the district, College Boulevard and Park Avenue, are broad avenues with tree-lined medians. Front and rear yards are landscaped with native tree and shrub species, such as magnolia, dogwood, camellia, and azalea.

The Savannah Avenue Historic District is exclusively residential, comprising only single dwellings and related outbuildings. Houses in the district represent the variety of styles and types built in Georgia during the first half of the 20th century. The earliest houses built along Savannah Avenue are large one- and two-story frame dwellings. The house at 319 Savannah Avenue, built in 1908, is the oldest surviving house in the historic district. It is a one-and-one-half-story Georgian Cottage that features four heated rooms divided by a central hall. Though symmetrical in its design, the house features projecting bays, wings, and dormers, and a wrap-around porch. Another early Georgian cottage is the John W. Wilcox House at 306 Savannah Avenue. Built in 1912, the Wilcox House features a standing-seam hip roof with two front projecting gables and a wrap-around porch.

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A second early type of house that was built along Savannah Avenue is the American Foursquare. The J. W. Williams House, which was built in 1910, is a large, two-story American Foursquare with a wrap-around porch and a two-story octagonal tower on the northeast corner of the house. In addition to its large size, the Williams House is distinguished by a Ludowici red tile roof.

The Neoclassical Revival-style Donehoo-Brannen House, located at 332 Savannah Avenue, was built from 1915 to 1917 and is the only one of its style in the Savannah Avenue Historic District. It is a large, two-and-one-half-story red brick dwelling with a two-story Corinthian portico and cantilevered balcony. The exterior of the house is ornamented with classical urns, oculi and Palladian windows, and turned balustrades. The house is set in the middle of its large, one-and-one-half-acre lot, which runs the full depth of Donehoo Street between Savannah Avenue and East Grady Street. Historic plantings of pecan, magnolia, and wisteria flank the expansive front lawn.

Architectural styles most common to the district are revival styles of the early 20th century. The Simmons-Tucker-Marsh House at 318 Savannah Avenue was designed in the Spanish Colonial Revival style. Built in 1915, the two-story house features stucco walls, a hipped red tile roof supported by jig-sawn brackets, and on each side of the building, a symmetrically-arranged porte cochere and glazed sunroom.

The house at 329 Savannah Avenue is similar in form to the Simmons-Tucker-Marsh House. Designed in the English Colonial Revival style, the two-story, three-bay house features a center entrance porch and small, one-story wings, e.g., porte cochere and porch, on either side of the main block. The side-gabled roof includes a molded cornice, partial returns, and an interior central chimney, all features of the Colonial Revival style.

The Cape Cod style is a variant of the English Colonial Revival style and is among the most common forms of one-story Colonial Revival-style houses. Built from the 1910s through the 1940s, Cape Cod houses are noted for their symmetry and simple geometric form. A house on the north side of Savannah Avenue just east of Lee Street is a typical Cape Cod-style dwelling--one-and-one-half-stories tall, five-bays wide with a center entrance, side-gable roof with front-facing gable-roofed dormers and constructed of wood frame.

The Georgian Revival-style Horace Smith House at 314 Savannah Avenue is another example of an early-20th-century revival-style house. Characteristic features of the style include the symmetrical two-story facade, hipped roof with end chimneys, belt course, and minimal ornamentation.

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English Vernacular Revival, also called Tudor Revival, was heavily favored on Savannah Avenue and adjoining streets during the 1920s and 1930s. Houses at 321 and 326 Savannah Avenue as well as dwellings on College Boulevard feature the steeply-pitched roofs, decorative half-timbering, groups of narrow windows, and large prominently placed chimneys that are characteristic of this style. Most English Vernacular Revival-style houses are one-story tall and asymmetrically designed.

Bungalow houses, built in Georgia from 1900 to 1940, are located throughout the historic district. These one-story house types are long and low with low-pitched roofs that feature wide overhangs. Many bungalows, such as 338 Savannah Avenue, were designed in the Craftsman style, which is characterized by the low-pitched gable roof with exposed bracing or rafter ends and integral porches supported by short, battered posts set on masonry piers. The house at 338 Savannah Avenue, built by I. M. Foy, Sr., in 1921, features a porte cochere, a veneer of beige brick, and historic landscape elements, such as a concrete drive with a grass strip down the center.

Other bungalows in the historic district were built with little stylistic treatment. Between 1917 and 1920, Joe Fields, a local builder, constructed three plain, one-story bungalows at 323, 325, and 327 Savannah Avenue. Fields purchased the prefabricated hip-roofed buildings from Sears and Roebuck Company and had them erected with the help of local craftsman. The house at 327 Savannah Avenue remains largely unaltered. It is a one-story, three-bay, rectangular-shaped bungalow, with a hipped roof, exposed rafters, front-facing dormer, and an engaged porch supported by Tuscan columns.

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

Period of Significance:

1907-1946

Significant Dates:

1907 - South Georgia Land Company laid out lots along Savannah Avenue.
1917-1920 - Developer Joe Fields built bungalow-type houses along the Avenue for soldiers returning from World War I.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Edward C. Hosford & Company (Eastman, GA), architect and J. B. Sargent (Statesboro), builder - Donehoo-Brannen House, 332 Savannah Avenue.

Walter Alred, architect - Houses at 322, 326, and 340 Savannah Avenue.

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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 Savannah Avenue Historic District includes approximately 80 residential buildings and the network of streets, sidewalks, and rear service alleys that distinguish Savannah Avenue as Statesboro's first suburb. The oldest surviving house on the avenue was built in 1908 at the head of Park Avenue. It is located roughly in the center of the historic district and is characteristic of early development along the avenue where houses were purchased with large tracts of land and widely spaced along the street. The remaining tracts of land located between the early houses, as well as acreage associated with the houses themselves, was purchased by later developers and subdivided. The result is an eclectic streetscape that features a variety of architectural styles and types in juxtaposition. Houses that were built first along Savannah Avenue are located adjacent to dwellings built decades later. In general, however, the oldest houses in the historic district were built at the west end of the avenue nearest downtown Statesboro. Later dwellings were constructed west along Savannah Avenue through the 1940s.

The Savannah Avenue Historic District is significant under the theme of architecture because its residential buildings constructed between 1908 and 1946 represent styles and types popular in Georgia throughout the first half of the 20th century. House types found in the district include Georgian cottages, Queen Anne cottages, bungalows, Georgian houses, and American Foursquares. Stylistic influences include Queen Anne, Neoclassical Revival, English Colonial Revival, Spanish Colonial Revival, Georgian Revival, English Vernacular, and Craftsman. These architectural styles and building types have been identified as important Georgia building typologies in Georgia's Living Places: Historical Houses and their Landscaped Settings.

The Savannah Avenue Historic District is significant under the theme of community planning and development because as the first suburban development in Statesboro, it represents post-railroad era growth and development away from the city center and demonstrates the influence of the automobile in community planning in Georgia during the first decades of the 20th century. Although constructed over roughly 40 years, the houses along Savannah Avenue are evenly spaced with uniform setbacks that allow for large front lawns. Landscape features in the historic district that are common to Georgia neighborhoods of this period include concrete sidewalks and driveways and free-standing garages.

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National Register Criteria

A, C

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The 1907-1946 period of significance represents the period in which Savannah Avenue was developed, from 1907 when lots along the Avenue were first laid out to the end of World War II when the last historic houses were constructed.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources are houses built within the period of significance and retain their historic integrity. Outbuildings may contribute to the significance of the district but are not individually identified as contributing resources. Noncontributing resources were constructed after the period of significance or have been extensively altered.

Developmental history/historic context (if applicable)

During the 19th and early 20th centuries, Savannah Avenue served as the main road between Statesboro and Savannah. Land along the avenue, much of it owned by Josiah Zetterower, was either wooded or under agricultural cultivation. The first house built within the bounds of the Savannah Avenue Historic District was the W. M. Foy House, which was constructed in 1901 on 10 acres purchased from the Zetterower estate. Located on the southwest corner of Savannah Avenue and Donehoo Street, the Foy House burned in 1915.

J. E. Donehoo, who had married the widowed Mrs. Foy, rebuilt on the same lot a large Neoclassical Revival-style house that was widely published because of its grand size and modern appliances and building systems. Donehoo, who drew his wealth from a number of business ventures, was among the first citizens of Statesboro to own an automobile.

In 1907, the South Georgia Land Company announced the sale of lots in the newly formed Highland Park Subdivision. The subdivision tract,

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purchased from the Zetterower estate, included lots 200 feet deep along Savannah Avenue and the north ends of Donaldson Street, College Boulevard, and Park Avenue. The last of these lots was in 1911.

Between 1917 and 1920, Builder Joe Fields developed several tracts of land along Savannah Avenue. He built inexpensive bungalow houses for soldiers returning from World War I. Through the 1940s, builders continued to buy and develop land along the avenue and adjacent side streets. In many cases individuals purchased lots and contracted with local architects and builders to have their houses constructed. By 1950, Savannah Avenue between South Crescent Avenue and Gentilly Road was developed.

Prominent Bulloch County citizens that have lived along Savannah Avenue include: Brooks Sorrier, an insurance businessman; Cecil Brannen, a lumberyard owner; Mr. Alfred Dorman, a prominent businessman; and Dr. J. E. Donehoo, a mayor of Statesboro. Donehoo was also instrumental in developing the First District Agricultural College, which is now Georgia Southern University

Currently, residents of the Savannah Avenue Historic District represent a cross section of Bulloch County. Attorneys, physicians, businessmen, laborers, management professionals, university professors, college students, and senior citizens among others reside in the Savannah Avenue neighborhood.

In 1989, the Savannah Avenue Neighborhood Association was organized to address concerns about zoning, traffic congestion, and a desire to preserve the historic integrity of Statesboro's first residential suburb. The association promotes the importance of the historic Savannah Avenue neighborhood with a Christmas Tour of Homes held every December. Proceeds from the tour have been used to develop a memorial park located near the historic district and pursue listing the historic neighborhood in the National Register. The association represents approximately 60 households.

9. Major Bibliographic References

Brannen, Dorothy. Life in Old Bulloch - The Story of a Wiregrass County in Georgia. Gainesville, Georgia: Magnolia Press, 1987.

Brannen, Dorothy, et al. Old Houses in Statesboro, Part II, 1890 to 1920. Statesboro, Georgia: The Merry Weeders Garden Club, 1978.

Coe, James Thomas. Historic Property Information Form. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information, 1995.

Historic Preservation Section, Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in their Landscaped Settings. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Seel, Robert Matthew. Nineteenth Century Architectural Survey of Statesboro and Bulloch County, Georgia. Clemson, South Carolina: Clemson University Press, 1988.

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

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () previously listed in the National Register
- () 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
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

N/A

10. Geographical Data

Acreege of Property Approximately 50 acres

UTM References

A) Zone 17 Easting 426990 Northing 3590080
B) Zone 17 Easting 427770 Northing 3589600
C) Zone 17 Easting 427710 Northing 3589420
D) Zone 17 Easting 426900 Northing 3589730

Verbal Boundary Description

The boundaries of the Savannah Avenue Historic District are indicated by a solid black line on the accompanying tax parcel map of Statesboro.

Boundary Justification

The boundaries of the Savannah Avenue Historic District encompass the concentrated area of historic residential resources along Savannah Avenue. The historic district includes those areas that are associated with the themes of architecture and community planning and development and that retain a high level of historic integrity.

11. Form Prepared By

name/title Steven H. Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth St., NW
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** October 2, 1996

sponsor Savannah Avenue Neighborhood Association, Inc.

(DHP form version 12-08-93)

United States Department of the Interior
National Park Service

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Photographs

Name of Property: Savannah Avenue Historic District
City or Vicinity: Statesboro
County: Bulloch
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August 1996

Description of Photograph(s):

1. Savannah Avenue, photographer facing northwest.
2. Savannah Avenue, photographer facing northwest.
3. Savannah Avenue, photographer facing southeast.
4. College Boulevard, photographer facing north.
5. Savannah Avenue, photographer facing southwest.
6. Savannah Avenue, photographer facing northwest.
7. Park Avenue Avenue, photographer facing north.
8. Savannah Avenue, photographer facing southeast.
9. Savannah Avenue, photographer facing south.
10. Savannah Avenue, photographer facing northwest.
11. Savannah Avenue, photographer facing north.
12. Savannah Avenue, photographer facing southwest.
13. Savannah Avenue, photographer facing southwest.
14. Savannah Avenue, photographer facing northeast.
15. Savannah Avenue, photographer facing southwest.
16. Savannah Avenue, photographer facing northwest.
17. Savannah Avenue, photographer facing west.