

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Woodlawn Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Walton Way, Emmett Street, Wrightsboro Road,
and Heard Avenue

N/A

not for publication

N/A

vicinity

city or town Augusta

state Georgia code GA county Richmond code 245 zip code 30904

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Dr. David C. Crass 13 May 2019
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date

Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. 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): _____

Dr. David C. Crass
Signature of the Keeper

7/2/19
Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- ☒ private
☒ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
		buildings
		sites
		structures
		objects
See below	See below	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

94 (6 w/in Academy of Richmond County, 5 w/in Tubman High School, 83 w/in Summerville HD)

Number of Resources within district:

Contributing

Noncontributing

Previously listed

Newly Identified

Buildings	86	857	132
Sites	0	2	0
Structures	8	1	0
Objects	0	0	0
Subtotal:	94	860	132
Grand Total:		954	132

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

EDUCATION/school

RELIGION/religious facility

COMMERCE/TRADE/specialty store

FUNERARY/cemetery

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

EDUCATION/school

RELIGION/religious facility

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

FUNERARY/cemetery

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Folk Victorian

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial Revival, Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman

OTHER: American Small House, Ranch

Materials

(Enter categories from instructions.)

foundation: BRICK, STONE

walls: WOOD, BRICK VENEER, STUCCO

roof: ASPHALT, METAL

other: BRICK (chimneys)

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Woodlawn Historic District is located approximately two miles west of the Augusta city center and consists largely of single-family houses. It developed as an assortment of subdivisions platted between 1887 and 1954. The district encompasses 19 separate plats, developed by a variety of owners, and as such the internal gridded street patterns of the individual subdivisions rarely align, resulting in the absence of an overall street pattern. Sidewalks are present throughout much of the district, and most houses have generous setbacks and small backyards. Typical of middle-class housing from the late 19th to mid-20th centuries, the neighborhood is a collection of late Queen Anne cottages and houses, English cottages, bungalows, American Foursquares, American Small Houses, and ranch houses. Wood, brick veneer, and stucco are the predominant exterior materials, with stone utilized as an accent material. Most styles popular in Georgia during this timeframe can be found in the district, but Folk Victorian, Colonial Revival, and Craftsman are the most widespread. Near the center of the district, Oglethorpe Homes was developed in two phases by the federal government as housing for non-commissioned officers stationed at the Augusta Air Base. The first phase, which dates to 1941, consists of 48 pre-fabricated frame houses and duplexes, and the later phase, which dates to the mid-1950s, is mostly identical brick-veneered ranch houses. While the district is overwhelmingly residential, there are several commercial developments, a few churches, three schools (Tubman High School, Academy of Richmond County, and Joseph R. Lamar Elementary), a small cemetery, and a park within the boundaries of Woodlawn. The commercial areas are typically near the edges of the district and along Central and Druid Park avenues, while churches are found throughout. The district's overall integrity is good, with resources generally maintaining overall form and style. Common alterations to facades include enclosed porches and replacement windows. The majority of buildings within Woodlawn are in good to fair condition. They have integrity of location, design, setting, feeling and association, and the overwhelming majority have integrity of materials and workmanship.

Narrative Description

Portions of the following description were written by Erick Montgomery, Executive Director of Historic Augusta, Inc., as part of the "Woodlawn Historic District," Historic District Information Form, November 2015, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia. The description was compiled and expanded by Laura Beth Ingle, Architectural Historian, Historic Preservation Division.

Woodlawn Historic District is a relatively large, architecturally diverse, middle-class residential neighborhood, which developed in stages from the late 19th to the mid-20th centuries, just west of downtown Augusta. It contains approximately 1,100 parcels within about 360 acres. In addition to the houses within the boundaries of the district, there are also several public buildings, which include three schools, six churches, and commercial buildings, almost all of which were completed by the 1960s. The neighborhood was developed over time to provide housing for Augusta residents utilizing the streetcar system, which was expanding to the west from the downtown. The district is situated between the original city limits of Augusta, which historically ended at 15th Street (or West Boundary Street), and the village of Summerville, which is located on a slight elevation west of the city and extends to the

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east side of Heard Avenue. As Summerville and downtown Augusta developed, the land between was comprised of several large tracts held by individual owners. However, by the mid-19th century, development was occurring along 15th Street, and the community became known as "Woodlawn." It consisted of large lots containing several acres each. By the 1880s, several of these large tracts within the district were subdivided into smaller subdivisions with multiple building lots, and by the 1950s nearly all of the intermediary land had been subdivided by various developers.

Because the district evolved from the late 1880s onward, as multiple subdivisions developed on former large tracts of land, often by different developers, there is no overall or cohesive street pattern. Almost all of the individual subdivisions have grid patterns, but those grids only coincidentally line up with adjacent subdivisions. This leads to an interesting, but somewhat disorganized traffic pattern. Prominent thoroughfares developed along the edges, or just outside, of the district, with Walton Way on the north, Wrightsboro Road on the south, and Heard Avenue on the west. Interior arteries include the east-west oriented Central Avenue, the north-south oriented Druid Park and Baker avenues.

There are few remnants of older transportation routes in this district. Most streets were laid out as residential streets from their inception and have survived intact since platted. There is no longer a discernible trace of the electric streetcar rail lines that ran along Walton Way, Central Avenue, and Druid Park Avenue, connecting the residents to downtown Augusta. Woodlawn was developed to take advantage of these lines, and its rapid development can be attributed to the convenience of streetcar accessibility. Wrightsboro Road, along the district's southern boundary and originally known as Turknett Springs Road, was historically an access road from downtown Augusta to Turknett Springs. These springs, located just southwest of the district boundaries, provided Augusta's original water supply, which was piped into town. The main line of the Georgia Railroad also skirted the area to the south but does not actually traverse the district.

The eastern portion of the district is relatively flat and is a part of the coastal plain. On its western end, the land of the district begins to rise with the Sand Hills and lots are generally on a gentle slope. Prior to being drained and infilled in the 1920s, the area where the Sand Hills and coastal plain meet at the bottom of the hill, was swampy and undeveloped. After the 1920s, the athletic fields and portions of campus for the Academy of Richmond County were developed in this formerly swampy area and remain intact today.

Along the northern edge of the district, Walton Way developed as a commercial strip after World War II, and continues to be redeveloped with fast food restaurants, banks, drug stores, and service stations (photograph 9). On the west, the district melds into the Summerville Historic District, which was listed in the National Register in 1980 (NR #80001229). Heard Avenue, the eastern boundary of the Summerville district, was a street created as part of the Summerville Terrace subdivision. However, it was the only street of the Summerville Terrace plat included in the Summerville Historic District boundaries at the time of listing, and therefore, is also included in the Woodlawn Historic District, along with the rest of the Summerville Terrace and Summerville Terrace Annex plats.

The district's southern boundary generally follows Wrightsboro Road, but includes a few small plats just south of Wrightsboro, dating to the 1920s and 1940s. Two large industrial complexes also border the southern boundary and sit just outside the district. These are the 1940s Lily Tulip Cup Corporation (now the Solo Cup) plant, at the intersection of Druid Park Avenue and Wrightsboro, and the Augusta Warehouse and Compress Company, which operated from 1916 until 1970 at 1812 Slaton Street.

Along the district's eastern boundary, there has been significant post-World War II commercial development, and many of these buildings cater to the nearby Augusta University Medical Center and the immediately adjacent Paine College, a university historically associated with African-American education and listed in the National Register in 2012 (NR #12001082). Historically, the Woodlawn Historic District was predominantly occupied by white residents, and in recent years, there is no clear distinction of streets or blocks along racial lines.

Residential buildings within the district generally are set back behind a sidewalk on small lots with backyards. Many houses have driveways, but there are very few carports or attached garages. Detached garages located behind houses are very common. Most houses, especially those in the oldest parts of the district, have walkways leading directly from the sidewalk to front porch and main entrance (photograph 1). The existing landscaping is mature with street and yard trees in front of and behind houses (photograph 30). Sidewalks are almost universal throughout the district, and most properties have foundation and specimen shrubbery (photograph 50). Each yard is individually landscaped, but the overall character is typical of an early to mid-20th century in-town neighborhood.

Of Woodlawn's 19 plats, the three earliest date to the late 1880s and are located in the northeast corner of the district. The southeastern corner of the district contains the next earliest plats, with subdivisions dating to 1890 and 1901. At the district's western boundary, plats dating to the 1900s and 1910s cover substantial acreage. Following

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dates of plat development, residential areas largely developed at the eastern and western edges of Woodlawn first. This was likely spurred by the pre-existing developments in Augusta and Summerville. The more central portions of the district developed later, with the latest plat dating to the 1950s. The housing stock within each subdivision typically reflects its plat date, often with some later infilled properties.

As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types. Many houses in Georgia, and within Woodlawn, have little or no architectural style and are characterized only by their type.

The district is primarily made up of small to medium-sized residential architecture beginning in the late Victorian era. It includes numerous representative examples of house types and styles that were popular in Georgia from the late 19th through the mid-20th centuries. Overall, the majority of houses within the district that can be classified with a type and style are Craftsman bungalows. Others that are well-represented include late Queen Anne cottages and houses, English cottages, American Foursquare houses, American Small Houses, and ranch houses. Styles include Folk Victorian, English Vernacular Revival, and Colonial Revival. There are some high-style examples along Heard Avenue in the western part of the district. There are also buildings with elements of mixed styles as owners and builders blended the characteristics of two or more architectural styles to suit their needs and tastes. The predominant building material is wood with brick elements such as chimneys, foundations, and porch piers. The district is also populated by brick-veneer buildings with wood trim and frame buildings clad in stucco. Stone is often used as an accent material throughout the district.

As noted previously, most of the subdivisions in the district were developed by private real estate companies or individual developers. In most cases, realtors sold lots to individuals who had their houses constructed by local contractors and builders. It is assumed that most designs came from plan books, but none have been identified that specifically were used in the district. Architect-designed buildings were largely confined to the schools and some of the larger houses on Heard Avenue.

HOUSE TYPES

The Georgian cottage was one of the most popular house types in Georgia between 1850 and 1890, as the district was beginning to develop, and its popularity continued well into the 20th century. The plan of this type of cottage is rectangular with a central hallway flanked by two rooms on either side. The roof can be gabled or hipped, with chimneys located on the exterior or interior between each pair of rooms. Good examples of this house type are located at 1740 Verdery Street and 1914 Wrightsboro Road. Another example of this type, but with a prominent dormer and several additions at the rear, can be found at 916 Beman Street (photograph 10, far right). As a relatively small house type, Georgian cottages with additions are quite common. Generally less numerous than the one-story Georgian cottage is the two-story Georgian house. It follows the same floor plan as the Georgian cottage, excepting its two-story height, and was typically built in more affluent neighborhoods.

The gabled wing cottage (or gabled ell) was popular in both rural and urban areas of Georgia and is found within both modest and more affluent neighborhoods. Its greatest popularity was from 1875 to 1915, meaning the height of its popularity closely aligned with Woodlawn's earliest developments. House of this type have an "L" or "T" shape with cross gables. Two examples in the district are at 1109 Heard Avenue (photograph 33) and 1311 Laurel Street (photograph 60).

Queen Anne cottages (one-story) and Queen Anne houses (two-story) have asymmetrical plans with projecting gables on the front and sometimes the side. They were most popular as middle-class housing in both urban and rural areas in the 1880s and 1890s. Examples of both can be found in the district, especially along old thoroughfares like Wrightsboro Road. The houses at 2003 and 2007 Wrightsboro Road (photograph 39) and 2002 Wrightsboro Road (photograph 40) are good examples of Queen Anne houses, while the houses along Druid Park Avenue (photograph 58) are good examples of Queen Anne cottages.

American Foursquare houses are two-story, generally with pyramidal or low-pitched hipped roofs. Its name derives from the square or cubical mass and four principal rooms on each floor. One of the front two rooms typically serves as the entry and stairhall. Houses of this type often include a front dormer and a single-story front porch. This type most commonly appears in urban settings, such as Woodlawn, and was most popular between 1915 and 1930. Most of the American Foursquare-type houses in the district have either Craftsman or simplified Colonial Revival-style detailing. Good

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examples can be found at 914 Beman Street (photograph 10, center), 901 Heard Avenue (photograph 18), and 963 Heard Avenue (photograph 26).

The bungalow was popular in all regions of Georgia, rural areas and cities, during the early 20th century. This house type is divided into four subtypes based on roof form and orientation (front gable, side gable, hipped, and cross-gable). The form is low, the floor plan is irregular, and the roof has wide overhangs. Integral porches are extremely common, and especially within Woodlawn, this house type features elements of the Craftsman style, such as brackets, exposed rafter tails, and pier-based porch supports. Examples can be seen in photographs 4, 11, 53, 54, and 59. Many of the bungalows within the district have been clad in stucco, such as those along Wrightsboro Road (photograph 52). Despite this later alteration, their type is readily apparent, and these resources continue to contribute to the historic district.

The English cottage generally has a compact square or rectangular footprint with a cross-gabled massing and a prominent front chimney. Rooms are clustered around a small entrance vestibule, which may contain stairs to an upper half-story, and often one of the front corners of the house contains a recessed porch. Houses of this type often exhibit the English Vernacular Revival style, and were typically built in Georgia in the 1930s and 1940s. These can be found throughout the district, such as examples at 1828 Woodrow Street (photograph 50, far left), 1315 Wilson Street (photograph 49), and along the south side of Hampton Avenue in the 1800 block (photograph 70).

The American Small House is a small, unadorned, economical house which became popular during the mid-1930s in response to desperate economic times and a distressed housing market. It is based on a four-room plan (living room, kitchen, and two bedrooms, along with a bathroom and closets). Extra features like a porch, garage, or attic bedrooms were sometimes added to this basic plan, and rear additions are quite common. The form of the basic house was a simple rectangular box, usually with a tight side-gabled roof. The main entrance is often marked by a small stoop and front-facing gable and many are clad in asbestos shingles, although brick is also common. The small house is another predominant house type in the district, and examples can be seen nearly the full length of Richmond Avenue, between Morris Street and Heard Avenue (photograph 41), and as singular examples such as 1719 Wrightsboro Road and 1002 Baker Avenue. American Small Houses can also be found in older areas of the district as infill between Queen Anne houses and bungalows, such as on Wrightsboro Road (photograph 55).

The ranch houses in the district were mostly built in the late 1940s and 1950s and are predominantly brick. Ranch houses are long, low, single-story houses with low-pitched gabled or hipped roofs and zoned interiors. Much like the American Small House, the ranch house was often used as infill in older areas of the district, such as the compact ranch house at 1819 McDowell Street (photograph 69) immediately adjacent to a bungalow. However, some portions of the district developed later with ranch houses as the entire original housing stock. One such area is Phase Two of Oglethorpe Homes, which contains 25 nearly identical brick-veneered ranch houses with hipped roofs along Bransford Avenue and Beman Street (photograph 62).

HOUSE STYLES

Folk Victorian-style houses were built across Georgia in large numbers from the 1870s to 1910s. They have simple house forms, but borrow Victorian-era decorative detailing, such as turned or jigsawn woodwork found in brackets, spindlework, and porch posts. Within Woodlawn this style is primarily found in the O'Connor, Druid Park and Monte Sano plats three subdivisions made in the late 19th century. The house at 1311 Laurel Street is an excellent example of this style with its gabled ell form and decorative woodwork on the porch (photograph 60).

The Tudor Revival, or English Vernacular Revival, style was common throughout Georgia in the early 20th century, and there are quite a few examples within the district. This style is usually characterized by steeply pitched gable roofs, masonry walls, tall and narrow windows, and applied half-timbering. Examples can be seen at 938 Russell Street (photograph 24, far right), 927 Heard Avenue (photograph 20, middle), and 1315 Wilson Street (photograph 49). The house at 1722 Central Avenue, which is currently used as a commercial building, is a particularly good example of the style with its prominent faux half-timbering and a main entrance emphasized by a round arch.

The term Colonial Revival is often used to represent the revival of multiple American colonial styles; however, in Georgia this term is the equivalent of the Georgian Revival style. It was part of a renewed interest in American colonial architecture that grew out of the 1876 Centennial Exposition, and Colonial Revival style in particular, was based on English precedent. It was popular across the state from roughly the 1890s through the 1950s. Common features of the style include a symmetrical façade, entry portico supported by classical columns, and double-hung sash windows. This style is found throughout the district on varying house types. Examples of the Colonial Revival style can be seen in the houses at 935 Heard Avenue (photograph 23) and 936 Russell Street (photograph 24).

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A variety of other late 19th and early 20th century revival styles are found in the district in smaller numbers and most often near the district's western boundary, within the area platted as Summerville Terrace. These styles include Mediterranean, Dutch Colonial, Spanish Colonial, and Federal revivals, all of which had limited popularity in Georgia between 1900 and the 1930s. The Mediterranean Revival style in Georgia is typically expressed with smooth stucco or masonry walls, an asymmetrical façade, a low-pitched roof covered in clay tile, open porches or loggia, and arched window openings. Several examples can be found along Heard Avenue, with one particularly good example at 929 Heard Avenue (photograph 20, far left). The Dutch and Spanish colonial revival styles were both part of the American colonial revival movement, and both provided a great degree of diversity to early 20th century neighborhoods. In photograph 22, the house with a gambrel roof with two different slopes represents the Dutch Colonial Revival style on the left, while the stucco walls, arches, and curvilinear parapet represent the Spanish Colonial Revival style on the right. The Federal Revival style is another style popular in Georgia following renewed interest in America's colonial architecture. Symmetrical façades, small entry porches, and decorative panels with swags and garlands typical of this style.

The most popular architectural style in Georgia in the early 20th century was the Craftsman style, and fittingly, it is the most common style throughout the Woodlawn district. Houses of this style were built across the state in rural, small town, and urban settings from the 1910s through the 1930s. Features of the Craftsman style include the use of a wide variety of materials, low-pitched roofs that can be gabled or hipped, wide eave overhangs, exposed rafter tails, triangular knee braces, porches with short square columns on heavy masonry piers, and windows with a multi-paned sash over a large one-pane sash. These Craftsman-style elements are most often found on bungalow house types. Good examples of the style often fill the majority of entire blocks within the district, as is seen along stretches of the north and south sides of Wrightsboro Road (photographs 48 and 52, respectively), both sides of the 1800 block of Woodrow Street (photograph 51), and the 1300 block of Holden Street (photograph 53). A few excellent examples include 1830 Woodrow Street (photograph 50), 1722 Verdery Street (photograph 54), and 1318 Laurel Street (photograph 59).

MULTI-FAMILY

There are several apartment complexes in the district – two historic and one non-historic. One of the historic complexes is Barbot Apartments, built c.1953, at the northeast corner of Wrightsboro Road and Baker Avenue. It consists of five two-story rectangular, brick-clad concrete block buildings with minimal ornamentation and symmetrical facades with projecting central entrances (photograph 46). The other is Keystone Apartments, built c.1952, and located at the northeast corner of Central Avenue and Adrian Street. This complex is very similar to the Barbot Apartments, with minimal ornamentation, brick cladding, and central projecting entrances; however, the buildings within the Keystone complex are significantly larger than those at Barbot. The non-historic complex is located at 2025 Wrightsboro Road, was built in 1986, and consists of six non-contributing buildings (photograph 38).

The district also contains a military housing project from the 1940s, when the federal government condemned a portion of Paine College's land holdings to develop housing for non-commissioned officers. This land is centrally located in the district and the housing development here is known as Oglethorpe Homes or Splinterville; however, it was initially identified as Defense Housing Project #9011. It consisted of 48 small pre-fabricated frame houses and duplexes constructed with asbestos siding on both sides of Holden Drive (photograph 63), including a short cul-de-sac, now called Holden Court. These were meant to be temporary housing stock, but they are still in use today. In the 1950s, a second round of military housing was developed adjacent to these pre-fabricated houses, and within the same condemned lands, but along the west side of Beman Street. However, these houses were constructed with brick veneer and hipped roofs and reflect the ranch house type (photograph 62), which was rapidly gaining popularity at the time. The 1951 Sanborn map for the area (sheet #261) shows a planned municipal airport (with no defined roads or buildings) where a small park is located today along Merry Street (photograph 64).

COMMUNITY LANDMARK BUILDINGS

The district is largely residential, with the exception of three schools (Tubman High School (now Richmond County Schools' Performance Learning Center), the Academy of Richmond County, and Joseph R. Lamar Elementary (now Alternative Education School at Lamar)), six historic churches, and scattered commercial and office developments. The churches are generally small buildings and maintain small congregations. Several original congregations have relocated over time, but the church buildings remain intact and are often currently used by different denominations than those who worshipped in the buildings historically. The commercial development can be found around the edges of the district (Walton Way, 15th Street, and Wrightsboro Road), as well as scattered along Central Avenue and Druid Park Avenue. Generally, these distinctions cannot be segregated from the overall development, as they are randomly placed throughout the district.

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Schools

Tubman High School (1740 Walton Way) is a three-story, brick-veneered T-shaped school building, designed by architect G. Lloyd Preacher and completed in 1917. It is an excellent example of the Beaux Arts-style, which is characterized by monumentality and exuberant ornamentation and was widely used in the design of public buildings in the early 20th century. The central projecting entrance features coupled, engaged columns with Ionic capitals, a pedimented gable, and a double-door with heavy iron gates (photograph 7). There is extensive terra-cotta ornamentation across the façade, including swags, cornucopias, and education-themed details, such as globes and open books. Three-over-one windows are found in groups of three on all floors. A three-story, L-shaped addition was constructed in 1928, extending south from the east wing of the building. A freestanding, stucco-covered cafeteria building was constructed c.1932, immediately south of the main building; however, substantial non-historic alterations have made this a noncontributing resource within the district. Circa 1951, a gymnasium, shop, and support building were constructed on the property. The gymnasium has been covered in a non-historic cladding material, but retains its distinctive dome roof, large window openings, and recessed central entrance (photograph 6). Therefore, it is currently considered a contributing resource to the district. The shop and support building are no longer extant. In 1991, new cafeteria and media center buildings were constructed to the west and northwest of the gymnasium (respectively), and both are noncontributing resources. The 1917 school building sits back from Walton Way and is accessed via a paved path that runs between a pair of historic brick gatehouses with an iron archway and gate (photograph 8). The gatehouses and gate are three contributing structures. Tubman High School was individually listed in the National Register in 1994 (NR #94000154).

Academy of Richmond County, 1926 Campus (961 Baker Avenue/910 Russell Street) is an excellent example of the Collegiate Gothic style (photograph 72). The school was constructed in 1926, and the student body relocated to this Baker Avenue building from its previous location on Telfair Avenue in downtown Augusta. The main building is a T-shaped, three-story brick masonry structure with contrasting white stucco arches and details. The principal feature of the building is the massive and ornate central double staircase and main entrance, which has three sets of recessed pointed-arch double-doors. Six-over-six double-hung sash windows are within the central entrance bay. This bay is topped with a pedimented parapet flanked by sculpted terra-cotta ornamentation. Wings with eight-over-eight double-hung sash windows in sets of four extend to the north and south from this central bay, and at the end of each wing is a projecting bay with diaper patterned brickwork and a pedimented parapet. The main building has multiple additions dating to 1938, 1952, 1955-56, and 1982-83. A free-standing gymnasium was built just north of the main building in 1960. Both buildings contribute to the district. The property also includes six contributing structures: two main entrance gates (at Baker Avenue and Walton Way), football stadium, practice football field (surrounded by modern track), baseball field, and softball field. The property was listed in the National Register of Historic Places as a historic district in 2003 (NR #03001491).

Joseph R. Lamar Elementary School (970 Baker Avenue) is located across the street from the Academy of Richmond County and is a good example of the Art Deco style, which is characterized by the sculptural use of rectilinear geometric forms (typically zigzags and chevrons), low-relief decorative panels, and piers emphasizing verticality by running the full height of facades and extending beyond the roofline. The two-story red brick school was designed by Augusta architects Scroggs and Ewing and opened on September 24, 1934 (photograph 71). Two wings radiate out from the central bay, creating a shallow T-shaped plan, and several historic additions, such as the cafeteria and kitchen, have been added to the building's rear. The central bay defines the building with its decorative pilasters extending beyond the roofline, a heavy banded entrance-surround highlighting the three inset double doors, bands of chevrons, and multiple panels of foliated low-relief sculptures. Nine-light windows with awning sashes are found in groups of five across the façade. A low beltcourse wraps the majority of the main building, and a high parapet wall and stark white window lintels are representative of the polychromatic effects popular in the Art Deco style. Two brick-clad rectangular buildings were constructed just north of the main school, c.2000, both with Art Deco-style details very similar to the main building. However, due to their build dates, both of these non-historic buildings are noncontributing resources within the district.

Churches

Bethlehem Advent Christian Church (1815 Central Avenue) is a brick-veneered, front-gabled church with side-gabled wings projecting to the east and west at the rear of the building (photograph 67). The main entrance vestibule is marked by a smaller projecting front-gable, a double door, and a tall narrow pointed-arch stained-glass window. The building dates to 1951.

Cornerstone Fellowship Congregational Holiness Church (1612 Central Avenue) is a brick-veneered building with a gabled parapet and projecting cross-gabled wings at the rear. The building's façade features a large inset brick Gothic arch with four narrow Gothic-arched windows above the central double-door entrance (photograph 61). The central

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entrance bay is flanked by larger Gothic-arched windows and further accentuated by heavy pilasters and a low parapet wall. Per Richmond County's tax records, the church was built c.1935. The property also includes an associated historic house.

Heavenly Bound Church of God in Christ Druid Park Avenue Church (1005 Druid Park Avenue) dates from c.1918 and has a projecting multi-sided sanctuary with a pyramidal roof (photograph 5). The one-story brick building has a side-gabled roof, arched and segmentally arched window openings, and large fanlights over the main entrances. During the historic period, this church was known as Druid Park Avenue Church and prior to that as Baptist Tabernacle, a church whose congregation previously met under a tent in the 1100 block of Greene Street.

Macedonia Baptist Church (1828 Wrightsboro Road) was built c.1955 and is the largest church in the district. Historically known as Second Baptist Church, it is a concrete block structure with brick veneer. It has a front-gabled roof, a multi-tiered steeple, brick quoins, a full-height three-bay entrance portico with three front entrances (photograph 47). The main entrance has double doors and a broken pediment, while the two flanking doors have heavy surrounds and transoms. Small circular windows are found on each side elevation near the façade, and large 30-light windows with keystones extend the length of each side.

St. Ignatius of Antioch Melkite Catholic Church (1003 Merry Street) is a one-story, front-gabled brick veneered church with arched windows flanking a projecting double-door entrance clad in siding (photograph 15). Arched window openings extend down the side elevations, and a cross-gable is created by a two-story house attached to the rear of the church. Per the 1951 Sanborn map of this property (sheet #253), the house was historically attached to the former Wesleyan Methodist Church.

St. Mary's Syrian Orthodox Church (928 Murphy Street) is a small front-gabled church clad in stucco (photograph 16). The main entrance is located in a six-sided tower with bell-shaped roof. A wide projecting side gable contains two multi-light windows with transoms and balconettes. The church was built in 1936 and originally served as a Church of Jesus Christ of Latter Day Saints.

Commercial buildings

The sporadic commercial buildings in the district are generally post-World War II commercial construction with parking in front of the building or residential properties converted to commercial use. The bulk of these buildings are found along Walton Way, Central Avenue, Druid Park Avenue, and Wrightsboro Road. Common commercial types and styles are used throughout these commercial clusters. The building at 1712 Walton Way is representative of the one-story multiple retail building type, as defined in the statewide context *Commercial Types in Georgia* and dates to the mid-1940s (photograph 3). The retail and office building type, also defined in the statewide context, is seen at 1906-1910 Walton Way (photograph 13). Despite changes to the storefronts and windows, these c.1930s, two-story brick buildings are good examples of the type and contribute to the district. The district also includes transportation-related commercial buildings, like the 1953 garage at 1902 Walton Way (photograph 12), and office buildings like the 1937 Colonial Revival-style office at 1936 Walton Way (photograph 17). At the southeastern edge of the district, 1349 Wrightsboro Road is an excellent example of a mid-century commercial building, with its long, low form, wide overhanging eaves, and decorative screening (photograph 56).

A cluster of commercial enterprises near the middle of the district along Central Avenue include late 1950s, one-part commercial buildings with distinctive parapets (photograph 68), houses changed to commercial use, and the district's one drive-in type shopping center (photograph 66). The shopping center is clad in a stack-bond brick veneer and is anchored by a large store at the southeast corner. A flat-roofed metal awning extends the full front elevation, and aluminum and glass storefronts have large display windows for each retailer. The complex has long catered to drivers with an ample parking lot in front directly accessible from Central Avenue.

SITES

The large lawns and fields of the three schools in the district provide expansive green space and are often used by neighborhood residents for recreation, especially facilities on the Academy of Richmond County campus, such as the football stadium, baseball diamonds, practice fields, and track.

Oglethorpe Park (1140 Merry Street) is the only actual park within the district boundaries. It is adjacent to Oglethorpe Homes, which was developed in the early 1940s by the federal government. Remnants of a baseball field and backstop

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are present in the northwest corner of the park. Overall, it is currently an underutilized and poorly maintained grassy area (photograph 64).

Morris Street Cemetery (1901 Morris Street) is an approximately half-acre parcel owned by Augusta-Richmond County and located behind several vacant lots on Morris Street. Historically known as Monte Sano Cemetery, it was originally a family burial ground from the early 19th century, pre-dating the Woodlawn's district's development. A few of the original graves were moved to other cemeteries in the early 20th century. Remaining grave markers include box tombs, trinity stones, and small monuments (photographs 42 and 43). The lot is heavily overgrown with mature trees and is surrounded by a wire fence. Burials have ceased in this cemetery, with the last known to have occurred in the mid-20th century.

NONCONTRIBUTING RESOURCES

The majority of noncontributing resources within the Woodlawn Historic District are houses, which either have been significantly altered and no longer retain historic integrity or represent modern infill. Examples of houses that have been extensively modified include: 913 Holden Street, 1811 Wrightsboro Road, and 1004 Adrian Street. The house at 913 Holden Street was built in 1916 and appears to have been constructed as a New South or Queen Anne cottage; however, substantial alteration to the façade includes enclosure of the front porch, installation of a variety of inappropriate windows within this enclosure, and installation of a skylight. At 1811 Wrightsboro Road, a large projecting non-historic addition on the façade completely masks the 1920s exterior and any remaining historic materials. The 1910s house at 1004 Adrian Street has also been substantially altered. Replacement windows, an enclosed front porch, and an inappropriate metal roof are among the changes that make this a noncontributing resource within the district. The alterations described in these three examples are out of keeping with historic patterns of the district and make these, and other houses with similar changes, no longer recognizable as typical Woodlawn houses. A small amount of modern residential infill is also present within the district. Examples include the houses at 923 ½ Russell Street and 1904 McDowell Street, built in 2013 and 2014, respectively. Both are two-story, single-family houses with vinyl siding. At first glance, their symmetrical facades with central entrances are very similar to the Georgian house type; however, their late build date means they are noncontributing resources to the district.

There are also multiple commercial buildings, largely on the fringes of the neighborhood and along Central Avenue, that are considered noncontributing resources. Much like the noncontributing houses of the district, this is due to non-historic construction dates or substantial alteration and loss of historic integrity. These noncontributing resources include former residences turned commercial properties, such as 1858 Central Avenue, and buildings constructed for commercial use. The integral porch of the 1930s bungalow on Central Avenue has been extended and enclosed, completely obscuring the historic façade. Nearby at 1709 Central Avenue, substantial alterations dating to the 1980s and a large warehouse addition at the northwest corner have made a 1957 commercial office and warehouse building noncontributing. It is the cumulative impact of these changes that make them noncontributing resources.

Other examples of noncontributing commercial resources are the non-historic office buildings along the north side of Central Avenue (photograph 34) and the fast food restaurants on Walton Way (photograph 9).

PARKING AND VACANT LOTS

Throughout the district, mainly adjacent to commercial properties and churches, there are 10 to 15 parcels used as parking lots. These parking lots and sporadic vacant lots were not included in the contributing/noncontributing resource counts.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1887-1966

Significant Dates

1887 – first plats within district

1954 – last plat within the district

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

G. Lloyd Preacher, Scroggs & Ewing,

Palmer-Spivey Construction Co., and

Claussen-Lawrence Construction Co. (schools)

Period of Significance (justification)

The period of significance begins with the area's earliest subdivision and plat development in 1887 and ends with the construction of the last contiguous resources built during the historic period (1966) at the time the district's contributing/noncontributing resources were mapped.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Woodlawn Historic District is locally significant under Criteria A and C in the areas of community planning and development and architecture. In 1882, the Georgia legislature passed an act annexing the land west of 15th Street and east of the incorporated village of Summerville into the city of Augusta, essentially filling the gap between the two municipalities. Shortly thereafter, in 1890, the city's streetcar system was electrified. Both of these events led to a development boom in the western suburbs of the city, as multiple subdivisions developed on large tracts of land that, south of Walton Way, had long been collectively recognized as Woodlawn. Initially promoted as a streetcar suburb and later as automobile friendly, the Woodlawn Historic District represents the early and mid-20th-century streetcar-facilitated western migration of Augusta's middle-class residents from downtown neighborhoods to more fashionable neighborhoods away from downtown. The district is also significant for its representative collection of residential types and styles popular in Georgia between the late 19th to mid-20th century. House types represented include late Queen Anne cottages and houses, English cottages, bungalows, American Foursquares, American Small Houses, and ranch houses as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Similarly, a variety of popular architectural styles are represented within the district, with the most widespread of these being Folk Victorian, Colonial Revival, and Craftsman as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Portions of the following statement of significance were written by Erick Montgomery, Executive Director of Historic Augusta, Inc., as part of the "Woodlawn Historic District," Historic District Information Form, November 2015, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia. It was compiled and expanded by Laura Beth Ingle, Architectural Historian, Historic Preservation Division.

The Woodlawn Historic District is significant under Criterion A at the local level of significance in the area of community planning and development as an early example of subdivision development in Augusta, whereby small farms or estates on the outskirts of the city were subdivided into building lots and marketed to the middle class and as an example of the early and mid-20th-century western migration of Augusta's middle-class residents from downtown neighborhoods to more fashionable neighborhoods away from downtown. Streetcars and increasing automobile ownership made these new suburbs desirable for the middle-class blue-collar workers who had a steady income, and amenities such as paved streets, sidewalks, water, sewer, electric, and gas were extended into these areas to make them more desirable to homeowners.

These neighborhoods were initially built for middle-class white families in response to a need for well-built affordable housing within an easy commute to downtown Augusta. The transportation modes that made this expansion possible were first the streetcar and then the automobile. Augusta was rapidly growing, as was the village of Summerville (located a short distance west of downtown), but prior to the creation of subdivisions in Woodlawn, the area between the two municipalities was largely occupied by large tracts of land with minimal development. As these large tracts of farmland were gradually converted for residential use, they exhibited various features of human intervention on the landscape.

Most of the subdivisions created their own street grid plans, which occasionally aligned with the adjacent developments. However, the pre-existing roads, such as Wrightsboro Road at the district's southern boundary and the plank road to Summerville (now Walton Way) at the northern boundary, also played a substantial role in forming the framework of community that followed. Both the north and south boundary lines of the district reflect the path of streetcar rail lines, while the roads within the district provided access to these public means of transportation.

The first street railway service from Augusta to Summerville began in 1866 by the Augusta and Summerville Railway and brought substantially increased opportunity for growth to the suburbs of Augusta. Initially, the mule-powered street railway followed the plank road, which is now Walton Way and the district's northern boundary. In 1890, the street railroad electrified and provided a much more reliable service. Shortly after it was electrified, additional tracks were laid, making the route a loop rather than linear and providing access from the north and mid-points of Woodlawn. With efficient public transportation in the area, residential development quickly followed, as is evident in the large number of platted subdivisions in Woodlawn dating from 1887 to the 1920s.

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The Woodlawn Historic District is also significant under Criterion C at the local level in the area of architecture for its good intact concentration of historic house types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Included in the district are many excellent examples of late 19th and early 20th century residential buildings, typical of the middle class in Georgia. Most houses are a modest size, and the overwhelming majority retain a high degree of integrity. The styles represented begin in the late Victorian era, with the earliest examples being Folk Victorian, and continue through the 1960s with plain style ranch houses, and include all the styles in between. There are also high-style houses exhibiting the revival styles popular throughout Georgia, such as Mediterranean Revival, Dutch Colonial Revival, and Spanish Colonial Revival. Most houses with these styles are clustered in the western portion of the district. While architects have not been identified, some of the houses clearly exhibit unique designs that would not have originated from plan books or builders. The bulk of houses with a distinctive architecture style reflect the popular Craftsman style. The bungalow is by far the most common house type in the district, which is unsurprising as the Craftsman style is frequently paired with this type. Other common house types in the district are the Queen Anne house, English cottage, American Foursquare, American Small House, and ranch house.

A small amount of multi-family housing exists within the district and includes duplexes and a few apartment buildings. A mid-20th century development funded by the federal government is centrally located in the district and is one of the more distinctive regions of Woodlawn. What is now called Oglethorpe Homes started with 48 small pre-fabricated frame houses and duplexes constructed with asbestos siding to house non-commissioned officers stationed at Augusta Air Base. These were meant to be temporary buildings, but they are still intact and in use today. In the 1950s, a second round of military housing was developed adjacent to these houses, but these were constructed with brick veneer and hipped roofs and reflect the popular ranch house type. Both phases of the housing complex are indicative of the changing aesthetic in architectural types and styles and the widespread movement to provide housing for the military during times of conflict.

While the district is overwhelmingly residential, there are also examples of nonresidential architecture, such as the six churches (most of which are small and modest) and multiple commercial buildings (all of which are modest). The three schools within the district are excellent examples of their respective architectural styles (Beaux Arts, Collegiate Gothic, and Art Deco) and were designed by prominent Augusta architects.

Wood, brick, and stucco are all used as exterior materials in the district, along with some synthetic siding, as was common in residential construction in the area at the time. One-story wood-frame buildings are the most typical of the district, but two-story examples are not rare and are mostly seen in older houses from around the turn of the 20th century. While the district's early residents were solidly middle-class, the effects of the Great Depression slowed development and ultimately affected the size and design of the housing that appeared later, either in new sections or as infill on older streets. The houses throughout district illustrate how popular styles and types transition during the period of significance, reflecting popular trends of each decade.

The district exhibits its architectural and historical significance through the numerous intact historic buildings that remain, reflecting the housing diversity of approximately eight decades. While there has been some recent new construction, the majority of buildings retain substantial integrity of design, setting, materials, workmanship, feeling, and association and convey the significance of the overall ensemble.

Developmental history/additional historic context information (if appropriate)

The following history was written by Erick Montgomery, Executive Director of Historic Augusta, Inc., and edited by Laura Beth Ingle, Architectural Historian, Historic Preservation Division, "Woodlawn Historic District," Historic District Information Form, November 2015. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

"Woodlawn" was a largely undeveloped suburb of Augusta, Georgia in the mid-19th century. It was located west of the city and east of the village of Summerville. In the late 1850s, a large strip of land along the eastern boundary of the district was platted and 8 to 12-acre lots were created. These large estate lots were subsequently further subdivided into suburban developments, and the city of Augusta began annexing the eastern portion of the Woodlawn district in the 1880s.

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Access and Annexation of Woodlawn

At the western edge of the district, the village of Summerville began as an early 19th century seasonal retreat, was incorporated in 1861, and eventually transformed into an early 20th century suburb that was annexed into the city of Augusta in 1912. When the village of Summerville was first developing, it was accessed by a sand and mud-rutted road north of the district, but in 1836 a macadamized plank road was built along the district's northern boundary to provide easier access between Augusta and Summerville. Now Walton Way, this was plank road was originally a toll road and had to avoid a swampy area at the current location of the Academy of Richmond County's athletic fields (at the southeast corner of Walton Way and Baker Avenue). Prior to the swamp's draining in the 1920s, the area was quite undesirable for housing due to the health issues associated with rampant mosquitos in the vicinity.

In 1866, the Augusta and Summerville Railway was established, and the route to Summerville followed the plank road along the district's northern boundary. Trolley cars were originally drawn by mules. Although the trolley cars gave better access between Augusta and Summerville, they were not reliable for working-class people who needed to get to work on time, and therefore had only limited effect on the development of the area. However, this changed in 1890 when Colonel Daniel B. Dyer, a new resident from Kansas City, bought the street railroad and converted it to electricity. This made transportation between Augusta and Summerville much more reliable and opened the way for suburban development between the two municipalities. Dyer also added new trolley track lines, creating large loops rather than only linear routes.

In 1882, the Georgia legislature passed an act that annexed Augusta's western suburbs, between 15th Street and the village of Summerville, into the city of Augusta. The 1882 annexation filled in the gap between the two municipalities, but also included territory on the north side of Walton Way that encompasses the existing Harrisburg-West End Historic District (NR-listed in 1990, NR#90000802). Soon thereafter, this area was designated as the "Fifth Ward" of the city, but because it had such a sparse population at the time, it was given only one seat on the city council (instead of the standard three) and its residents were not taxed for five years.

Beginning around 1887, the area closest to Walton Way began to develop and was marketed by realtors as being convenient to the streetcar line. In 1890, when the streetcar system was electrified, the western suburbs of Augusta began to boom in earnest. Middle-class residents could live in the new suburban area and have dependable transportation to their jobs downtown, at the mills and factories, or in other parts of the city. Hence, in addition to the Woodlawn area, Harrisburg-West End and Summerville became prime targets for real estate developers.

In addition to drastic improvements to the streetcar line, Colonel Dyer was also the developer and creator of Central Avenue, a main east-west thoroughfare through the center of the district. The newly extended streetcar loop followed Central Avenue's route and connected Summerville and Augusta to southern suburbs, via Woodlawn. Some evidence of the streetcar's route can still be seen in the broad curves at several intersections within the district, such as at Central Avenue and Druid Park Avenue. Druid Park Avenue intersected with Walton Way and extended due south to Ingleside, an 1860s estate formerly located on the south side of Wrightsboro Road, where the Lily Tulip Cup plant was constructed in the 1940s.

While the streetcar provided reliable transportation to new residents of the Woodlawn area, it also was an important factor in the Augusta Expositions of 1888, 1891, and 1893, all of which were held on a large tract along Druid Park Avenue. Visitor access to the Exposition Grounds was of major importance in planning the fairs, as attendees were expected from far and wide, and hotels would not be adjacent to the activities. Accessibility via the streetcar was critical to each exposition's success.

Woodlawn's residents

All of these factors converged and beginning in 1887 with the O'Conner and West End plats (located in the northeast corner of the district), some of the area's larger tracts of land began to be subdivided and building lots were offered for sale. Whereas suburban living in antebellum days was only practical for the wealthy who could afford to overcome transportation problems, these new suburbs appealed to the middle class as they were financially feasible and accessible. North of Walton Way, and just outside the Woodlawn Historic District, development catered to employees of the nearby Sibley and King Mills, but south of Walton Way within the district, residents were not typically affiliated with the mills. Historically, residents of Woodlawn worked at mostly blue-collar jobs all around the city. Although the Lily Tulip Cup (now Solo Cup) plant was built adjacent to the district in the late 1940s, residents of the neighborhood only coincidentally worked there.

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The district developed as a white, mostly middle-class suburban area in the late 19th and early to middle 20th centuries. Generally, the farther west, and closer to Summerville, the higher the incomes of the residents. However, this was not a hard and fast rule, but was simply a reflection of the cost of the housing gradually increasing from east to west. Historically, African Americans did not live in this area with the exception of the southernmost blocks of Heard Avenue in the Monte Sano plat, and in some of the blocks south of Paine College, along Druid Park Avenue. Paine College is a historically black college, although there were white faculty members. Since the 1980s, the racial makeup of the neighborhood has become much more mixed, with whites, blacks, Hispanics, and Asians all living within the district.

The Woodlawn neighborhood filled a void between the city of Augusta and the village of Summerville, filling the area with a substantial amount of middle-income housing and typical commercial endeavors. Initially, Woodlawn was promoted as a streetcar suburb; however, as the automobile came into more common use, that became another transportation factor that helped drive development in the later decades of the 20th century. Augusta experienced an influx of new residents as the result of World War I (1917-1918), World War II (1941-1945), the build-up of the Savannah River Site, Fort Gordon, Clark's Hill Dam and Reservoir, and the expansion of the medical community, particularly after World War II. By the 1950s all of the Woodlawn area had been laid out, with only occasional new residential construction through the mid-1960s. Commercial strip development and office development; however, did occur in the late 1940s through the 1960s along corridors such as Walton Way and Central Avenue, and to some extent Druid Park Avenue and Wrightsboro Road.

The name "Woodlawn"

With 19 plats comprising the district, the various subdivisions and areas of the district have been called by different names over the years. In addition to the various plat names outlined in the following paragraphs, swaths of the district have also been identified as "Druid Park" and "Summerville Terrace" over the years. Yet "Woodlawn" is the name applied to the most overarching footprint of the neighborhood. The name "Woodlawn" was first applied to the area surrounding 15th Street, where the Woodlawn School and Woodlawn Methodist Church were once located. However, this name grew to encompass the larger neighborhood and was quite widespread from the late 19th through mid-20th century with references in multiple newspaper articles and businesses identified in city directories from the 1910s to 1950s.

Plats of Woodlawn

Moving generally chronologically, the 19 plats that make up the district are:

The O'Conner subdivision was laid out for E. J. O'Conner on a plat dated June 14, 1887 (Richmond County Deed Book 3-V, pp.690-691). The civil engineer was W. E. Jones. Its lots faced both sides of Druid Park Avenue, and it created the original blocks of McAnally and Emmet Streets, which were both later extended into other subdivisions. The O'Conner subdivision developed from 1887-1964. Its initial residential development was slow, and most housing dates from the first three decades of the 20th century with small Craftsman bungalow dwellings. A number of mid-20th century commercial ventures were started along Druid Park Avenue following World War II, by either converting existing housing stock or by replacing previous housing with small office buildings.

The West End subdivision was advertised in the *Augusta Chronicle* by the summer of 1887, when lots were offered for sale and a plat was published. Per the advertisement, the lots were "very desirable in every respect" and subdivision fronted on "May Avenue or Walton Way" included an extension of Emmet Street to the north, as well as Parnell and Cleveland streets (Augusta Chronicle, July 10, 1887, p.12). J. L. Maxwell was the real estate agent representing the sale, and lots were being offered for one-third down in cash and monthly installments for three years. The West End subdivision developed between 1887 and 1964. Most of the Craftsman bungalow housing that remains intact is south of Cleveland Street. Property along Walton Way has been subject to continual redevelopment as commercial real estate since post-World War II.

To the west of the O'Conner plat, a subdivision was platted on a large parcel being used as a dairy farm known as Grasdale Dairy before it was subdivided. The subsequent subdivision was given the same name. The plat was drawn by Thomas S. Jones on September 25, 1888 for John W. Dickey, Clarence E. Clark, and Thomas Barrett, all prominent real estate brokers in Augusta at that time. Grasdale's original plat faced Walton Way on the north and included Avenue A (later named Beman Street); Avenue B (later named Holden Street); Avenue C (later named Merry Street); and Avenue D (later named Murphy Street). Its southern and western boundaries were simply marked "proposed street." The southern "proposed street" became an extension of Gwinnett Street, but was later renamed Bransford Avenue. The western "proposed street" became Baker Avenue, later extended farther south into multiple adjoining subdivisions. Grasdale

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developed from 1888 to 1964, with large concentrations of housing that date from c.1905 to c.1940. It includes many intact Craftsman bungalows, as well as American Small Houses. Much like other subdivisions fronting Walton Way, there has been substantial commercial development dating after World War II.

Apparently, the Druid Park subdivision was initially laid out in 1887 by Enoch William Brown, Civil Engineer, but revised in March 1890 by A. H. McCarrell, Civil Engineer, who realigned some of the blocks and lots (Richmond County Deed Book 4-B, p.221). This revised Druid Park plat extended south along Druid Park Avenue, created several new streets, and extended Emmett Street to the south. It created an "L" shape that wrapped around the former Exposition Grounds and included Exposition Avenue (now Central Avenue). Its eastern boundary was Woodlawn Avenue (now 15th Street), and its southern boundary was Wrightsboro Road. New streets included Magnolia Street (soon absorbed into the Paine College campus), Oak Avenue, Elm Street, Wright Street (now Laurel Street), Sylvan Avenue (now Harris Street), and Pine Street (now Cook Street). The Druid Park subdivision developed from 1887 through the 1960s. Over the course of many decades, several original lots and blocks within its northern L have been absorbed by Paine College. Many of the original houses constructed on the southeastern lots (east of Emmett Street) are no longer extant. However, many late Victorian houses and cottages and Craftsman bungalows remain intact west of Emmett Street. There have been some mid to late 20th century buildings constructed sporadically along Wrightsboro Road within the Druid Park subdivision.

In addition to improvements to the streetcar system and creation of Central Avenue, Colonel Dyer also developed the large tract known as Monte Sano on the district's west side. Dyer, president of the Augusta Railway Company, joined forces with the Summerville Land Company in this development. The Monte Sano plat was actually a suburb of the Village of Summerville (rather than the City of Augusta), encompassing a large area south of the previously developed village. Monte Sano was in the shape of a large wedge, with its eastern point extending approximately four blocks into the district. The housing in this tip developed similarly and contemporaneously to the adjacent areas of Woodlawn. The Monte Sano plat was first drawn in 1890, and recorded January 21, 1892 (Richmond County Deed Book 4-H, pp.438-439), with a revised and corrected plat dated March 7, 1900 (Richmond County Deed Book 5-S, p.394). It originally included King Way (later Central Avenue), 1st Street (now part of Hogan Street), 2nd Street (now part of Adrian Street), 3rd Street (now part of Russell Street), and 4th Street (now part of Heard Avenue). The Monte Sano subdivision developed from 1890 until the mid-1960s. This easternmost edge of Monte Sano consists mostly of Craftsman bungalows and American Small Houses dating to the early 20th century.

Portions of the Monte Sano subdivision west of Heard Avenue are within the Summerville Historic District. However, as noted above, the development of the eastern portion of this very large subdivision closely aligns with that of the surrounding Woodlawn Historic District. Housing stock found two to three blocks further west of Heard Avenue, within the Monte Sano plat and the Summerville Historic District, includes much larger and more affluent residences. Additionally, the houses in the western portion of Monte Sano were typically developed from the 1890s to 1920s; whereas, most of the housing in the eastern portion (and within the district) dates from the 1910s to 1930s. Heard Avenue's development within the Monte Sano plat prior to the introduction of the Summerville Terrace subdivision and annex in 1912 and 1914 would have been isolated and at a dead end from Central Avenue, which is likely the reason this area developed a bit later than other areas of the subdivision.

In 1901, the Southwestern Land Company, which had acquired the exposition grounds, laid out two blocks between Exposition Avenue (now Central Avenue) and Verdery Street (Richmond County Deed Book 5-W, p.290). This plat was drawn by R. T. Barksdale, Civil Engineer. It added two short streets west of Wright Avenue (later Laurel Avenue), which were identified as Avenue A (now part of Beman Street), and Avenue B (now part of Holden Street). The Southwestern Land Company subdivision developed from 1901 until about 1950, with most of the houses dating from the 1920s to the 1930s.

Various members of the Morris family owned a large swath of land in the southwest corner of the district. This land is bordered on the north by Central Avenue, on the east by Morris Street and Baker Avenue, on the south by Wrightsboro and Turknett Springs roads, and on the west by Heard Avenue. The Morris family also owned parcels across Heard Avenue to the west and a non-contiguous wedge-shaped parcel to the east. The Morris family land was subdivided with five plats between 1909 and 1945. These divisions appear somewhat random, as members of the family died and heirs attempted to raise funds from selling lots.

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The first Morris plat that has been located is dated July 1909 and was drawn for Malvina Chandler Morris, wife of Thomas Miller Morris, by D. V. Reeves, County Surveyor. This plat shows nine lots in Block A on the west side of 4th Street (now Heard Avenue) facing both 4th and Wrightsboro Road; and four lots in Block B on the east side of 4th Street facing Wrightsboro Road and 4th Street.

The second Morris plat drawn in 1921 as an eight lot subdivision facing Wrightsboro Road, east of Morris Street on the other side of a small extension of the Monte Sano tract that includes the Morris Street Cemetery (Richmond County Deed Book 15R, p.295). The Morris Street Cemetery was established in the early 19th century by some of the early settlers of Augusta, including members of the Walton, Woolfolk, and Dugas families. It continued to be used sporadically and was occasionally referred to as the Monte Sano Cemetery in the early 20th century. Burials ceased here by the first half of the 20th century. Many of the early graves (or at least the grave markers) were moved to Magnolia Cemetery by the mid-20th century. This cemetery is an anomaly in the district, as it relates to much earlier settlement in the area than the residential development of the Woodlawn Historic District. The second Morris plat has some modern infill along a lane on its west side. The rest of the housing stock in this subdivision provides an excellent example of the variety and range of construction found within many platted areas of the district. A 1940 American Small House type sits between a 1910s bungalow and an 1890s Queen Anne house, showing the progression of the district's architecture over time.

The largest portion of the Morris property was subdivided from the estate of Adrian S. Morris (1845-1921) in a plat drawn by George W. Summers, Civil Engineer, and dated December 1923 (Richmond County Deed Book 10Q, p.326). This plat divided the property into 42 lots along Wrightsboro Road, Morris Street, Richmond Avenue, and a few on Central Avenue. It excluded most of the property described above on the northeast corner of Heard Avenue and Wrightsboro Road. Aside from the intrusion of a six-building modern apartment complex, the bulk of this subdivision consists of bungalows, English cottages, and American Small Houses.

A fourth Morris plat is very small and sandwiched between the first and third Morris plats along Wrightsboro Road. This subdivision dates to 1945 and only contained three lots, which hold houses built shortly after the platting.

The final piece of the Morris puzzle is where the eastern end of Richmond Avenue and the western end of Woodrow Street come together creating a dogleg pattern in the streets, with 6 lots carved out facing Richmond, Woodrow, and Central avenues. The plat was drawn for Mrs. Thomas Miller Morris (Malvina Chandler Morris), in February 1945 by M. W. Hall and Company, Registered Surveyors (Richmond County Deed Book 17D, p.419). Houses within this subdivision largely date to the late 1940s and 1950s, with American Small Houses and early compact ranch houses predominating.

As Augusta continued to grow and improvements were made to roads and the streetcar lines, interaction between residents of the city of Augusta and the village of Summerville increased to the point that there was little distinction between the two municipalities. Most of the residents of Summerville actually worked in Augusta and enjoyed the advantages and amenities the city afforded. The idea was put forth to consider annexation of the villages of Summerville, Harrisonville (a suburb south of Woodlawn), Nellieville (another suburb south of Woodlawn) and other contiguous territory into the city of Augusta. This was put to a vote in November 1911 and passed by a two-thirds majority in the referendum. Accordingly, Summerville and these other neighboring villages were officially annexed into the city of Augusta on January 1, 1912.

Summerville Terrace and Summerville Terrace Annex were recorded in 1912 and 1914, respectively, at the western edge of the district abutting Summerville. The first plat was drawn in November 1912 by George W. Summers, Civil Engineer, for Zachary & Raymond, Developers and Owners (Richmond County Deed Book 7X, pp.420-421). New streets created were Oglethorpe Avenue (soon renamed Heard Avenue, extending southward from an already established street named Heard Avenue on the north side of Walton Way); Bon Air Avenue (renamed Russell Street, also extending from an existing street on the north side of Walton Way); an unnamed street that became part of Adrian Street; Bransford Avenue; Hampton Avenue; and an extension of McDowell Street, from the long-established Summerville street of the same name. The houses of this first phase of Summerville Terrace exhibit some of the most high-style architecture in the district, with multiple examples of many of the popular 20th century styles. The Summerville Terrace Annex was recorded on a plat drawn by George W. Summers dated April 1914, and again surveyed for Zachary & Raymond (Richmond County Deed Book 8A, pp.344-345). This tract extended Hampton and McDowell Streets a bit further east; incorporated both the north and south sides of Central Avenue with its streetcar tracks; and added Baker Avenue as a thoroughway between Walton Way and Wrightsboro Road. It also included two additional short streets named Woodrow Street and Wilson Avenue,

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named for the sitting President of the United States and former resident of Augusta (from 1858 until 1870). Although Summerville Terrace was developed in two phases, its overall development was from 1912 until about 1950. Smaller Craftsman bungalows and American Small Houses dating from the 1910s to 1950s can be found throughout both subdivisions.

In March 1916, downtown Augusta experienced a disastrous fire, leveling over 30 blocks of some of the oldest sections of the city. Among the casualties of the fire was the Tubman High School for girls, formerly located in the 700 block of Reynolds Street. This highly regarded institution had been educating the area's white girls since the 1870s, and the Richmond County Board of Education immediately made plans to replace it. Accordingly, a property identified as "Schutzen Platz" and facing Walton Way was acquired, and a new Tubman High School was erected in 1917. The new school was designed by Augusta architect G. Lloyd Preacher in the Beaux-Arts style and constructed by Palmer-Spivey Construction Company.

In 1951, Tubman High School became a junior high school after the nearby Academy of Richmond County was converted to a co-ed school. Later, Tubman Junior High became a middle school and was racially integrated in the early 1970s following a court order requiring all Richmond County schools to integrate their student bodies. Most recently, after an extensive historic rehabilitation, the school was converted to an alternative school for Richmond County, educating students with behavioral issues. Children from the Woodlawn neighborhood have attended Tubman school during each of these periods of its history, but it has always served a larger area than the neighborhood, at times serving county-wide needs.

Just southeast of Tubman High School, one of the large lots along 15th Street (formerly Carnes Road and West Boundary Street) was purchased in 1886 as a campus for the Paine Institute. The institute was founded in 1882 as a cooperative effort between the predominantly black Colored Methodist Episcopal Church and the predominantly white Methodist Episcopal Church, South to provide educational opportunities to African Americans in Georgia and the surrounding region. In 1903, the institute became Paine College and its campus continued to expand through its early years, growing substantially to the west (and into eastern portions of the Woodlawn district). In 1919, the college acquired 91 acres of the old Exhibition Grounds from the Southwestern Land Company (Augusta Chronicle 1919). This tract stretched west to Baker Avenue, and another tract acquired around the same time held a 21-acre parcel on the south side of Central Avenue. All of this land was initially used by the college for agricultural purposes, growing crops that were tended by students to help defray the costs of operating the college. However, less than a decade after the college's acquisition of these agricultural lands, a large portion of them were purchased by developers, subdivided, and contain many of the Woodlawn Historic District's resources. Today, a portion of the 91-acre tract is still occupied by Paine College and is within the National Register-listed Paine College District, immediately to Woodlawn's east, but the other portion of the tract is within Woodlawn.

Central Avenue Subdivision, Phases I and II were both surveyed in the 1920s. Phase I, dated November 25, 1925 was surveyed by J. T. Wise, Civil Engineer, for Matheny, Peebles & Seigler (Richmond County Deed Book 10-Q, p.529). This plat resurveyed the Southwestern Land Company's plat of 1901, renaming Wright Avenue as Laurel Street; Avenue A as Beman Street; and Avenue B as Holden Street. Three additional blocks were added to the west, including Merry and Murphy streets. The subdivision faced Central Avenue, and to its south was Verdery Street. Phase II was dated August 1928 and was surveyed by C. T. Wise, Civil Engineer, out of the office of J. T. Wise, who was the surveyor of the initial phase. This section was also developed by Matheny, Peebles & Seigler. It extended Merry and Murphy streets to the north, extended McDowell Street and Hampton Avenue to the east, and was bounded by Central Avenue on the south, Wilson Street and Baker Avenue on the west, and the extension of Gwinnett Street on the north (now part of Bransford Avenue). Central Avenue Subdivision, Phases I and II developed from 1925 until the mid to late 1960s. Most housing consists of American Small Houses of the 1930s and 1940s, with some neighborhood commercial development on Central Avenue dating to the 1960s.

The Academy of Richmond County was located at 540 Telfair Street in downtown Augusta from 1802 until the current campus was constructed in 1926. In the mid-1920s, having outgrown its original campus, there was a great desire to relocate the school, which was chartered in 1783. New locations were debated for some time, but finally a site facing Baker Avenue was chosen despite objections to the still swampy area in front of the new school site. The building would be constructed facing east with a Baker Avenue address and backing up to Russell Street. Some lots from the Summerville Terrace subdivision were used, but the balance came from a tract owned by the city of Augusta. The new

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Academy of Richmond County, 1926 Campus building was completed in 1926 in the Collegiate Gothic style designed by the Augusta architectural firm of Scroggs & Ewing and built by the Palmer-Spivey Construction Company. The school also housed the original classes that made up the Junior College of Augusta, which eventually became Augusta College (and subsequently Augusta State University, now merged with the Medical College of Georgia to form Georgia Regents University). During its early years, the academy served the public educational needs of most white boys in Richmond County, while the white girls attended nearby Tubman High School. Although boys in the neighborhood attended Richmond Academy, it was not exclusively a neighborhood school. In 1951, Richmond Academy became coeducational, when Tubman was turned into a junior high school. The Junior College of Augusta moved to the former U.S. Arsenal in 1957. During the mid to late 20th century, several other high schools were established in Richmond County, and the academy became a zoned school. Integration occurred across Richmond County in the early 1970s and since then, the school with its multiple additions (1938, 1952, 1955-56, and 1982-83) and expansive grounds has served both genders and all races.

C.H. Maddox (1928) was surveyed by George W. Summers, Civil Engineer, in July 1928. The plat contained 39 lots south of Wrightsboro Road near the center of the district. Since their platting, several lots have been combined, with the largest of these at 1821 Slaton Street, the current location of the Muslim Community Center of Augusta. The buildings on the property date to c.1950 but have been substantially altered over time. Most houses within the C.H. Maddox plat are stucco or brick-clad bungalows or American Small Houses.

Joseph R. Lamar Elementary School, originally called the Sixth Ward School, was completed in 1934 on Baker Avenue as part of a \$1 million bond referendum that constructed nine new schools in Richmond County. It was named for Joseph Rucker Lamar, a favorite son of Augusta who had a distinguished career as a lawyer before serving on both the Georgia and U.S. Supreme Courts. Designed in the Art Deco style by the Augusta architectural firm Scroggs & Ewing, it was built by Claussen-Lawrence Construction Company. It is very similar in appearance to other schools built around the same time through a bond referendum supplemented by Public Works Administration (PWA) funds from the federal government. To overcome the boggy ground that had so long plagued this low-lying area, dirt was hauled to the site from Hamburg, South Carolina, just across the Savannah River over the Fifth Street Bridge. Baker Avenue was paved with concrete and additional work was done to stabilize the school grounds, including the installation of pilings to keep the road structure from sinking. The school was created as a neighborhood elementary school for white students, to relieve overcrowding in the 1930s at other nearby white elementary schools, including Woodlawn School on 15th Street, John Milledge School in the Harrisburg neighborhood, and Monte Sano School in the Summerville neighborhood. African-American students attended the small Fifth Ward School in the Harrisburg neighborhood or C. T. Walker School in the Laney-Walker neighborhood. Lamar continued use an elementary school and along with other Richmond County schools was integrated in the 1970s. It was consolidated with John Milledge Elementary School in 2010. In 2018, the building was being used as an alternative education facility.

One area of the district was fairly holistically developed by the federal government in the 1940s and 1950s. This area was the western end of the old Exhibition Grounds that had been acquired by Paine College in 1919 as part of the 91-acre tract. Paine College had this area (between Beman Street on the east; Central Avenue on the south; Merry Street on the west; and Bransford Avenue on the north) subdivided in 1935 by J. T. Wise. It was shown on some city maps, but no development took place. On February 18, 1941, this land was condemned by the federal government upon order by the U.S. District Court, Judge William H. Barrett (Richmond County Deed Book 14F, pp.383-384), in order to develop the land for housing for the families of 75 non-commissioned officers stationed at the Augusta Air Base. Holden Street, which extended from an existing street on the south side of Central Avenue, was laid out and 48 small pre-fabricated frame houses and duplexes were constructed and clad in asbestos siding. These houses were built by Claussen-Lawrence Construction Company. By the 1950s this development, originally intended only as temporary housing similar to army barracks, was named "Oglethorpe Homes" and acquired the nickname by locals of "Splinterville." An open space was also provided facing Merry Street, which became known as Oglethorpe Park. Additional homes were built facing Beman Street and Bransford Avenue in the mid-1950s. These were small, nearly identical brick-veneered ranch houses and faced the Paine College campus. After World War II, commercial development along the north side of Central Avenue developed including a strip shopping center and offices between Merry Street and Wilson Street. Other small offices were built facing Central Avenue and Merry Street, where some houses built as part of Oglethorpe Homes formerly stood.

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The Scales, Morris, & Schueler plat had 38 lots south of Wrightsboro Road between Wilson and Spring streets. It was surveyed on June 28, 1945 by M. P. Phillips, Civil Engineer. Nearly one-third of the land in this platted area is now owned and occupied by Macedonia Baptist Church and its associated parking lots. Many former single-family houses in the northern portion of the area have been converted to commercial use. However, along Irvin and Lokey streets, nearly all of the historic compact ranch houses remain intact.

The final plat for the district is the J. A. Lewis plat, surveyed on March 13, 1954 by Edwin S. Epstein, Jr. It only includes three parcels and is within the third Morris plat at the southwest corner of Richmond Avenue and Morris Street. Side-gabled houses with small front porches were built on all three lots between 1954 and 1955.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Bell, Earl L. and Kenneth C. Crabbe. *The Augusta Chronicle: Indomitable Voice of Dixie 1785-1960*. Athens: University of Georgia Press, 1960.

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Montgomery, Erick. "Woodlawn Historic District." *Historic District Information Form*, November 2015. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Reed, Mary Beth, Patrick Sullivan, W. Matthew Tankersley, Sara Gale, and Mary Hammock. *Historic Streetcar Systems in Georgia, Context and Inventory*. New South Associates Technical Report no.1987. Atlanta, GA: Georgia Department of Transportation, 2012.

"Street Railway Wants to Lay Trolley Line on Druid Park Ave." *The Augusta (GA) Chronicle*, August 7, 1917, p. 4.

Previous documentation on file (NPS):

☐ 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Academy of Richmond County, 1926 Campus; Summerville Historic District; Tubman High School, Richmond County, GA

Historic Resources Survey Number (if assigned):

N/A

Woodlawn Historic District
Name of Property

Richmond Co., Georgia
County and State

10. Geographical Data

Acreage of Property Approx. 360 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 33.475780	Longitude: -82.007588
2. Latitude: 33.475454	Longitude: -81.995086
3. Latitude: 33.474518	Longitude: -81.993316
4. Latitude: 33.471892	Longitude: -81.995247
5. Latitude: 33.471885	Longitude: -81.998710
6. Latitude: 33.468292	Longitude: -81.999008
7. Latitude: 33.468146	Longitude: -81.995542
8. Latitude: 33.465479	Longitude: -81.995764
9. Latitude: 33.464580	Longitude: -82.008654
10. Latitude: 33.467066	Longitude: -82.011460

Verbal Boundary Description (Describe the boundaries of the property.)

The Woodlawn Historic District National Register boundary is indicated with a heavy black line on the attached National Register Map which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the intact historic neighborhoods located roughly between Walton Way, Emmett and Beman streets, Wrightsboro Road, and Heard Avenue. These subdivisions, while platted at different times, are linked by their association with each other and by their contiguous historic resources. The platted areas tend to flow seamlessly into one another, as they represent the gradual expansion of Augusta's residential suburbs on the west side.

11. Form Prepared By

name/title Laura Beth Ingle

organization Historic Preservation Division, GA Dept. of Natural Resources date May 2019

street & number 2610 Georgia Highway 155, SW telephone (770) 389-7844

city or town Stockbridge state GA zip code 30281

e-mail laurabeth.ingle@dnr.ga.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Woodlawn Historic District

Name of Property

Richmond Co., Georgia

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Woodlawn Historic District

City or Vicinity: Augusta

County: Richmond State: Georgia

Photographer: Erick D. Montgomery, Executive Director; Historic Augusta, Inc.

Date Photographed: March 2016

Description of Photograph(s) and number:

- 1 of 72 Houses at 1618-1622 Cleveland Street, photographer facing southwest.
- 2 of 72 Houses at 1101-1107 Emmett Street, photographer facing northwest.
- 3 of 72 Commercial building at 1712 Walton Way, photographer facing southwest.
- 4 of 72 Houses at 912-916 Druid Park Avenue, photographer facing northeast.
- 5 of 72 Church at 1005 Druid Park Avenue, photographer facing southwest.
- 6 of 72 Tubman High School gymnasium (1740 Walton Way), photographer facing northwest.
- 7 of 72 Tubman High School (1740 Walton Way), photographer facing southwest.
- 8 of 72 Tubman High School gate houses (1740 Walton Way), photographer facing south.
- 9 of 72 Commercial buildings on Walton Way, photographer facing southwest.
- 10 of 72 Houses at 914-916 Beman Street, photographer facing northeast.
- 11 of 72 Houses at 941-945 Beman Street, photographer facing southwest.
- 12 of 72 Service station at 1902 Walton Way, photographer facing southwest.
- 13 of 72 Commercial buildings at 1906-1910 Walton Way, photographer facing southwest.
- 14 of 72 Intersection of Merry Street and Howard Avenue, photographer facing northeast.
- 15 of 72 Church at 1003 Merry Street, photographer facing southwest.
- 16 of 72 Church at 928 Murphy Street, photographer facing east.
- 17 of 72 Commercial building at 1936 Walton Way, photographer facing south.
- 18 of 72 House at 901 Heard Avenue, photographer facing northwest.
- 19 of 72 Houses along the east side of Heard Avenue, photographer facing southeast.
- 20 of 72 Houses along the west side of Heard Avenue, photographer facing southwest.
- 21 of 72 Houses at 928-930 Heard Avenue, photographer facing southeast.
- 22 of 72 Houses at 931-933 Heard Avenue, photographer facing west.
- 23 of 72 House at 935 Heard Avenue, photographer facing west.
- 24 of 72 Houses on the east side of Russell Street, photographer facing southeast.
- 25 of 72 Houses at 956-958 Heard Avenue, photographer facing southeast.
- 26 of 72 House at 963 Heard Avenue, photographer facing west.
- 27 of 72 Houses at 965-969 Heard Avenue, photographer facing southwest.
- 28 of 72 Houses at 970-974 Heard Avenue, photographer facing southeast.
- 29 of 72 Houses at 2044-2046 McDowell Street, photographer facing southwest.
- 30 of 72 Intersection of Heard Avenue and McDowell Street, photographer facing southeast.
- 31 of 72 House at 1061 Russell Street, photographer facing northwest.
- 32 of 72 Houses at 1104-1108 Heard Avenue, photographer facing southeast.
- 33 of 72 Houses at 1107-1109 Heard Avenue, photographer facing west.
- 34 of 72 Commercial buildings at 2035-2047 Central Avenue, photographer facing northeast.
- 35 of 72 Houses at 1207-1209 Heard Avenue, photographer facing southwest.
- 36 of 72 Houses at 1219-1251 Heard Avenue, photographer facing southwest.
- 37 of 72 Houses at 2020 - 2024 Wrightsboro Road, photographer facing southeast.
- 38 of 72 Apartment complex at 2025 Wrightsboro Road, photographer facing north.

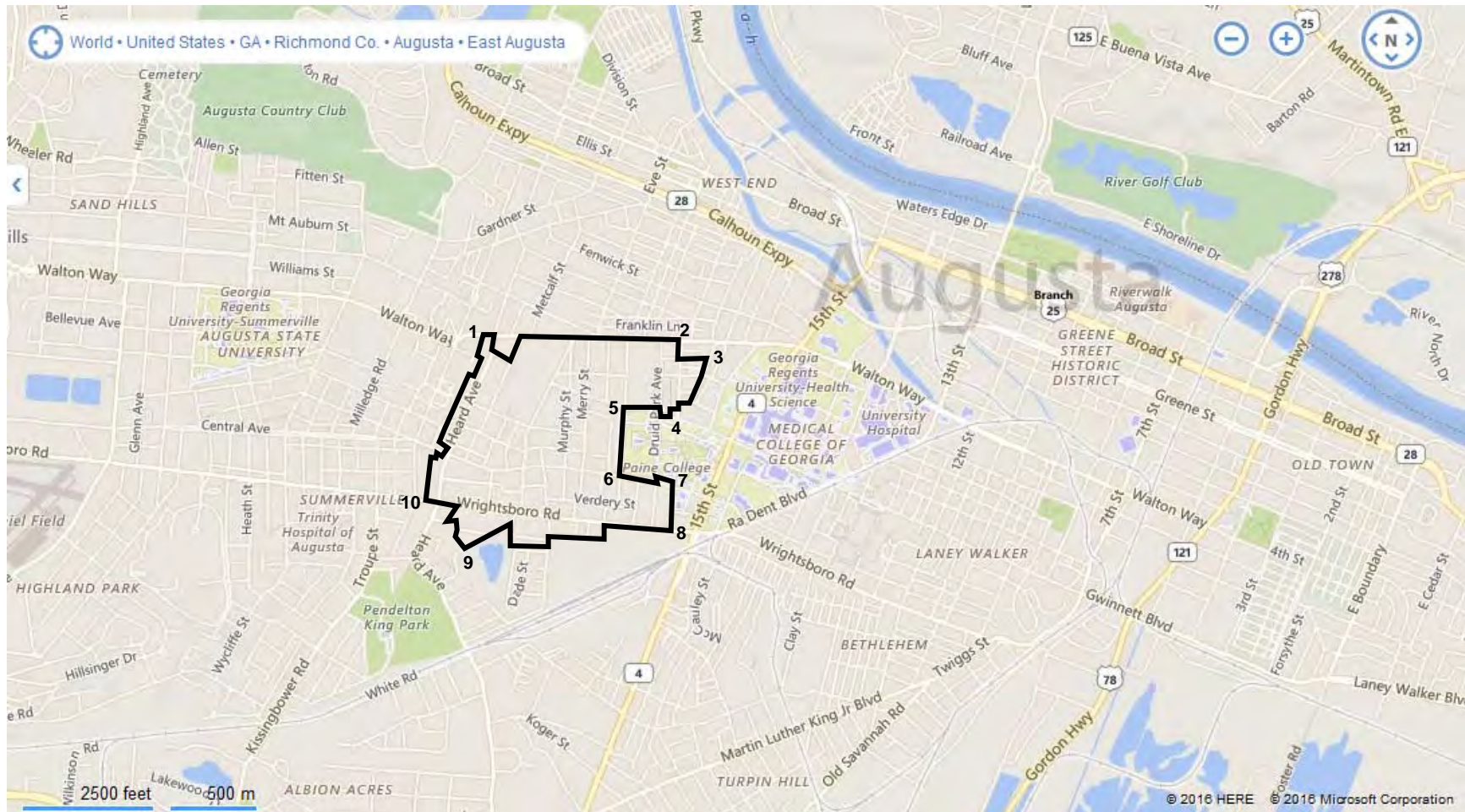
Woodlawn Historic District

Richmond Co., Georgia

Name of Property

County and State

- 39 of 72 Houses at 2003-2007 Wrightsboro Road, photographer facing northeast.
- 40 of 72 Houses at 2002-2006 Wrightsboro Road, photographer facing south.
- 41 of 72 Houses at 2006-2012 Richmond Avenue, photographer facing southwest.
- 42 of 72 Cemetery at 1901 Wrightsboro Road, photographer facing south.
- 43 of 72 Cemetery at 1901 Wrightsboro Road, photographer facing west.
- 44 of 72 Houses at 1913-1919 Wrightsboro Road, photographer facing north.
- 45 of 72 Small building at 1902 Wrightsboro Road, photographer facing southwest.
- 46 of 72 Apartments at 1328 Baker Avenue, photographer facing northeast.
- 47 of 72 Church at 1828 Wrightsboro Road, photographer facing southeast.
- 48 of 72 Houses at 1823-1827 Wrightsboro Road, photographer facing northeast.
- 49 of 72 House at 1315 Wilson Street, photographer facing west.
- 50 of 72 Houses at 1828-1830 Woodrow Street, photographer facing southwest.
- 51 of 72 Houses at 1823-1829 Woodrow Street, photographer facing northwest.
- 52 of 72 Houses at 1730-1804 Wrightsboro Road, photographer facing southwest.
- 53 of 72 Houses at 1317-1321 Holden Street, photographer facing northwest.
- 54 of 72 Houses at 1722-1726 Verdery Street, photographer facing southwest.
- 55 of 72 Houses at 1615-1619 Wrightsboro Road, photographer facing northeast.
- 56 of 72 Commercial building at 1349 Druid Park Avenue, photographer facing northwest.
- 57 of 72 Houses at 1317-1325 Druid Park Avenue, photographer facing northwest.
- 58 of 72 Houses at 1320-1324 Druid Park Avenue, photographer facing northeast.
- 59 of 72 House at 1318 Laurel Street, photographer facing east.
- 60 of 72 House at 1311 Laurel Street, photographer facing southwest.
- 61 of 72 Church at 1612 Central Avenue, photographer facing southwest.
- 62 of 72 Houses along the west side of Beman Street (part of Oglethorpe Homes), photographer facing northwest.
- 63 of 72 Houses along the north side of Holden Street (part of Oglethorpe Homes), photographer facing northwest.
- 64 of 72 Park at 1140 Merry Street (part of Oglethorpe Homes development), photographer facing northeast.
- 65 of 72 Houses at 1800-1802 Central Avenue, photographer facing southwest.
- 66 of 72 Shopping center at 1801-1803 Central Avenue, photographer facing northeast.
- 67 of 72 Church at 1815 Central Avenue, photographer facing north.
- 68 of 72 Commercial buildings at 1855-1857 Central Avenue, photographer facing northwest.
- 69 of 72 Houses at 1819-1823 McDowell Street, photographer facing northwest.
- 70 of 72 Houses at 1836-1854 Hampton Avenue, photographer facing southwest.
- 71 of 72 Lamar Elementary School (970 Baker Street), photographer facing northeast.
- 72 of 72 Academy of Richmond County - 1926 Campus (961 Baker Street), photographer facing northwest.

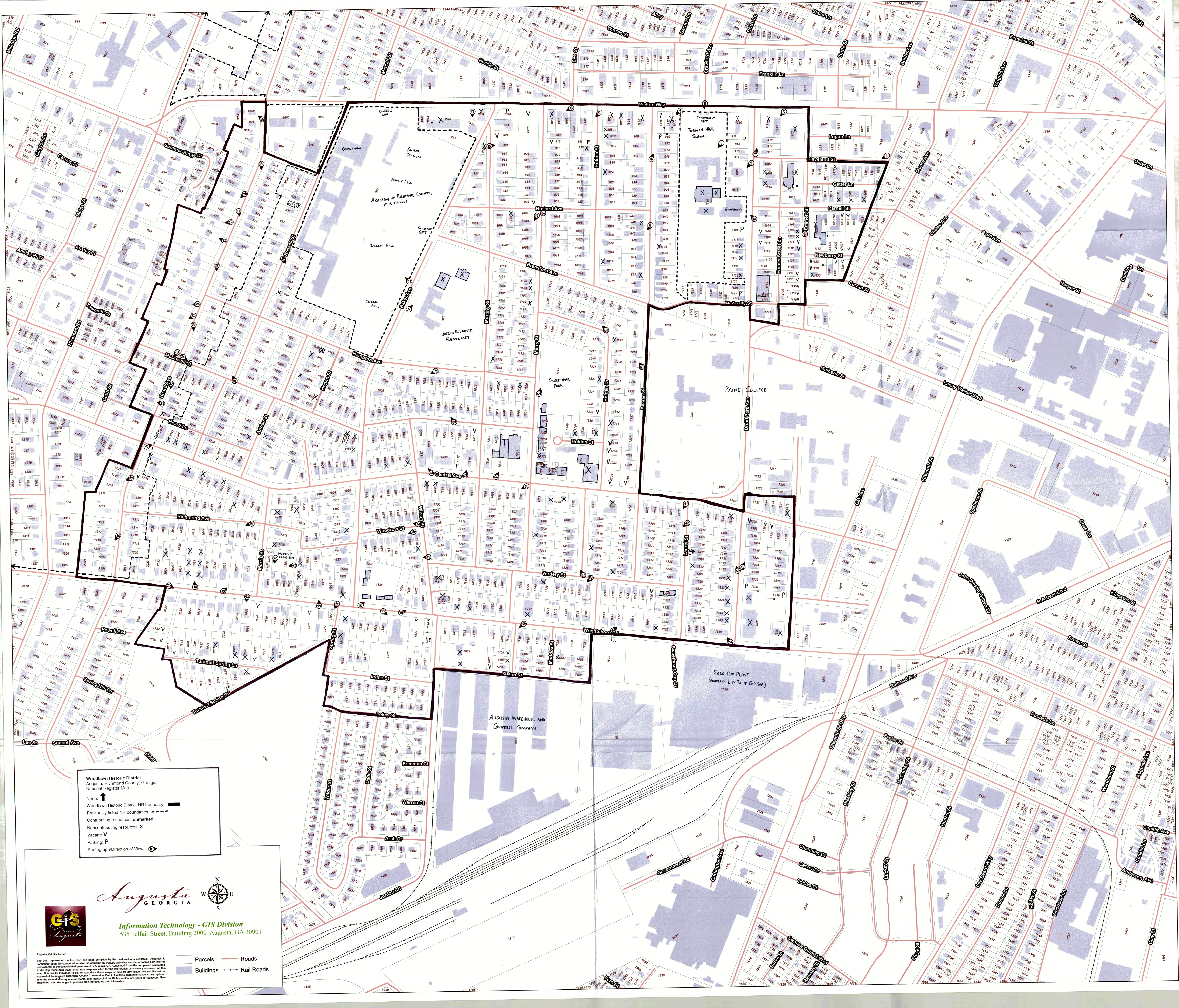


Woodlawn Historic District

Augusta, Richmond County, Georgia

Source: Bing Maps, 2016

1. Latitude: 33.475780	Longitude: -82.007588
2. Latitude: 33.475454	Longitude: -81.995086
3. Latitude: 33.474518	Longitude: -81.993316
4. Latitude: 33.471892	Longitude: -81.995247
5. Latitude: 33.471885	Longitude: -81.998710
6. Latitude: 33.468292	Longitude: -81.999008
7. Latitude: 33.468146	Longitude: -81.995542
8. Latitude: 33.465479	Longitude: -81.995764
9. Latitude: 33.464580	Longitude: -82.008654
10. Latitude: 33.467066	Longitude: -82.011460



Woodlawn Historic District
Augusta, Richmond County, Georgia
National Register Map

North: ↑

Woodlawn Historic District NR boundary: —

Previously-listed NR boundaries: - - -

Contributing resources: unmarked

Noncontributing resources: X

Vacant: V

Parking: P

Photograph/Direction of View: H

Augusta
GEORGIA

Information Technology - GIS Division
535 Telfair Street, Building 2000 Augusta, GA 30901

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments, both internal and external to the City of Augusta, Georgia. GIS and the City of Augusta do not warrant the accuracy or completeness of the data represented on this map. It is the user's responsibility to verify the accuracy of the data for any specific use. The City of Augusta, Georgia, and the GIS Division, do not assume any liability for any errors or omissions on this map. The City of Augusta, Georgia, and the GIS Division, do not assume any liability for any errors or omissions on this map. The City of Augusta, Georgia, and the GIS Division, do not assume any liability for any errors or omissions on this map.

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Buildings — Rail Roads —







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RESTAURANT
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Cheekers







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Performance Learning Center
RCS





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1917

1917

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8 5 5





HOWARD AVE



ST. IGNATIOS OF ANTIOCH
MELKITE CATHOLIC CHURCH



ST. MARY'S SYRIAC ORTHODOX
CHURCH
SYRIAC ORTHODOX CHURCH OF NORTH AMERICA
VICAR: FR. MARSHALL THOMAS COCHRAN
WORSHIP PRAYER 9:30 AM
SUNDAY MASS 10:00 AM
SUNDAY SCHOOL 12:00 PM





















ADT

963

























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MOTEL













David M.
PARKER
EXTERMINATING



















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R.C.S.S. POLICE

58



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Woodlawn Historic District

Multiple Name:

State & County: GEORGIA, Richmond

Date Received: 5/23/2019 Date of Pending List: 6/11/2019 Date of 16th Day: 6/26/2019 Date of 45th Day: 7/8/2019 Date of Weekly List:

Reference number: SG100004122

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input checked="" type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 7/2/2019 Date

Abstract/Summary AOS: Architecture and Community Planning & Development; POS: 1887-1966; LOS: local
Comments:

Recommendation/ NR Criteria: A & C
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 7/2/19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

May 17, 2019

Kathryn Smith
National Park Service
National Register of Historic Places
1849 C St, NW, Mail Stop 7228
Washington, D.C. 20240



Dear Ms. Smith:

The enclosed disk contains the true and correct copy of the nomination for the **Woodlawn Historic District** in **Augusta, Richmond County, Georgia** to the National Register of Historic Places.

- ☒ Disk of National Register of Historic Places nomination form and maps as a pdf
- ☒ Disk with digital photo images
- ☒ Physical signature page
- ☐ Original USGS topographic map(s)
- ☐ Sketch map(s)/attachment(s)
- ☐ Correspondence
- ☐ Other:

COMMENTS:

- ☒ Please ensure that this nomination is reviewed
- ☐ This property has been certified under 36 CFR 67
- ☐ The enclosed owner objection(s) do _____ do not _____ constitute a majority of property owners.
- ☐ Special considerations:

Sincerely,

Olivia Head
National Register Specialist