NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 Windsor Park Historic District

other names/site number

2. Location

street & number Bounded by Lanier Blvd. on the east, Gloucester St. on the north, Magnolia St. on the west, and Walnut Ave. on the south. [ ] not for publication

city or town Brunswick [ ] Vicinity

state Georgia code GA county Glynn code ~~051~~ 127 zip code 31521

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**

26 SEPT. 2013

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

11/29/13

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only one box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
160	18	buildings
2	1	sites
		structures
1		objects
163	19	**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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
LANDSCAPE: plaza; natural feature

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
LANDSCAPE: plaza; natural feature

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Classical Revival, Mission/Spanish Colonial Revival, and Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

MODERN MOVEMENT: Ranch

Materials
(Enter categories from instructions.)

foundation: BRICK, CONCRETE
walls: BRICK, STUCCO, WOOD: Weatherboard
roof: ASPHALT, TERRA COTTA

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 Windsor Park Historic District is a suburban residential subdivision that developed between the 1920s and the early 1960s about one-half mile from downtown Brunswick. The 85-acre development capitalized on the prospects of suburban living and a county-club lifestyle due to its location outside the city's urban core and adjacent to a major city park overlooking marshland. Although formally platted in 1927 and laid out in 1929, most housing dates to after the late 1930s due to the effects of the Great Depression. A few houses were built in the early 1920s when a golf course was located on the property. Windsor Park features curvilinear streets, large wooded lots of varying shapes and sizes, a central oval-shaped park, a small salt-water pond, and opens onto an adjacent public park (not part of the district). The earliest houses are located in the northern part of the district between Holly and Gloucester streets. The subdivision contains 178 houses including Ranch Houses, American Small Houses, Bungalows, English Cottages, Split Levels, and two-story houses. The Colonial Revival and Craftsman styles predominate, although other architectural styles including English Vernacular Revival and Spanish Colonial Revival are present. Most of the houses are wood framed with brick veneer or weatherboard siding. Landscaping is informal with open lawns and large oak and palm trees. With a few exceptions, streets in Windsor Park are curbed. There are no sidewalks. About one-fourth of the houses have integral or attached carports/garages. There are very few non-contributing properties in the district.

Narrative Description

The following description was written by Bob Ciucevich, consultant, with editing by Lynn Speno, HPD National Register Specialist. The draft 5/29/12 "Windsor Park Historic District" National Register of Historic Places Registration Form is on file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

The Windsor Park Historic District is located in the city of Brunswick, on the Georgia coast, approximately one-half mile east of the downtown commercial district. Georgia has two major industrial cities on the coast, Savannah and Brunswick, both of which were planned during the Colonial period. Brunswick was laid out in a north-south grid pattern along the Turtle River in 1771. The original plan, which was similar to Savannah's division into wards and squares, became known as Old Town. By 1837 a second large tract called New Town was added and was similarly laid out north of, and adjoining, Old Town. The lands beyond Wolfe Street – which formed the eastern border of the town at that time, were reserved for the town common and were preserved for the use and benefit of the citizens of Brunswick. In 1859 a third large tract called Town Commons was added east of, and adjoining New Town, extending Brunswick's grid pattern of streets south past Gloucester Street and adjacent to the northeast corner of Old Town. The Old Town Brunswick Historic District was listed in the National Register in 1978.

The Windsor Park Historic District lies between Gloucester Street to the north and the back lot lines of Walnut Avenue to the south, which separate it from the Urbana and Dixville neighborhoods, respectively. Most streets in the neighborhood are curvilinear, forming many rounded, non-rectilinear blocks. These irregular blocks are formed by Palmetto, Sycamore, Holly, Elm, Oak, Ash, and Walnut avenues and Lanier Boulevard. The district is bounded by Magnolia Avenue to the west, which separates it from the southernmost section of the Town Commons neighborhood and Oak Grove Cemetery. Lanier Boulevard, the eastern boundary, is a winding, curvilinear road that separates the district from Howard E. Coffin Memorial Park. A manmade dike located along the outer contour of Lanier Boulevard feeds an oval-shaped saltwater pond, located on the west side of Lanier Boulevard between Holly and Elm avenues (photograph 10). The pond is counted as a contributing site.

The topography in Brunswick is low and flat. The city is situated on a peninsula with tidewater estuaries to the west and south and broad expanses of marsh to the east. The Windsor Park Historic District is situated on sandy terrain and features mature oaks with Spanish moss, sago palm, pines, maple, and magnolia trees, as well as indigenous subtropical plants and shrubs such as saw palmettos, azaleas, and wax myrtles. The land slopes to the east towards the salt marshes. The design of the subdivision around this natural terrain is in keeping with Windsor Park's place as Brunswick's first picturesque suburb.

Civil engineer Arthur Owen Wilson of Huntsville, Alabama designed the plan for Windsor Park. The curvilinear streets and variously shaped lots Wilson employed in his design are characteristic of picturesque subdivisions of the period. The relationship of the natural terrain to the pattern of street and lot layout is clearly influenced by the contours of the saltwater marsh that originally formed the subdivision's eastern border. The curvilinear shape of Lanier Boulevard (originally Shell Boulevard) reflects the original contour of the marsh. Lanier Boulevard runs along the length of the marsh's edge from Gloucester Street to the southern tip of the Brunswick peninsula passing through several other subdivisions; however, Windsor Park is the only subdivision in Brunswick with curvilinear streets that are designed in relation to the natural features and topography of its site.

There is one historic park located within the district. It is an oval-shaped public park located in the center of the subdivision and is bounded by a curvilinear perimeter road (photographs 1 and 18). The park, Windsor Park, is flat with a large expanse of lawn and is studded with numerous mature oaks draped with Spanish moss, palm, and crepe myrtle trees. Azalea bushes surround a small tile-floored terrace with a low, brick, bench-wall built in the center of the park in 1961 as a memorial to Annabelle Dunn Atwood. These are counted as one contributing site and one object. A second green space that was historically vacant on Gloucester Street was deeded to the city for a park in 2012. It is not contributing to this district.

Windsor Park's 185 lots are wooded and vary in size and shape. The subdivision features dozens of mature, old growth oaks. A c.1918-1920 aerial photograph indicates that nearly one-third of the subdivision was clear-cut; particularly the eastern section along Lanier Boulevard, during the 1910s to create fairways for a nine-hole golf course that was temporarily located on the tract. Palm trees were planted intermittently throughout the tract at this time, while magnolia, palmetto, and crepe myrtle trees were introduced on lots after active development of the subdivision began again during the late 1920s and 1930s.

The entire Windsor Park district remains a residential subdivision as originally intended. There is no commercial intrusion, although commercial uses can be found along the north side of Gloucester Street and on adjacent lots south of Magnolia Avenue.

The houses within the district represent several common types and styles built for middle- and upper-class neighborhoods in Georgia between 1905 and the mid-1960s. The subdivision was not built out during one time period and houses from different eras are located on adjacent lots of varying sizes. The earliest development was in the northern section of the district.

Most of the houses in Windsor Park are generally sited near the center of each lot and are of similar setback. Most garages and other outbuildings are located on the back of lots and are accessed through driveways located along one side of the house, although a few blocks in the subdivision do feature rear access lanes for this purpose; the most prominent example being the sections of Palmetto Avenue and Lanier Boulevard between Ash Avenue and London Street. Some garages and carports are incorporated into the design of the house. A moderate density is generally consistent throughout the district.

Several houses in Windsor Park have high-style architectural features, but most tend to be good examples of popular styles and types of Georgia houses. House types, as identified in the statewide context, *Georgia's Living Places: Historic Houses in their Landscaped Settings*, relate to the overall form, plan, or layout. The style refers to decoration or ornament, as well as to the design of the overall form.

Comprised of houses primarily constructed from 1926 to the early 1960s, Windsor Park features one of the best collections of Depression era, post World War II, and mid-20th century domestic architecture in Brunswick, representing a wide variety of architectural styles and house types built in middle- to upper-middle class neighborhoods in Georgia. Principal stylistic influences include Colonial Revival, Craftsman, English Vernacular Revival, and Spanish Colonial Revival. Among the principal house types represented are Ranch, American Small House, Bungalow, Georgian House, and English Cottage. Most houses within the district are one-story in height, are of balloon-frame construction, and feature brick veneer, clapboard, or stucco exteriors. Most houses feature 6/6 and 8/8 double-hung wood windows, although metal casement windows are common for American Small House and early Ranch house types in the district.

The earliest development in the district occurred north of Holly Street. According to tax records, the earliest houses within the district were constructed in 1905 and 1911. These houses, located at 1411 Sycamore Street (side-gable cottage) and 1404 Sycamore Street (Georgian cottage) respectively, were not part of the Brunswick Company's initial or subsequent

vision for the development. They more closely reflect the type of residential architecture being built a few blocks south of Windsor Park in nearby Town Commons.

Built around 1910, the clubhouse for the Brunswick Golf Association located at 1403 Palmetto Avenue was extensively remodeled in 1937. The building is a rectangular frame, one-story, hip-roof building with flared, widely overhanging eaves, exposed rafter ends, paired 1/1 windows, and clapboard siding (photograph 7). The clubhouse originally featured an integral wraparound porch on all four sides of the building – the porch was removed in 1937 when the building was remodeled for residential use.

Completed from 1926 to 1928, the oldest houses associated with the planned development of Windsor Park were built in revival styles that were popular in the 1920s. These styles include the Colonial Revival, Classical Revival, English Vernacular Revival, and Mission/Spanish Colonial Revival styles. Other styles within the district include the Bungalow/Craftsman, Contemporary, and Ranch house styles. The houses include both one- and two-story houses in a range of types. These types include the Georgian Cottage, Georgian House, Side Hallway, American Foursquare, Pyramid Cottage, Side-Gabled Cottage, Bungalow, English Cottage, American Small House, Ranch House, and Split Level.

Of the approximately two dozen two-story houses in Windsor Park, the predominant house type is the Georgian House plan, as well as some Side Hallway and American Foursquare houses. Most of the examples were built during the late 1930s and early 1940s with only a few two-story houses being built after 1950. This conforms to a trend in Georgia and elsewhere in the country where one-story houses (American Small Houses and Ranch houses) and Split-level houses predominated during the mid-20th century. Stylistically, most of the two-story houses are variations of the Colonial Revival style, including the Georgian-type houses at 2000 Oak Circle; 1027 Lanier Boulevard; and 1327 Sycamore Avenue; the American Foursquare type house at 1115 Sycamore Avenue, as well as the side hallway type variant at 1329 Sycamore Avenue. Examples built after 1950 include the Spilt-level houses located at 1212 Sycamore Avenue and 1225 Sycamore Avenue.

There are numerous examples of the American Small House in Windsor Park. The type was developed during the Great Depression as an economical and practical alternative to larger, more traditional housing types and gained popularity during the late 1930s. Most American Small Houses within the district are balloon-frame, one-story brick veneer or clapboard residences with low-pitched, side-gable roofs, boxed eaves, and triangular or rectangular wood vents in the side. While some of the American Small Houses found in Windsor Park are modest or basic examples of the type, which is true of the houses found on Magnolia and Walnut avenues, several examples in the district feature expanded floor plans and are constructed with more substantial building materials. There are also several one and one-and-a-half story houses located within the district.

More than one-third of the houses in Windsor Park are Ranch houses. The sprawling design of the Ranch house, with an emphasis on a long and low profile, was well suited for the large lots that were offered in new housing developments of 1950s suburbia. These houses are generally rectangular-shaped, one-story houses featuring low-pitched hip or side-gable roofs, moderately overhanging boxed eaves, paired- and triple-windows, and picture windows. Many Ranch houses in Windsor Park display Colonial Revival-style details such as sidelights, dentils, and abbreviated side wings (photographs 20 and 26). Metal casement and aluminum awning windows are sometimes used as a substitute for double-hung wood windows in a few examples.

1101 Palmetto Avenue, photograph 14, is an example of the "Rambling Ranch House" subtype – a long, low Ranch house that "rambles" all over its lot. Ranch house types are identified in *Guidelines for Evaluation: The Ranch House in Georgia,* a context study for Georgia. Like most fully developed iterations, this example features three distinct setbacks – an identifying characteristic of the subtype. This red-brick house has a multi-light bay window, sunroom with bands of 6/6 windows, and a one-car garage wing attached to the rear of the house by a hyphen and accessed from the side facing Walnut Avenue.

The house at 1800 Oak Street is a good example of a half-courtyard Ranch house with corner windows (photograph 25). The house has grey brick and awning windows.

Other bungalow-Ranch houses within the district include the two nearly identical stucco examples at 2009 Elm Avenue (1949) and 2007 Elm Avenue (1948), as well as the more basic brick veneer example at 1419 Lanier Boulevard (1947). Most English Vernacular Revival-style houses in Windsor Park are modest, one-story brick examples such as the house at 1206 Palmetto Avenue built c.1939-1940. The houses feature moderate or steeply pitched cross gables, gabled entry

foyer or porch, and arched doors and windows. The house at 1302 Sycamore Avenue (photograph 2) built in 1937 is an outstanding example of the style in the neighborhood. It was designed by local architect Laurence S. Miller as his personal residence. It is a one-and-a-half story, side-gable house with brick veneer, multi-light, double-hung wood windows, hip roof dormers with casement windows, and a low-pitched façade gable with a cast-stone Tudor arched door surround with entablature and quoins. The house also has a large one-story wing and multiple brick chimneys with tall shafts.

Completed in 1928, the houses located at 1407 and 1409 Palmetto Avenue are large, one-and-a-half story English Vernacular Revival-style cottages built by the contracting firm of Ledsinger and Turner Contracting Company. The cottages feature steeply pitched gables with flared overhanging eaves, stucco exteriors, simple half-timbering, paired 6/1 windows, and large brick chimneys. Ledsinger built 1409 Palmetto Avenue as his personal residence.

The Spanish Colonial Revival style was popular for resort communities along the East Coast that were developed during the 1920s. In 1927 the Brunswick Company began the construction of three Spanish Colonial Revival-style cottages – two on Palmetto Avenue. All of the cottages were built by New York contractor John Grundahl. The cottages at 1404 Palmetto Avenue (photograph 9) and 1906 Gloucester Street (photograph 5) were designed by local architect Harrison S. McCrary, Jr. The third house, according to *The Brunswick News* on November 12, 1926, was built according to plans that won an architectural contest for an ideal bungalow.

While the Spanish Colonial Revival did not become a dominant style in Windsor Park, a few examples were added in subsequent years, particularly 1810 Oak Avenue designed by Francis L. Abreu for prominent Brunswick businessman Carley Zelmenowitz (later shortened to "Zell"). The Zell House is reminiscent of the classic oceanfront estates designed by Francis Abreu and built on Sea Island during the 1930s and 1940s. The house displays both Mediterranean and Spanish Revival influences. It has been altered in recent years and is noncontributing to the district.

The Colonial Revival style is the most common style in Windsor Park and is represented throughout the district. Colonial Revival-style houses were built from the early 20th century to the present and feature classical details and an emphasis on symmetry. Most of the mid- to-late period Colonial Revival-style houses located in Windsor Park are one-story houses with minimal stylistic details with brick veneer and clapboard exteriors, gable-roof dormers, simple classical door surrounds, and gable wings (which frequently house an integral garage or carport). Two-story examples, like the houses at 2000 Oak Circle (photograph 17), 1227 Sycamore Avenue, and 1007 Palmetto Avenue feature side-gable roofs, distinct yet simple entablatures, one-story wings, and classical door surrounds that are frequently accentuated with a pediment and pilasters. These 1930s examples are characteristically restrained and exhibit a minimal amount of ornament --most feature only a small entry stoop or no porch at all. Asymmetrical examples, like the side-hall type houses at 1309 Sycamore Avenue, 1329 Sycamore Avenue (photograph 3), and 1011 Palmetto Avenue display irregular facades through an offset entrance or the placement of an ell on the façade.

The large two-story frame house (photograph 3) at 1329 Sycamore Avenue (1937) was designed by architect James L. Robeson as his personal residence while he was an associate to Brunswick-based architect Francis L. Abreu (Robeson became a partner in the firm Abreu and Robeson in 1940). The simple, yet elegant house is designed in the Colonial Revival style and features a side-gable roof, tightly boxed eaves and flush rake, 6/6 and 8/8 double-hung wood windows, and a simple gable stoop. The house also has a one-story, side, shed wing, and a one-story ell off the rear.

The two-story home of Norman A. Way at 1227 Sycamore Avenue (c.1937-1938) is attributed to the office of Francis Abreu and was likely also designed by Robeson as it shares some similar characteristics. The Colonial Revival-style house features a side-gable roof, brick veneer, 8/8 wood windows, and a full-width, two-story portico with slender, simplified, full-height columns. The Georgian plan house also has a Colonial Revival-style door surround with broken pediment, dentils, and fluted pilasters as well as a one-story shed wing to one side. The Windsor Construction Company built the Way home and others, under John Grundahl management.

The Craftsman style was popular in Brunswick during the 1930s and early 1940s and can be seen in many houses in Windsor Park, such as the front-gable bungalows at 2007 Ash Avenue (photograph 16), constructed c.1937-1938, and 1414 Magnolia Avenue (photograph 32), constructed in 1931. Typical features include low-pitched, widely overhanging open eaves, exposed rafter ends, knee braces, and square battered wood columns resting on brick piers. A majority of examples within the district, however, are minimal expressions of the style and often feature exposed rafter ends as the single characteristic of the style such as the house at 1209 Magnolia Street (photograph 30).

The outstanding Contemporary-style houses at 1115 Lanier Boulevard (photograph 15) and 1601 Walnut Avenue were among a handful of houses built in Windsor Park during the 1960s.

The Windsor Park Historic District has retained its integrity through both the landscape and the houses. Of the 178 houses in Windsor Park, only 18 are non-contributing. These include houses built after the period of significance and a few houses that have lost their integrity through major alterations.

There are vacant lots scattered throughout the district. These lots were historically vacant and are identified on the National Register map with the letter 'V'.

Noncontributing buildings within the district include those buildings that have been significantly altered from their historic appearance or were constructed after the end of the period of significance. Examples include the house at 1419 Magnolia Street that was constructed after the end of the period of significance (photograph 31) and several houses along Magnolia Street at 1301, 1309, and 1315 that are either new or have significant alterations to the building. Other buildings that were identified as noncontributing include those with large additions or changes in exterior materials.

The areas surrounding the Windsor Park Historic District contain concentrations of historic resources. North of the district, directly across Gloucester Street, is the Urbana Neighborhood, a residential area of two-story houses and bungalows built during the late 19th and early 20th centuries, with commercial strip development along Gloucester Street. Pockets of historic commercial and office buildings are located along this section of Gloucester Street, including a c.1960s municipal office building. East of the district is the Howard E. Coffin Memorial Park – formerly a large salt-water marsh – adjacent to Glynn Avenue/Highway 17 and the "Marshes of Glynn Overlook Park." West of the district is a small residential section – the southernmost portion of Town Commons and Oak Grove Cemetery. South of the district is the Dixville neighborhood, an historically African-American community begun shortly after the end of the Civil War. Both of these areas contain mostly residential resources built during the late 19th century through the mid-20th century.

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.)

- [x] 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.
- [x] 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
1905-1963

Significant Dates
1905 – date of construction of first house in district
1926-29 – Subdivision re-surveyed and laid out, Brunswick Co. houses constructed
1963-end of the historic period

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Abreu, Francis L. (architect)
McCreary, Harrison S. (architect)
Miller, Laurence S. (architect)
Robeson, James L. (architect)
Wilson, Arthur Owen (civil engineer and designer)

Period of Significance (justification)

The period of significance is from 1905, the date of construction of the first building, to1963, the end of the historic period.

Criteria Considerations (explanation, if necessary) N/A

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

The Windsor Park Historic District is significant at the local level under Criteria A and C in the areas of architecture and community planning and development for its importance to the city of Brunswick as its first suburb. In 1888 the newly formed Brunswick Railway and Terminal Securities Company, a business conglomerate of New York and Western capitalists known locally as "The Brunswick Company", purchased a large tract of land overlooking a vast marsh southeast of downtown Brunswick. The land was to be developed into an exclusive "picturesque" subdivision for wealthy Northerners to spend the cold winter months. The Brunswick Company put their plans for the subdivision on hold following an 1892 recession. Subsequent recessions followed during the early 20th century. During this time, the tract was generally regarded as park space with the land being used as the location for a nine-hole golf course. A severe housing shortage during the mid-1920s prompted the Brunswick Company to revive the Windsor Park project in 1926. Using the original subdivision plan, the tract was formally surveyed and platted beginning in 1926 and laid out in 1929. Initial development was slow through the early 1930s, but the completion of the adjacent Howard E. Coffin Memorial Park in 1938 resulted in the gradual build out of the neighborhood following the end of the Great Depression and the Second World War. The Windsor Park Historic District is significant in the area of architecture for its good, intact collection of house types and styles found in middle-class neighborhoods in Georgia from the 1920s through the 1960s. In the area of community planning and development, Windsor Park is significant because it represents an early planned picturesque subdivision in Brunswick. It retains the historic layout of streets and lots, which was a departure from the gridiron pattern that had dominated Brunswick's previous development. Arthur Owen Wilson of Huntsville, Alabama, a civil engineer trained in his native Canada, designed a series of curvilinear streets and wooded lots of varying size and shape with native vegetation and landscape features that are still apparent today.

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

The Windsor Park Historic District is significant in architecture for its good intact collection of historic residential types and styles, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings,* a statewide context. Included are excellent examples of early to mid-20th century house types and styles common in similar neighborhoods. The Ranch, American Small House, Bungalow, Georgian House, and English Cottage are the predominant types. The major stylistic influences include Colonial Revival, Craftsman, English Vernacular Revival, and Spanish Colonial Revival. Brick, wood, and stucco are used as exterior materials. House sizes range from modest to very large. One-story construction is typical of Windsor Park, but there are also several one-and-a-half and two-story examples. A few of the houses in the district are architect designed. The houses in the district illustrate how popular styles and types of the period were used for a variety of houses. While the district's roots were more affluent than the rest of Brunswick, the effects of the Great Depression slowed development and ultimately affected what was built as middle-class or upper-middle-class housing.

The Colonial Revival style is represented extensively throughout the district on various house types, particularly the American Small House from the 1930s and 1940s. Several two-story Georgian and a few Side Hallway plan houses also exhibit Colonial Revival details. Houses with Craftsman style details are also represented extensively throughout the district, particularly in the Bungalow, as well as a few Ranch houses from the 1950s, usually as a secondary influence exhibited by overhanging eaves and exposed rafter ends. A few English Vernacular Revival-style houses were built in the oldest section of the district in the 1920s and became more common in the 1930s and early 1940s, usually on one-story brick cottages. Windsor Park also has several good examples of Spanish Colonial Revival-style houses, which are relatively rare in Georgia. Post World War II houses, such as the Ranch, tend to be of moderate size and proportion on average, with the Colonial Revival style outnumbering more contemporary designs. The district retains its architectural integrity. There are very few noncontributing buildings.

Some of the architects who designed houses in Windsor Park include Harrison S. McCrary, Jr., Laurence S. Miller, Francis L. Abreu, and James L. Robeson. Harrison Samuel ("H.S.") McCrary, Jr. (1891 – 1978) – a native of Brunswick and a 1914 graduate of the Georgia Institute of Technology, designed the Spanish Colonial Revival-style cottages at 1404 Palmetto Avenue and 1906 Gloucester Street for the Brunswick Company in 1926. McCrary also worked in Florida and North Carolina before moving to Missouri where he was a principal in the St. Louis firm of Abram and McCrary. Brunswick architect Laurence S. Miller designed the 1937 English Vernacular Revival-style house at 1302 Sycamore Avenue as his personal residence. Outside the district, Miller worked as an associate to Valdosta architect Felton Davis in designing the

1941 King and Prince Hotel (listed in the National Register in 2004) on St. Simons Island. While still an associate architect with the office of Francis L. Abreu, Brunswick architect James Lee Robeson (1905 – 1991) designed the 1937 Colonial Revival-style house at 1329 Sycamore Avenue as his personal residence, as well as the c.1937-1938 Norman A. Way House at 1227 Sycamore Avenue. In 1940 Robeson became a principal in the prolific Georgia architectural firm of Abreu and Robeson, who were known throughout the state and region for a variety of architectural works including hospitals, schools, churches, governmental buildings, resort facilities, as well as private homes. Outside the district, Robeson designed the c.1950 Sea Island Beach Club, as well as the c.1955 Memorial Hospital in Savannah, Georgia. Francis Louis Abreu (1896 – 1969) is perhaps best known for the numerous Spanish Colonial and Mediterranean Revival-style cottages and villas he designed on Sea Island from the mid-1920s through the 1940s – particularly Casa Grenotta, designed for playwright Eugene O'Neal and his wife Carlotta in 1931. Abreu designed the Spanish Colonial and Mediterranean Revival-style house at 1810 Oak Avenue for Brunswick businessman Carley Zell. The house has been enlarged and altered from its original design.

Windsor Park is also significant in the area of community planning and development as Brunswick's first "picturesque suburb" and represents an early planned modern subdivision that reflects some of the predominant national trends of its time. Taking advantage of the natural features and topography of its site, the subdivision's layout of curvilinear streets and wooded, irregular lots are characteristic of picturesque subdivisions of the era and were a departure from the gridiron pattern that had dominated Brunswick's previous development.

Windsor Park was originally planned as an exclusive "villa colony" for wealthy Northerners to spend the cold winter months. In 1888 the Brunswick Railway and Terminal Securities Company – a business conglomerate of New York and Western capitalists known locally as "The Brunswick Company", purchased a large tract of land overlooking a vast marsh located a few miles southeast of downtown Brunswick. The tract's marsh-side location and its natural beauty were ideal for the development of a "picturesque subdivision." In 1890 the subdivision was platted, a public park was created, and lots were made available for sale. Plans for the subdivision were put on hold following a series of debilitating recessions that occurred during the 1890s and early 1900s. The whole of Windsor Park was generally regarded as a park area during a prolonged period of inactivity that extended into the mid-1920s.

A severe housing shortage during the mid-1920s prompted the Brunswick Company to revive the Windsor Park project in 1926. Using the original subdivision plan, the tract was formally surveyed beginning in 1926, platted in 1927, and laid out in 1929. The plan to market the development to wealthy Northerners was abandoned in favor of attracting Brunswick's upper-middle class. The Brunswick Company commissioned the construction of three exhibition homes in 1926 – all in the Spanish Colonial Revival style. Initial development was slow through the early 1930s, but the completion of the adjacent Howard E. Coffin Memorial Park in 1938 resulted in the gradual build out of the neighborhood from the 1940s through the mid-1960s.

The Windsor Park Historic District is generally characterized by curvilinear streets and irregular lots that reflect the prevailing manner of laying out early 20th century suburbs, particularly in the way that the newly created landscape related to the natural features, topography, and drainage patterns. Residential areas of this type were highly successful in many places. When Windsor Park was developed, this naturalistic landscape was new to Brunswick neighborhoods. Whenever possible, the existing mature oaks were left minimally disturbed while the lots were enhanced with plantings of vegetation, such as sago palm, pine, maple, and magnolia trees, as well as indigenous subtropical plants and shrubs such as saw palmettos, azaleas, and wax myrtles. This was particularly true of the oval-shaped public park in the center of the subdivision. The naturalistic setting evokes a rural aesthetic, which is amplified by the development's location outside Brunswick's urban core. Informal landscaping and wooded lots distinguish the residential neighborhood from commercial development to the north and older, more traditionally planned neighborhoods to the south and west.

The Windsor Park Historic District represents several periods of residential development in Brunswick, while retaining its original plan from 1890, as resurveyed from 1926 to1929. No other Brunswick subdivision exhibits the same layout of streets and lots, and diversity of 20th century residential design as does Windsor Park. The neighborhood is reflective of community planning trends of the period. These trends favor modern, picturesque/garden suburbs with curved streets in contrast to the gridiron patterns found closer to the center of town in communities like Brunswick and Savannah.

Developmental history/additional historic context information (if appropriate)

The following developmental history was written by Bob Ciucevich, consultant with editing by Lynn Speno, HPD National Register Specialist. The draft 5/29/12 "Windsor Park Historic District" National Register of Historic Places Registration Form is on file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

Windsor Park Subdivision was originally part of a large area of land in Brunswick called Town Commons, which was set aside by city leaders during the late 18th century for Brunswick's future expansion. On February 1, 1788, the Georgia General Assembly passed an Act appointing Henry Osbourne, George Handley, Christopher Hillary, John Braddock, William Stephens, John Houston, Gen. Lachland McIntosh, and James Seagrove as Commissioners, and directed them to establish a school – the precursor of what is now known as Glynn Academy. In order to pay for the construction and maintenance of the "Academy," the Act authorized the Commissioners to survey and sell lots in Brunswick toward this end. As a result, a large tract of land surrounding Brunswick on three sides was laid off and designated as "Commons." It was the intention of the Commissioners to rent or lease the Commons and to apply the money raised in this manner to support the Academy.

After the Glynn County seat was moved from Frederica to Brunswick in 1797, an Act was passed by the General Assembly in which Commissioners were appointed and authorized to sell 500 acres of the Commons. Funds raised supported construction of a courthouse and jail and the Academy. The section of the Commons that was surveyed and sold at this time included that part lying to the south and east of the original boundaries of Brunswick and consisting of the following tracts: the Piles tract and the Benjamin Hart tract; the Mackenzie tract, now Habersham Park; the Chubb tract, now Dixville; the Wilson tract, now Windsor Park; Urbana; and Mayhew.

Windsor Park Subdivision

The development of Windsor Park was planned in the late 1880s by the Brunswick Terminal and Railway Securities Company – a business conglomerate of New York and Brunswick-area interests known locally as "The Brunswick Company." The 1892 Howard's City Directory of Brunswick contains a lengthy description of the company in its forward outline of the city and its various businesses, institutions, and commercial interests:

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

With the extension of Town Commons beyond F Street in 1885, the Brunswick Company began to make plans for the recently acquired Wilson tract, which was located immediately east of the new municipal subdivision and within close proximity of the saltwater marshes and tidal creeks. The company's board of directors planned to take advantage of the tract's marsh side location in developing Windsor Park as an exclusive "picturesque" subdivision for wealthy Northerners to spend the cold winter months. A promotional piece in the December 1888 issue of *Harper's Magazine Advertiser* entitled "Brunswick-by-the-Sea," relates these intentions in its "prediction" that a "villa colony in Windsor Park" would become a winter resort and declaring – as a whole, that "Brunswick by the Sea is destined to become "the winter Newport of America." Like other Southern resort developments of the era, Windsor Park was also designed to take advantage of its close proximity to the railroad line located along nearby Cochran Avenue (now Martin Luther King, Jr. Boulevard). The rail line provided a means of conveniently transporting patrons directly to Windsor Park (as depicted on promotional, idealized "bird's eye view" renderings that were part of the c.1890 plat of the subdivision).

In order to entice patrons to travel south to their hotels and to invest in their coastal developments, the Brunswick Company mounted a public relations campaign intended to promote Brunswick through carefully placed articles in the *New York Times* and other nationally distributed newspapers. An article published in the February 24, 1889 edition of *The New York Times* entitled "GEORGIA AWAKE AT LAST: Brunswick-By-The-Sea and Its Rapid Progress. A State In Which

Northern Capital is Sadly Needed – No Difficulty In The Labor Problem" outlines the natural beauty and beneficial climate of coastal Georgia and the myriad of business opportunities open to the Northern capitalist. With the clear intention of promoting investment in its stock (listed a year earlier on the New York Stock Exchange), the article goes on to make the self serving proclamation that "it would be hard to find a more prosperous, busy, and enterprising town at the North than Brunswick," adding that "capital is pouring in for investment in new enterprises and real estate ... the advance in real estate has been healthy and strong ... In many instances houses are rented before the foundations are fairly laid; and they pay well too – from 15 to 18 per cent on the investment." The most blatant promotion in the article, however, outlined the efforts of the Brunswick Company itself in developing Brunswick, which included a reference to "Windsor Park" – the public park that was to be located in the center of their new winter colony:

> "The present prosperity of Brunswick has been greatly promoted by the capital and enterprise of "The Brunswick Company," an organization of New York and Western capitalists that bought out the old Milbank property. They have built the street railroads, the Oglethorpe Hotel in town, and a fine hotel on St. Simon's Island; have opened up new streets, splendid broad shell avenues and drives, and a now laying out an elegant, spacious park, and are reaping the reward in the rapid sales of their real estate at greatly advanced prices – an example of what Northern capital and push can accomplish by Southern investments. The field is a good one and a safe outlet for the plethoric purses of Northern capitalists that can scarcely realize 4 per cent per annum safely at home."

In 1890 the Brunswick Company published a promotional plat for Windsor Park designed by civil engineer Arthur Owen Wilson of Huntsville, Alabama. Unlike the standard grid pattern of streets and uniform lot sizes of earlier developments in Brunswick, Windsor Park would feature large wooded lots of varying shapes and sizes set among a series of curvilinear streets within a park-like setting. Similar to Gordonston in Savannah and Druid Hills in Atlanta, Wilson's Windsor Park was planned as a "picturesque" subdivision and employed a type of subdivision pattern that had become popular for upscale residential developments throughout the country during the late 19th and early 20th centuries. Like other picturesque subdivisions of the era, the new development would be centered on an oval-shaped community park and would feature streets bearing the names of popular trees such as Elm, Sycamore, and Oak – a common practice in Victorian-era neighborhoods during the 19th century. A small salt-water pond adjacent to a curvilinear, marsh-side boulevard was an additional amenity proposed for the new community. A copy of the plat was recorded at the Glynn County Courthouse on April 9, 1890, and later that year the public park depicted in the center of the development – aptly named "Windsor Park", was established and dedicated to the city of Brunswick. As illustrated in an 1892 postcard, the original Windsor Park was realized as a Victorian-era picturesque park with meandering paths and benches set in a naturalistic landscape enhanced with azaleas, saw palmettos, and other plantings. The park at this time appears to have had undefined boundaries (despite its oval-shaped depiction on the c.1890 plat map).

The sale of lots in Windsor Park was steady during the first few years but was soon brought to a halt by financial downturns in the national economy. Due to the Panic of 1893, the first in a series of economic recessions that occurred during the 1890s and early 1900s, the Brunswick Company put its plans for Windsor Park on hold. The promotion and development of the subdivision was curtailed through the first decades of the 1900s. Other than the public park, no other aspect of the plan was carried out until the late 1920s. As a result, the entire tract became regarded as a park area during this time – an extension of the central public park – "Windsor Park" – that had been dedicated to the city only a few years earlier. The public's perception of Windsor Park as parkland rather than a "private subdivision with a park" is evidenced by city directories of the period that list Windsor Park with Brunswick's other public parks, but give its location as "the corner of Gloucester Street and Glynn Boulevard."

Unable to proceed with its initial plans, the Brunswick Company leased the land for other uses in the interim. During the early 20th century, the Brunswick Company entered into an agreement with the Brunswick Golf Association to allow for the establishment of a nine-hole golf course within Windsor Park. It appears that the course was built around the existing c.1890 public park. While Windsor Park is identified on Sanborn Maps as early as 1898 (labeled without streets and lot lines) and on the official 1905 Brunswick City Map (with streets and other features as depicted in the idealized c.1890 Map of Windsor Park on record at the court house), the Brunswick Golf Course was never depicted or listed on any maps of record, perhaps indicating the temporary nature of the arrangement. It appears that the Brunswick Golf Course was established by 1910. A description of the golf course appears in Polk's Brunswick City Guide for 1914-1915:

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

A c.1918-1920 aerial photo of the golf course within the Windsor Park tract is the only image known that provides an idea of what the course looked like. The golf association clubhouse is clearly visible in the photo while the Victorian-era park ("Windsor Park") is indiscernible amongst the other trees and vegetation – a possible indication that the park was allowed to return to nature over time. The photo also confirms that a few houses were extant within Windsor Park by this time. Two of these houses, 1404 and 1411 Sycamore Avenue, appear to have been built c.1920 at the intersection of what is now Sycamore and Holly avenues.

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

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

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

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

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

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

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

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

Despite assurances that the initial phase of construction would not "immediately affect the golf course," the Brunswick Golf Association called a special meeting to discuss the matter less than a week after this second article appeared in the news.

An article under the heading "Golf Association Now Figuring On New Site For Links: Committee To Hold Meeting To Decide Just What The Local Organization Will Do" published in the November 16, 1926 edition of *The Brunswick Pilot* announced the meeting and outlined the Association's concerns as follows:

> "For the purpose of determining just what is to be done with reference to a new golf course in Brunswick, a committee representing the Brunswick Golf Club will hold a meeting tomorrow night when several problems will be discussed and probably some definite action taken.
>
> As is well known the golf club cannot hope to continue to play on the present links much longer. The property, known as Windsor Park, is owned by various people, many of whom have expressed a desire to build on their lots, and the erection of one or two more houses will render the course useless for further use.
>
> A large majority of the lots in the subdivision are owned by the Brunswick Terminal and Railway Securities Company, and while that company has no desire to break up the links, still officials have announced that the company will shortly erect a half dozen handsome bungalows on the subdivision. The locations have been selected so that houses will not interfere with the golf course, but it is realized that the once building is started on the links the location will prove the most desirable in Brunswick for homes, and many of those who now own lots have expressed an intention of building within the near future.
>
> A large number of lots privately owned, it is understood, are right in the middle of the golf course, and the erection of homes on one or two of them would so interfere with the course that further playing would be impossible."
>
> Realizing that their time is limited, the members of the golf club have been discussing for sometime just what to should be done, therefore the meeting has been arranged for tomorrow night.
>
> It is understood that a number of members of the golf club favor the purchase of a new site, not more than five or six miles from the city, on which to locate a new course."

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

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

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

While the Brunswick Company was the principal entity behind the re-survey and development of Windsor Park, their initial phase of construction, first announced in November of 1926, was not the first building project begun in the subdivision during that time. According to two articles that appeared in the May 6, 1926 edition of *The Brunswick Pilot* entitled "Permits Issued For Residences" and "New Contracting Concern Begins," the contracting firm of Ledsinger and Turner were issued permits for "the construction of two handsome homes in Windsor Park, one to R.S. Ledsinger and the other to Joe Owens." These houses, located at 1407 and 1409 Palmetto Avenue, were built c.1926-1927 and are nearly identical, one-and-a-half story, stucco English Vernacular Revival-style cottages. They are located on the same block that was being developed by the Brunswick Company during their initial first phase of construction and, incidentally, in close proximity to the clubhouse of the Brunswick Golf Club located at 1403 Palmetto Avenue. Ledsinger, who had recently relocated to the city from Barnesville, built 1407 Palmetto Avenue as his personal residence.

By 1928 the Brunswick Company's first phase of construction in Windsor Park was complete, resulting in the stucco Spanish Colonial Revival-style bungalows situated at 1404 and 1329 Palmetto Avenue and 1906 Gloucester Avenue. The selection of Spanish Colonial Revival as the architectural style for the new houses was likely intended to draw an association with the popular, upscale developments at Palm Beach and Boca Raton, Florida, as well as the nascent resort being developed by Howard Coffin at nearby Sea Island during the same time.

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

> "While the paving in Windsor Park has not been completed it has been advanced sufficiently to permit driving over it and it is now possibly to drive all through the park on the most gracefully winding roads. The paving will probably open up this very beautiful section of the city to further development."

Given the initial demand for building lots and the rapid construction of the first dozen houses in Windsor Park during the late1920s, there is little doubt that the rapid development of this new select community would have continued unabated had it not been interrupted by the stock market crash of 1929 and subsequent Great Depression that followed. The 1930 Sanborn Map indicates that about nine houses had been constructed in Windsor Park by this time, all of which were concentrated on a single block of Palmetto and Sycamore avenues south of Gloucester Street (apparently the first streets in the subdivision opened up during the late 1920s). While a small number of houses were built during the early 1930s, the establishment of the adjacent Howard E. Coffin Memorial Park along the eastern border of Windsor Park in 1938-1939 provided a potent catalyst in accelerating the development of the subdivision during the mid-to-late 1930s.

The original plan for what would eventually become the Howard E. Coffin Memorial Park was developed by the Brunswick Planning Board in conjunction with Charles Wellford Leavitt & Sons, city planners, between 1926 and 1930, and involved not only the filling in of the "marginal marshes east of Boulevard" in creating an "elaborate (new) municipal recreation park", but also the creation of a "complete series of parkways and parks" at the eastern entrance to the city. According to an article in the September 5, 1930 edition of *The Brunswick Pilot* entitled "Planning Board Move for Waterfront Recreation Park and Playground for the City," Windsor Park Subdivision and the adjacent marshland were key components in the plan to develop a "magnificent semi-tropical park and parkway entrance into the City and the Brunswick-St. Simons Causeway":

> "this area of marshland ... located as it is, form(s) the front yard of what will soon be the City's finest residential section over looking the historic Marshes of Glynn and forming a portal through which it is possible to obtain the only view of the Atlantic Ocean from the Coastal Highway in three states ..."

The article also points out that the preservation of "the famous Lanier Oak" was incorporated into the general plan as well.

Despite its approval by the city commission, the park plan was postponed due to the effects of the Great Depression, but was revived in 1935 by civil engineer Fernando J. Torras, who had become the city manager of Brunswick. The August 29, 1935 edition of *The Brunswick Pilot* included an article entitled "Recreation Center Planned for Marginal Marshes East of Boulevard" announcing the city's intentions to proceed with the plan. The article included an official plat that depicted all of the numerous amenities to be constructed within and around the park, such as a saltwater lake with docking facilities, bathhouse and pavilion, concrete swimming pool, tennis courts, and baseball and softball diamonds. The plat clearly indicates the intended interplay between the planned public recreation park and parkways and the private residential

subdivision of Windsor Park: palm tree-lined Gloucester Street and Boulevard (now Lanier Boulevard) tie seamlessly into the unrealized curvilinear drives of the public park while the oval-shaped "lake" along Boulevard between Holly and Elm avenues is landscaped and depicted as an extension of the planned recreation park within Windsor Park subdivision itself.

Revived interest in building homes in Windsor Park quickly heightened upon the announcement that plans for the marsh-front recreation park would soon be moving forward, resulting in the subdivision's greatest period of construction between 1937 and 1943. As result of the postponed development of the subdivision, the architecture of the houses built during this time reflect the minimalistic, late period revival styles that were popular during the late 1930s and 1940s, rather than the stucco and clay tile Spanish Colonial and Mediterranean-influenced coastal resort architecture in vogue during the Coffin-era of the 1920s.

While many individuals already owned lots that were purchased during the earlier promotion of the subdivision, investment companies such as the Brunswick Company, the Georgia Land Company, and the Georgia Investment Company, owned multiple lots that they made available for sale. Another investment company, the Golf Realty Company, offered for sale those lots owned by the Brunswick Golf Association or its members, who ultimately elected to abandon their Windsor Park golf course in 1927 in favor of relocating to a new location.

As was the practice before the Great Depression, the Brunswick Company promoted the subdivision during the late 1930s through news articles in the local newspaper, *The Brunswick Pilot*. One of these articles – entitled "More New Homes Soon (To) Be Erected," was published in the June 7, 1938 edition of the paper at the outset of a sustained housing boom in Windsor Park:

> "Windsor Park's building boom seems to just be getting under good headway."
>
> "With a large number of handsome homes having been erected in this popular subdivision in recent months and a number now being under course of construction, it was reported today that three to four additional contracts will be awarded within the next few weeks by persons who have purchased lots and decided to make their homes in the subdivision."
>
> "It was stated that the new list will include one or two large two-story residences and as many bungalows, the list to be announced shortly."
>
> "There are now in the course of construction in Windsor Park six attractive new homes, one or two of which are nearing completion. They are being constructed by Potter F. Gould, L.G. Sutton, Ben Ramsey, W.E. Geiger, Grady Meyers, and R.L. Beatty, the later practically being complete."

Several of the men were prominent citizens in Brunswick, including Potter F. Gould, who was serving as secretary-treasurer of the Sea Island Company when he and his wife Lois built the handsome, two-story brick, Colonial Revival-style Georgian House at 1027 Boulevard. Another prominent new resident, Leslie G. Sutton, was the owner of the Nehi Bottling Company in downtown Brunswick. He and his wife Katie built the large two-story Colonial Revival-style house at 1414 Palmetto Avenue. The Colonial Revival-style American Foursquare at 1115 Sycamore Avenue was built by Robert A. Beatty and his wife Floy in 1937-1938. Beatty was vice-president of the Downing Company – a leading naval stores factor, wholesale grocery, and warehousing concern in Brunswick.

Two weeks later, a second article was published in *The Brunswick Pilot* on June 21, 1938 that had a more thinly veiled purpose of serving as an advertisement for Windsor Park than the first had. Entitled "Ways Will Build in Windsor Park", the short article not only identified a principle builder of homes in Windsor Park, but also identified a principle real-estate firm and bank involved in the sale and financing of homes within the subdivision:

> "A contract was awarded today for another attractive home in Windsor Park, work on which will begin in the near future."
>
> "The home is to be constructed for Mr. and Mrs. Norman A. Way and the contract was today awarded to the Windsor Construction Company, the contract being awarded by the Home Builders, Inc. The home is to be erected on a pretty lot just west of the home of Dr. and Mrs. M.E. Winchester."

The Way home is located at 1227 Sycamore Avenue and is a two-story, brick, Colonial Revival-style Georgian house located a short distance from the oval-shaped park. The association between Norman Way and Windsor Construction Company is significant. Way was the secretary-treasurer of Parker, Burroughs, and Way – a local insurance company, but was also secretary-treasurer of both the Brunswick Federal Savings and Loan Association and Home Builders, Inc. – a local real estate company. The owner of Windsor Construction Company was John Grundahl – the New York based contractor who the Brunswick Company hired to build the first phase of houses in Windsor Park in 1926. Grundahl also served as the president of Home Builder's Inc. Given the associations between Way and Grundahl, the article was clearly intended to promote their mutual interests as well as the development of Windsor Park. Furthermore, the reference to the Way's new neighbors, Dr. and Mrs. Millard E. Winchester, was a reference to the upscale caliber of the development. Dr. Winchester served as the Glynn County Health Commissioner and resided in the elegant, two-story brick Colonial Revival-style home at 1902 Park Circle (now Oak).

Other Windsor Park residents of note during the late 1930s include:

- Ben Ramsey (Florence) – 1324 Sycamore Ave., asst. postmaster
- Laurence S. Miller (Ouida) – 1302 Sycamore Ave., architect
- Edward J. Gaynor (Emma) – 1327 Sycamore Ave., v-p Brunswick Pulp & Paper Company
- James Robeson (Julia) – 1329 Sycamore Ave., assoc. architect, Francis L. Abreu
- Reginald Rockwell (Frances) – 1121 Palmetto Ave., supt. Hercules Powder Co
- Thomas V. Willis (Ouida) – 1310 Palmetto Ave., physician
- Sereno G. Norton (Grace) – 1401 Palmetto Ave., chemist Hercules Powder Co
- James E. Register (Louella) – 1413 Boulevard, chief of police, Brunswick
- Ralph H. Moureau (Natalie) – 1413 Sycamore Av. office mgr., Brunswick Pulp & Paper Co.

While many upper-middle-class families built substantial homes in Windsor Park during this period – particularly near the central public park, more modest middle-class houses were also constructed during this time in Windsor Park. Several examples of the American Small House were built during the late 1930s and early 1940s as a response to difficult economic times. The houses at 1204 Palmetto Avenue and 1211 Magnolia Avenue exhibit compact designs with side-gable roofs and small wings on the sides. Built c.1938 and c.1941 respectively, they represent a house type that proliferated during the Great Depression through the post World War II years. Passage of the 1934 National Housing Act created the Federal Housing Administration (FHA). This entity created a major financing mechanism to help construct houses. FHA's 1936 "Principals of Planning Small Houses" and reissue in 1940 provided guiding principles for this house type. FHA loans were promoted during this period. An advertisement for Windsor Park placed in the July 22, 1939 edition of the *Brunswick Pilot* by the Brunswick Federal Savings and Loan Association displays the FHA logo.

Expanded and more substantial examples of the American Small House were also built in Windsor Park, before and during the early years of World War II, as exhibited by the houses at 1815 Oak Avenue (1937-1938), 2016 Ash Avenue (1939-1940), and 1312 Palmetto Avenue (1941-1943).

World War II and the postwar era represent a period of population growth for Brunswick. Many people came to Brunswick during the war to work in industries related to the war effort or were stationed in Brunswick for military service. Homes continued to be built in Windsor Park, principally along Pine, Magnolia, Ash, and Walnut avenues. After the war, many families remained in Brunswick.

The following is a list of 1946 homeowners in Windsor Park with their associated professions (*Polk's Brunswick [Glynn County GA] City Directory, 1946*):

- Paul F. Hyer (Mary) – 2115 Ash Ave., prchsg agent, Brunswick Marine Construction Co.
- J. Ernest Crandall (Elizabeth) – 2016 Ash Ave., v-p, treasurer Crandall Hardware Co.
- Leon T. Spikes (Ruth) – 2006 Walnut Avenue, auto repair
- Gordon L. Rogers (Barbara) – 2012 Walnut Avenue, manager Bennett's Drugstore
- Rex N. Deaver (Janie) – 1210 Magnolia Avenue, city police officer (Brunswick)
- Jacob E. Youmans (Hazel) – 1211 Magnolia Avenue, chief electrician Camp Stewart
- Samuel J. Phillips (Thelma) – 1215 Magnolia Avenue, postal carrier

- Frank L. Parker, Jr. (Sue) – 1226 Magnolia Ave, teller American Nat. Bank of Brunswick
- Raby Johnson (Dovie) – 1227 Magnolia Ave., Raby Johnson's Texaco Service Station

In the years immediately following the war, a local port authority was established to attract new industries to fill the void left by the shipyards and other wartime boom industries that had closed. During the 1950s the Babcock and Wilcox Company, a boiler manufacturing plant, and the Bestwall Gypsum Company were among the several new industries attracted to the area.

The construction of the American Small House gave way to the Ranch during the 1950s, although a few early examples were built in the late 1940s as well. The more basic Ranch houses are found in concentration along Lanier Boulevard and Walnut Avenue – such as the examples located at 1207 Lanier Boulevard (c.1956) and 1600 Walnut Avenue (1950-1954). Larger examples of the type were built on the remaining lots located throughout the subdivision – such as the examples located at 1207 Magnolia Avenue (c.1946-1948), 1101 Palmetto Avenue (c.1950-1959), 1303 Sycamore Avenue (c.1949), and 1800 Oak Avenue (c.1950-1959). By the end of the 1950s, most of the remaining lots in Windsor Park were built upon.

Desegregation efforts of the 1960s did not affect Windsor Park's residential demographics, as the neighborhood continued to remain an affluent, white subdivision of Brunswick. The outstanding Contemporary-style houses at 1115 Lanier Boulevard (c.1960) and 1601 Walnut Avenue (c.1960) were among a handful of houses built in Windsor Park during the 1960s.

Very little construction occurred in Windsor Park after 1966. Three houses were built on previously undeveloped lots in 1978, 1984, and 2005. In January 2012, three previously undeveloped lots were donated to the City of Brunswick for the creation of a small park ("Brunswick Finally Accepts Donated Land for Park" *The Florida Times Union*, 1/30/12). Located on the southeast corner of Gloucester Street and Magnolia Avenue, the lots were associated with the home of the late Judge Phillip Ringel, who resided at 1906 Gloucester Street (c.1927-1928). The lots represented the largest grouping of undeveloped lots within Windsor Park. The few undeveloped lots that remain within the subdivision are single parcels similarly associated with adjoining properties leaving little room for additional infill.

9. Major Bibliographical References

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Maps and Plats

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Windsor Park Historic District
Name of Property

Glynn County, Georgia
County and State

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: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 81.25
(Do not include previously listed resource acreage.)

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

1. Latitude: 31.151716 Longitude: -81.484547
2. Latitude: 31.152448 Longitude: -81.481871
3. Latitude: 31.147524 Longitude: -81.479237
4. Latitude: 31.146986 Longitude: -81.484774

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
				3			
2				4			

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

The Windsor Park Historic District is bordered on the north by Gloucester Street, on the east by Lanier Boulevard, on the west by Magnolia Avenue Lane and the southernmost section of Town Commons, and on the south by the back lot lines of the properties along Walnut Avenue and the Dixville Neighborhood. The boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The Windsor Park Historic District includes the intact acreage and historic resources associated with Windsor Park.

11. Form Prepared By

name/title Lynn Speno, National Register Specialist

organization Historic Preservation Division date September 2013

street & number 254 Washington Street telephone (404) 651-5911

city or town Atlanta state Georgia zip code 30334

e-mail lynn.speno@dnr.state.ga.us

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.)

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: Windsor Park Historic District

City or Vicinity: Brunswick

County: Glynn State: Georgia

Photographer: Charlie Miller

Date Photographed: December 4, 2012

Description of Photograph(s) and number:

1. of 32. "Windsor Park"; photographer facing southeast.

2. of 32. 1302 Sycamore Street; photographer facing northeast.

3. of 32. 1329 Sycamore Street; photographer facing west.

4. of 32. 1404 Sycamore Street; photographer facing east.

5. of 32. 1906 Gloucester Street; photographer facing southeast.

6. of 32. 2000 Gloucester Street; photographer facing southeast.

7. of 32. 1403 Palmetto Street; photographer facing west.

8. of 32. 1405 Palmetto Street; photographer facing west.

9. of 32. 1404 Palmetto Street; photographer facing east.

10. of 32. Salt water pond; photographer facing west.

11. of 32. 1216 Palmetto Street; photographer facing northeast.

12. of 32. Palmetto Street at Ash Street; photographer facing southeast.

13. of 32. Palmetto Street; photographer facing northwest.

14. of 32. 1101 Palmetto Street; photographer facing southwest.

15. of 32. 1115 Lanier Boulevard; photographer facing southwest.

16. of 32. 2007 Ash Street; photographer facing northwest.

17. of 32. 2000 Oak Street; photographer facing south.

18. of 32. Sycamore Street; photographer facing north.

19. of 32. 1212 Sycamore Street; photographer facing east.

20. of 32. 1903 Walnut Street; photographer facing northeast.

21. of 32. 1906 Walnut Street; photographer facing south.

22. of 32. 1202 Walnut Street; photographer facing northeast.

23. of 32. 1206 Pine Street; photographer facing northeast.

24. of 32. 1803 Oak Street; photographer facing north.

25. of 32. 1800 Oak Street; photographer facing south.

26. of 32. 1902 Oak Street; photographer facing south.

27. of 32. Sycamore Street; photographer facing south.

28. of 32. 1225 Sycamore Street; photographer facing southwest.

29. of 32. 1906 Elm Street; photographer facing south.

30. of 32. 1209 Magnolia Street; photographer facing west.

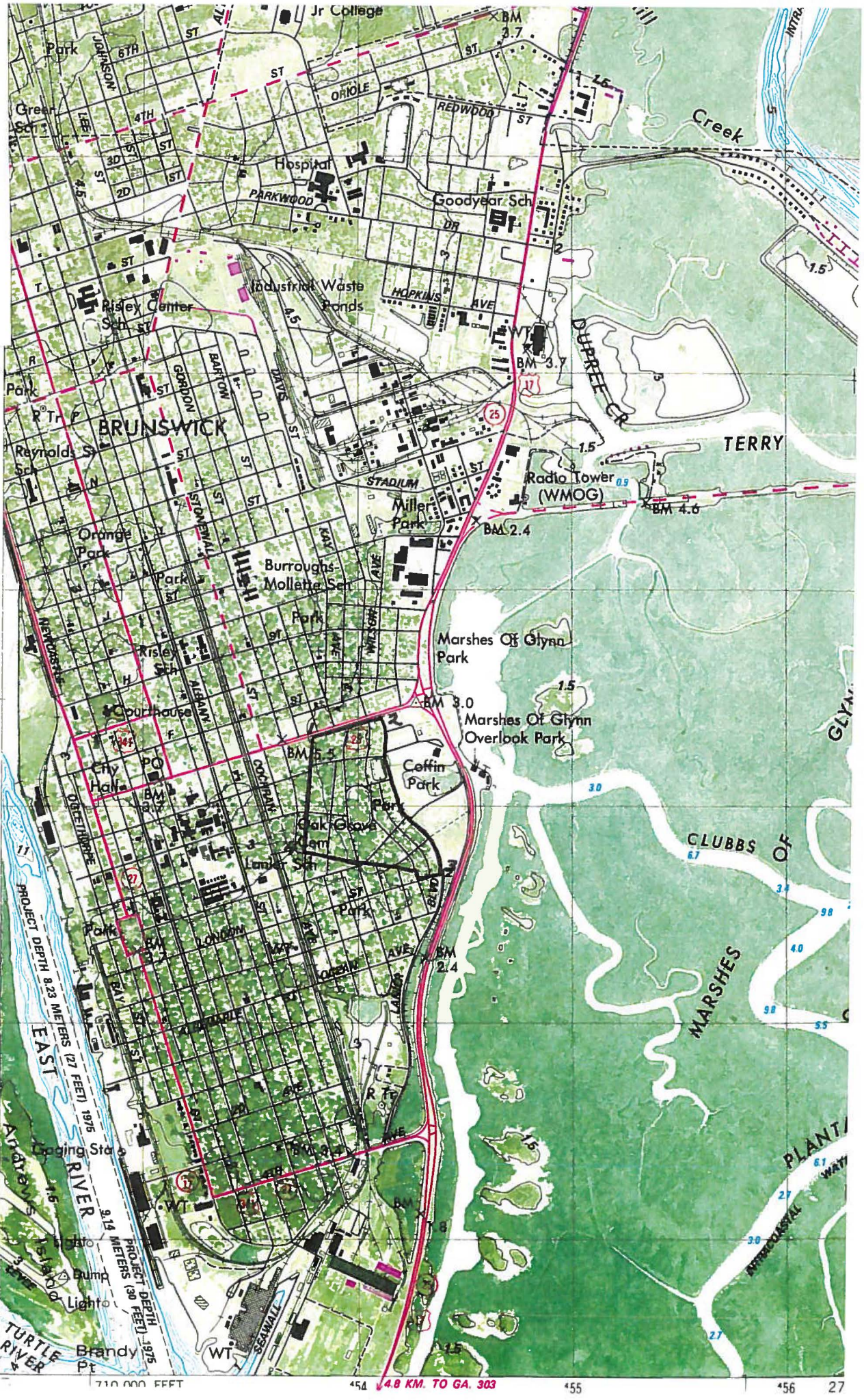
31. of 32. 1419 Magnolia Street; photographer facing west.

32. of 32. 1414 Magnolia Street; photographer facing southeast.

Windsor Park Historic District
Brunswick
Glynn County, Georgia

1. 31.151716 -81.484547
2. 31.152448 -81.481871
3. 31.147524 -81.479237
4. 31.146986 -81.484774

Scale: 1:24 USGS



Windsor Park Historic District
Glynn County, Georgia
National Register Map
National Register Boundary:
North: ↑
Scale: 1 inch = 250 feet
Source: DeKalb County
Contributing:
Noncontributing:
Historically Vacant: V
Photograph/Direction of View:
JUDICIAL
JOHNSTON
GLOUCESTER
PALMETTO
HOWARD COFFIN PARK
HOLLY
LEE
SYCAMORE
ELM
Salt Water Pond
LANIER
Windsor Park
OAK
ASH
MAGNOLIA
PINE
WALNUT
DRIVEWAY
GORDON
CLEBURNE
LONDON

Windsor
Park

1329
ADT

1405

1404
ADT

1129

1101
ADT

1903

1906

1202

1803

1800

1225

1225

1906
ADT

MAGNOLIA
COTTAGE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Windsor Park Historic District

MULTIPLE NAME:

STATE & COUNTY: GEORGIA, Glynn

DATE RECEIVED: 10/18/13 DATE OF PENDING LIST: 11/14/13
DATE OF 16TH DAY: 11/29/13 DATE OF 45TH DAY: 12/04/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000877

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	Y	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	Y	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 11/29/13 DATE

ABSTRACT/SUMMARY COMMENTS:

good district nomination for residential subdivision
1905 - 1963
architecture + comm plan. + dev.
local level.

RECOM./CRITERIA A & C

REVIEWER [signature] DISCIPLINE [signature]

TELEPHONE DATE 11/29/13

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

RECEIVED 2280
OCT 18 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

September 30, 2013

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Windsor Park Historic District, Glynn County, Georgia and the Capitol View Manor, Fulton Georgia** to the National Register of Historic Places.

___X___ Disk of National Register of Historic Places nomination form and maps as a pdf

___X___ Disk with digital photo images

___X___ Physical signature page

_____ Original USGS topographic map(s)

_____ Sketch map(s)/attachment(s)

_____ Correspondence

_____ Other:

COMMENTS:

_____ Please insure 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,

Lynn Speno
National Register Specialist

Enclosures