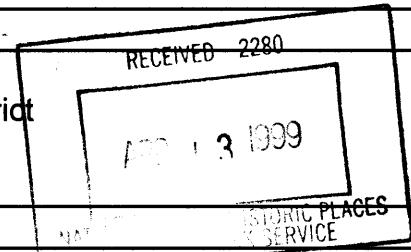


NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

1. Name of Property

historic name Daffin Park-Parkside Place Historic District
other names/site number N/A



2. Location

street & number Bounded by Victory Drive, Waters Avenue, Bee Street, and 51st Street Lane.

city, town Savannah
county Chatham code 051
state Georgia code GA zip code 31404
() vicinity of

() not for publication

3. Classification

Ownership of Property:

Category of Property:

- (x) private
- (x) public-local
- () public-state
- () public-federal

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

Number of Resources within Property:

Contributing

Noncontributing

buildings	267	82
sites	0	0
structures	2	0
objects	0	0
total	269	82

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

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


Signature of certifying official


Date

W. Ray Luce
Deputy State Historic Preservation Officer

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

Signature of commenting or other official

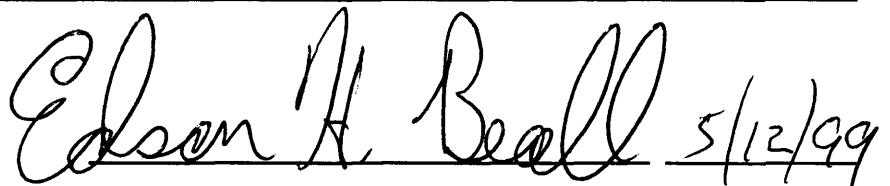
Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

() entered in the National Register


Edson H. Beall 5/12/99

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet _____

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Recreation and Culture: outdoor recreation
Domestic: single dwelling

Current Functions:

Recreation and Culture: outdoor recreation
Domestic: single dwelling

7. Description

Architectural Classification:

Late 19th and 20th Century Revivals: Beaux Arts, Tudor Revival, Colonial Revival
Late 19th and Early 20th Century American Movements: Bungalow/Craftsman

Materials:

foundation	Concrete
walls	Wood
roof	Asphalt
other	Brick

Description of present and historic physical appearance:

The Daffin Park-Parkside Place Historic District features two distinct elements: the Beaux Arts-inspired Daffin Park that occupies the north half of the historic district and Parkside Place, a residential subdivision that contains mostly early 20th-century single dwellings on 20 square blocks. Located approximately two miles south of the Savannah River, the historic district is bounded by Victory Drive on the north, Bee Road to the east, 51st Street Lane to the south, and Waters Avenue to the west. The name "Parkside Place" derives from its proximity to Daffin Park, which completed in 1909.

Named for Philip Daffin, the first chairman of the Savannah Park and Tree Commission, Daffin Park features the symmetry and axiality of the neighboring Ardsley Park-Chatham Crescent Historic District to the west (attachment 1). A circular node at the west end and Grayson Stadium to the east are linked by a 210-foot-wide mall that consists of four rows of live oak trees set between two oak-lined allees (photo 2). Athletic fields and playgrounds have been established north and south of the mall (photo 3). Both of the promenades originally terminated in a circular drive. Diagonal drives join the circular drive with each corner of the rectangular-shaped park.

John Nolen's original plan for Daffin Park called for live oaks along the boundary streets (Victory Drive, Waters Avenue, Washington Street, and Bee Road), the mall, and approaches to be planted

**National Register of Historic Places
Continuation Sheet****Section 7--Description**

40 feet apart. In most areas, these live oaks remain. Granite curbing is used extensively throughout the park.

Municipal stadium was constructed in the 1930s. It was replaced in 1941 by Grayson Stadium. The stadium altered the circular terminus and the radial drives on the east side of the park. Located on the east side of the park, behind Grayson Stadium, is Herty Park. Herty Park maintains Nolen's plan for a shady pine grove with pines planted 20 feet apart. A portion of Herty Park, however, has been encroached upon by the stadium.

Grayson Stadium is currently used by the farm team for the Los Angeles Dodgers, the Savannah Sand Gnats (photos 4-9). Built in 1941, the stadium is a large, C-shaped building with an arcaded brick entrance and covered and uncovered bleachers. Load-bearing walls are constructed of concrete and the roof is constructed with exposed steel framing. The uncovered concrete stands survive from the earlier Municipal Stadium.

The western triangular tract contains a children's playground as designated in the original design. It is shaded by live oaks and now features modern play equipment. The southern area of the park, designated by Nolen as "parade ground and baseball field," retains the open space for ball fields. The northern half of the park contains a large ornamental lake with two fountains and a boardwalk leading to the gazebo in the center (photo 1). Around the perimeter of the lake is a narrow walking path. A community pool complete with bathhouses and a community center and basketball and tennis courts are located adjacent to the lake.

Parkside Place, the residential neighborhood south of the park, continues the city's grid-iron plan (attachment 2). The neighborhood, like much of Savannah, is set on flat terrain. The houses are oriented to the north and south. Unpaved service lanes run behind the properties parallel to the main streets. The north-south streets (Live Oak, Cedar, Ash, and Hickory streets) were paved later than the east-west streets. Cedar Street and part of Ash Street remain unpaved. The streets have numerous live oaks, crepe myrtles, and sweet gum trees planted at regularly spaced intervals in the sidewalk strips. Original granite curbing has been retained throughout a large portion of the historic district. Mature live oaks and magnolias that pre-date the suburb have, in some cases, determined the footprint and setbacks of several houses.

Building lots range in size from 60-feet wide, as set forth in the covenant established by the Parkside Land Company in 1916, to 120-feet with a depth of 100 feet. Building setbacks are uniform along the individual streets. On Washington Avenue the average setback is twenty-four feet. Setbacks on the remaining streets in the neighborhood range from 30 to 34 feet. In addition, front yards are not clearly separated but flow from one to another, adding to the continuous and unified appearance of the street.

**National Register of Historic Places
Continuation Sheet****Section 7--Description**

The larger houses in the district, built prior to 1920, front on Daffin Park and are found in the north-west and north-central portions of the neighborhood (photo 14). The majority of the houses are single-family dwellings which range from large two-story houses in the north-west section to the more prevalent one-story bungalow. Most lots feature only one dwelling and some include garages or other outbuildings.

Craftsman-style houses in Parkside Place are typically one-story bungalows, although two-story Craftsman houses, such as 1109 Washington Street (photo 15), were built in the neighborhood. These houses are generally characterized by the relatively low-pitched roofs, broad eaves with exposed rafter ends, and decorative knee-bracing under the eaves. These houses were built with cross, side, and front gables. Originally clad in wood weatherboard, clapboard, or shingles, some houses have been sided with aluminum or vinyl siding. Many of the Craftsman bungalows feature large, full-width front porches. Windows for many of these houses feature vertically divided sashes over a single-light sash. Examples are seen in photos 13, 19, 22, and 27.

The Colonial Revival style, popular in Georgia in the first decades of the 20th century, is well represented in Parkside Place. In this neighborhood these houses are characterized by plain massing--rectangular forms covered with side-gable roofs--horizontal siding, and multi-paned, double-hung sashes. Many have sidelights and transoms at the entrance. The Cape Cod Cottage is the most common form of one-story Colonial Revival-style houses (photos 29 and 34). The Cape Cod Cottage is loosely patterned after early wood frame houses in eastern Massachusetts and was most common from the 1920s to the 1940s.

Tudor Revival houses appear throughout the historic district. These are pared-down examples of the style, and generally feature steeply-pitched, cross-gable roofs, brick veneer exteriors, and round-arched doors, windows, and porches. The facade is typically dominated by a prominent cross-gable, and many display keystones on the arched openings. These houses range in height from one to one-and-one-half stories. Examples are seen in photos 18 and 34.

Landscaping throughout the historic district is consistent with the landscaping in the park in terms of age, species of plantings, and plant spacing. There is evidence of regularly spaced plantings of specific species through much of the historic district and significant portions of this pattern remain. The city of Savannah undertook a city-wide planting program in the 1920s, and it is likely that many of the trees along 50th Street and Washington Avenue were planted at this time. The live oaks along the northern side of Washington Avenue were specified by John Nolen in his original plan for Daffin Park, but were not planted until the 1920s. Live oak trees are found in Daffin Park and throughout the neighborhood (photo 16). Along 47th Street alternating palmetto palms and crepe myrtles spaced 20 feet apart front the house lots (photo 10). Sweet gums proliferate the western half of the district. Most common is a combination of alternating sweet gums and crepe myrtles spaced

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**National Register of Historic Places
Continuation Sheet**

Section 7--Description

20 feet apart. Plantings in some of the blocks of the southeastern area of the historic district are notably sparse. Azalea and camellia bushes are common in yards and gardens, and there are several magnolia trees within the neighborhood (photo 11).

The areas surrounding the Daffin Park-Parkside Place Historic District are different in character from the park and its associated residential neighborhood. The area to the east is nearer Casey Canal and features smaller scale, mostly modern development. Some multi-family apartments are located in the area. To the south, the grid of city streets continues although the houses were mostly built after 1950. Ardsley Park-Chatham Crescent Historic District bounds Daffin Park-Parkside Place to the west. Early 20th-century houses are located in the neighborhood north of Daffin Park.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Landscape Architecture

Architecture

Community Planning and Development

Period of Significance:

1907-1949.

Significant Dates:

1907 - Landscape architect John Nolen designed Daffin Park.

1913 - Parkside Land Company laid out Parkside Place and began selling lots.

1941- Grayson Stadium constructed.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Nolen, John, landscape architect.

**National Register of Historic Places
Continuation Sheet****Section 8--Statement of Significance****Narrative statement of significance (areas of significance)**

The Daffin Park-Parkside Place Historic District is an early 20th-century residential neighborhood developed in conjunction with a major urban park on what was the southeastern outskirts of the city of Savannah. It located adjacent to the earlier Ardsley Park-Chatham Crescent Historic District, a residential neighborhood developed with a Beaux-Arts plan. Daffin Park-Parkside represents the automobile-oriented growth of the city of Savannah at the beginning of the 20th century and city's efforts to ensure that parks and green spaces were available to the increasing numbers of residents who lived beyond the city's public squares.

The Daffin Park-Parkside Place Historic District is significant at the state level in the area of landscape design because Daffin Park is a rare example in Georgia of the Beaux Arts-influenced, "City Beautiful" type plan. Daffin Park was named for the first chairman of the Savannah Park and Tree Commission, Philip Daffin, and designed by John Nolen. Nolen later became one of the foremost urban planners of the 20th century, helping to found the American Institute of City Planners (now the American Planning Association) in 1917. Nolen was one of the nation's most prolific second-generation urban planners that followed Frederick Law Olmsted. Nolen designed both parks and urban plans and by 1905 his firm had completed over 450 projects, including comprehensive plans for 29 cities and 27 new towns.

In 1925, Nolen returned to Georgia to produce a comprehensive plan for the city of Columbus, his only other project in Georgia. The Columbus plan included both parks and green spaces as well as the creation of new roads and the realignment of existing roads. Elements of the plan that were carried out include the creation of Weracoba Park and the layout of surrounding roads. Like Daffin Park, Weracoba Park combines open green spaces with recreational facilities, such as athletic fields with bleachers and tennis courts.

Nolen's design for Daffin Park is a Beaux-Arts plan with a tree-lined mall through the center which terminates at two nodes that branch toward each of the four corners of the park. The emphasis on symmetry with the central, broad mall and the two radial elements, or nodes, is characteristic of Beaux-Arts landscapes. Many original native plantings, such as live oaks, survive. Adjacent to Daffin Park is the Ardsley Park-Chatham Crescent Historic District, a Beaux-Arts residential development.

The Parkside Place neighborhood is significant at the local level under theme of architecture because it features architectural styles and house types built throughout Georgia during the first half of the 20th century. Small, Craftsman-style bungalows and English Vernacular-style cottages are the most common house types, although larger, two-story Craftsman and Colonial Revival-style dwellings are also located in the historic district.

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National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

The Craftsman style was the most popular early 20th-century style in Georgia. The Craftsman style is closely associated with the bungalow house type, however, it was popular as ornamentation for many different house forms. Craftsman houses, as noted in Georgia's *Living Places: Historic Houses in Their Landscaped Settings*, were built across the state in rural, small town and, urban settings from the 1910s through the 1930s. Entire neighborhoods of Craftsman-style houses are common.

The English Vernacular Revival style was a common early 20th-century style in Georgia's suburban neighborhoods. English Vernacular Revival style houses were built all across the state in neighborhoods of both large cities and small towns during the 1920s and 1930s. Entire residential neighborhoods were planned around this theme. This and other revival styles made early 20th-century neighborhoods representative of diverse styles adapted from many parts of the world. These house types are found throughout Savannah.

The Colonial Revival was popular in Georgia from the 1890s to the 1940s and even later. It was often found in suburban neighborhoods next to many other revivals popular at the same time. During the 1930s and 1940s the style was sometimes referred to as Williamsburg. Many houses in this style were close copies of original Colonial-era houses; others only borrowed details. Sometimes Colonial Revival details were added onto houses that were built in other styles.

In addition to the residential architecture, the historic district also features Grayson Stadium, an excellent example of World War II-era stadium design. Its arcaded brick entrance, concrete-block construction and steel super structure are typical of athletic facilities built during this period. Grayson Stadium is significant at the state level in the area of architecture because it is a particularly outstanding example of mid-20th-century stadium design and because of its high level of historic integrity. It has always served as a baseball field and now serve as the home field for the minor-league Savannah Sand Gnats.

In Georgia during the first half of the 20th century, most large- and medium-sized cities included municipal stadiums, however, very few survive. These include pre-World War II stadiums in Americus, Columbus, Macon, Thomaston, and Waycross. Fort Benning constructed two stadiums on post in the 1910s: Doughboy Stadium, a large, horseshoe-shaped football stadium and a smaller baseball stadium with an exposed steel frame. Grayson Stadium in Savannah is among the largest and most intact examples of the surviving pre-World War II stadiums in Georgia.

The historic district is significant at the local level in the area of community planning and development because Daffin Park represents the continued efforts by civic leaders to establish parks and green spaces within the city of Savannah. As the century progressed and more emphasis was placed upon industrialization, there was a move in the United States away from the congestion and noise of downtowns and less attention was focused on natural spaces within the urban environment. However, by the early 20th century the "Garden City" ideal emerged with the intention of separating

**National Register of Historic Places
Continuation Sheet****Section 8--Statement of Significance**

residential areas from industrial areas. Small suburbs grew out of the desire to escape the worst aspects of city life while simultaneously improving their living environment. The use of parks and park-like settings was promoted by a new generation of landscape architects and urban planners who combined rectilinear grids with broad boulevards and large public parks.

The historic district is also significant under the theme of community planning and development because Parkside Place is an important example of an early 20th-century automobile suburb in Georgia. Unlike neighborhoods in downtown Savannah, Parkside Place was designed to accommodate the automobile and nearly every house features a driveway and many include historic garages. In addition, the neighborhood was served by two streetcar lines. The gridiron plan of the streets continues the grid pattern of streets found throughout Savannah and represents the early 20th-century growth of the city and its expansion south, away from the river.

National Register Criteria

A and C.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The 1907-1949 period of significance begins in 1907 with the design of Daffin Park by landscape architect John Nolen and ends in 1949 when the post World War II building boom resulted in the development of the remaining lots in the residential neighborhood of Parkside Place.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed between 1907 and 1949 which are significant for the themes of landscape architecture, architecture, and community planning and development and which retain historic integrity. These include landscape features in Daffin Park as well as houses in Parkside Place that date from the 1910s to 1949. Noncontributing resources are those constructed after 1949 and those that have lost their historic integrity. The plans for both Daffin Park and Parkside Place are identified as contributing structures.

**National Register of Historic Places
Continuation Sheet****Section 8--Statement of Significance****Developmental history/historic context (if appropriate)**

In 1906, landscape architect John Nolen was approached to design a recreational park, the first major park in Savannah since the creation of Forsyth Park in 1851. In 1907, Nolen submitted his design for the park, incorporating a central mall terminating in a circular driveway at each end, from which radiated two drives extending to the four corners of the park. Nolen envisioned a "playground" for Savannah and designated areas for a children's playground, tennis courts, gymnasiums, and ball fields. The park was completed as envisioned by Nolen in 1907.

In 1927, Municipal Stadium was built at the east end of the park, eliminating the circular driveway. In 1941, Municipal Stadium was replaced by the larger Grayson Stadium. Other changes to the park include the addition of a lake on the northwest side of the park. The lake, originally in the shape of the continental United States, features two fountains.

Following the completion of the park, the Parkside Land Company formed and by 1914, the streets and lots south of Daffin Park had been laid out as Parkside Place. An advertisement in the *Savannah Evening News* described its basic attributes: "Parkside Place is right in town. The lots are high and dry. Each lot has a lane. Very wide streets." On January 1, 1916, nine covenants for Parkside Place were adopted. The first stated that only whites shall own property or live in Parkside Place. The second covenant stated that no liquor was to be sold on the property. Other covenants stated that only limited commercial activity was permitted in the neighborhood, minimum costs were established for dwellings erected in the neighborhood, and that no multifamily buildings shall be erected in Parkside Place. The covenants remained in effect until 1936.

The first lots purchased were the northernmost lots closest to the park. Development proceeded south on the numbered streets and continued from the 1910s through the 1940s. Later development occurred through the neighborhood as empty lots were purchased and built upon. After World War II, some parts of the neighborhood declined following a trend in Savannah for increased suburbanization. Many of these houses have been rehabilitated and Parkside Place has undergone a transformation in the way that many of Savannah's other historic neighborhoods have been rehabilitated.

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**National Register of Historic Places
Continuation Sheet**

Section 8--Statement of Significance

9. Major Bibliographic References

Savannah College of Art and Design. National Register of Historic Places Registration Form. May 1996. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

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

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued date issued:
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office
- Other State Agency
- Federal agency
- Local government
- University
- Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 155 acres

UTM References

A)	Zone 17	Easting 491960	Northing 3545570
B)	Zone 17	Easting 492770	Northing 3545300
C)	Zone 17	Easting 492530	Northing 3544580
D)	Zone 17	Easting 491750	Northing 3544840

Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

Boundary Justification

The Daffin Park-Parkside Place Historic District encompasses the intact and contiguous properties associated with the developments of the municipal Daffin Park and the adjacent residential neighborhood of Parkside Place.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian

organization Historic Preservation Division, Georgia Department of Natural Resources

street & number 500 The Healey Building, 57 Forsyth Street

city or town Atlanta **state** Georgia **zip code** 30303

telephone (404) 656-2840 **date** January 31, 1999

Consulting Services/Technical Assistance (if applicable) not applicable

(HPD form version 02-24-97)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Name of Property: Daffin Park-Parkside Place Historic District
City or Vicinity: Savannah
County: Chatham
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 1997

Description of Photograph(s):

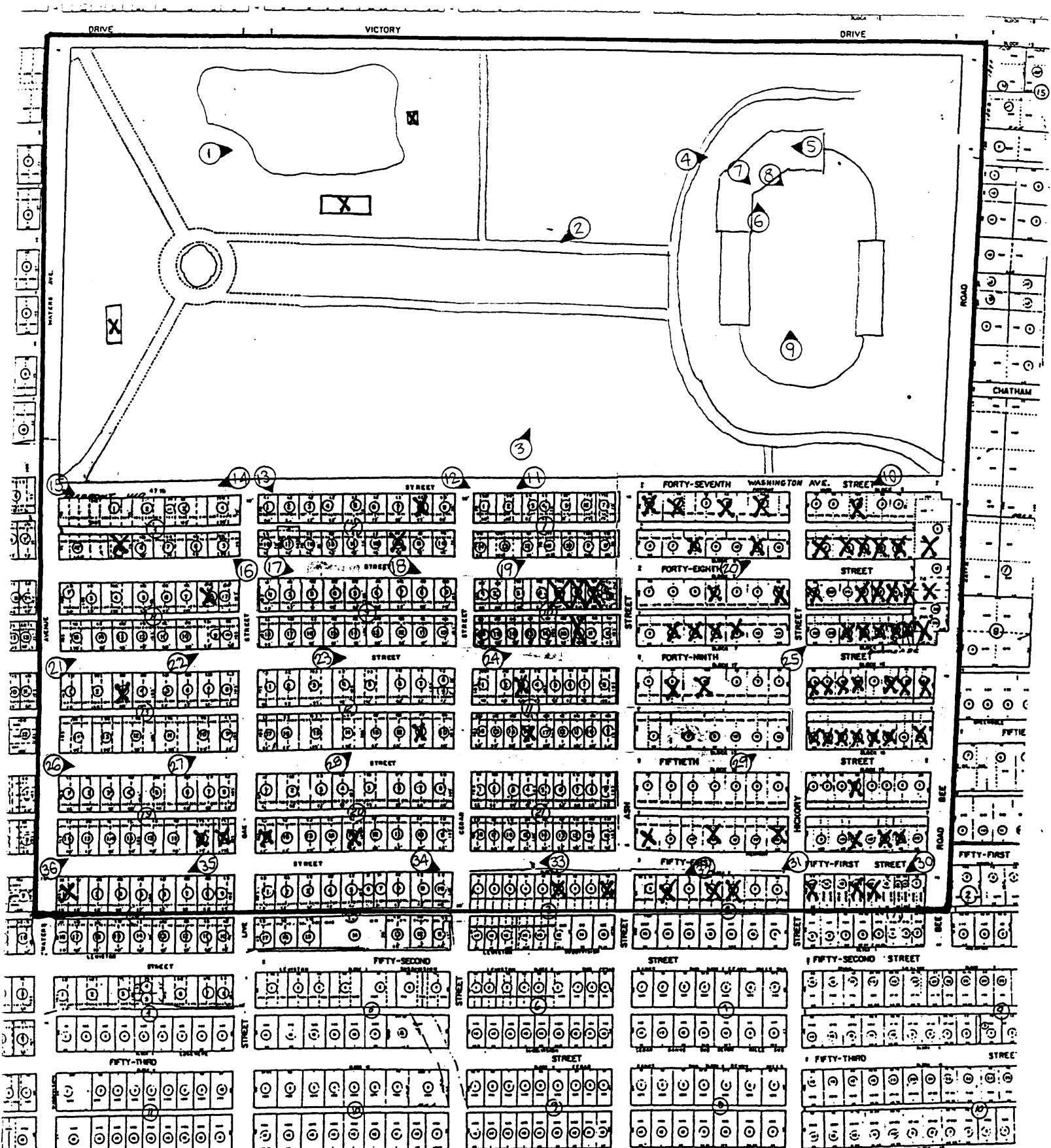
1. Daffin Park, photographer facing east.
2. Daffin Park, photographer facing southwest.
3. Daffin Park, photographer facing northeast.
4. Grayson Stadium, photographer facing east.
5. Grayson Stadium, photographer facing west.
6. Grayson Stadium, photographer facing north.
7. Grayson Stadium, photographer facing southeast.
8. Grayson Stadium, photographer facing southeast.
9. Grayson Stadium, photographer facing north.
10. 47th Street, photographer facing southwest.
11. 47th Street, photographer facing southwest.
12. 47th Street, photographer facing southeast.
13. 47th Street, photographer facing southeast.
14. 47th Street, photographer facing southwest.
15. 47th Street, photographer facing southeast.
16. 48th Street, photographer facing northwest.
17. 48th Street, photographer facing southeast.
18. 48th Street, photographer facing southeast.
19. 48th Street, photographer facing northeast.

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National Register of Historic Places
Continuation Sheet

Photographs

20. 48th Street, photographer facing northeast.
21. 49th Street, photographer facing northeast.
22. 49th Street, photographer facing northeast.
23. 49th Street, photographer facing east.
24. 49th Street, photographer facing northeast.
25. 49th Street, photographer facing northeast.
26. 50th Street, photographer facing east.
27. 50th Street, photographer facing northeast.
28. 50th Street, photographer facing northeast.
29. 50th Street, photographer facing northeast.
30. 51st Street, photographer facing southwest.
31. 51st Street, photographer facing southwest.
32. 51st Street, photographer facing southwest.
33. 51st Street, photographer facing west.
34. 51st Street, photographer facing southeast.
35. 51st Street, photographer facing southwest.
36. 51st Street, photographer facing northeast.



Daffin Park-Parkside Place Historic District
Savannah, Chatham County, Georgia
Sketch Map

Approximate Scale: 1" = 350'

National Register Boundary:

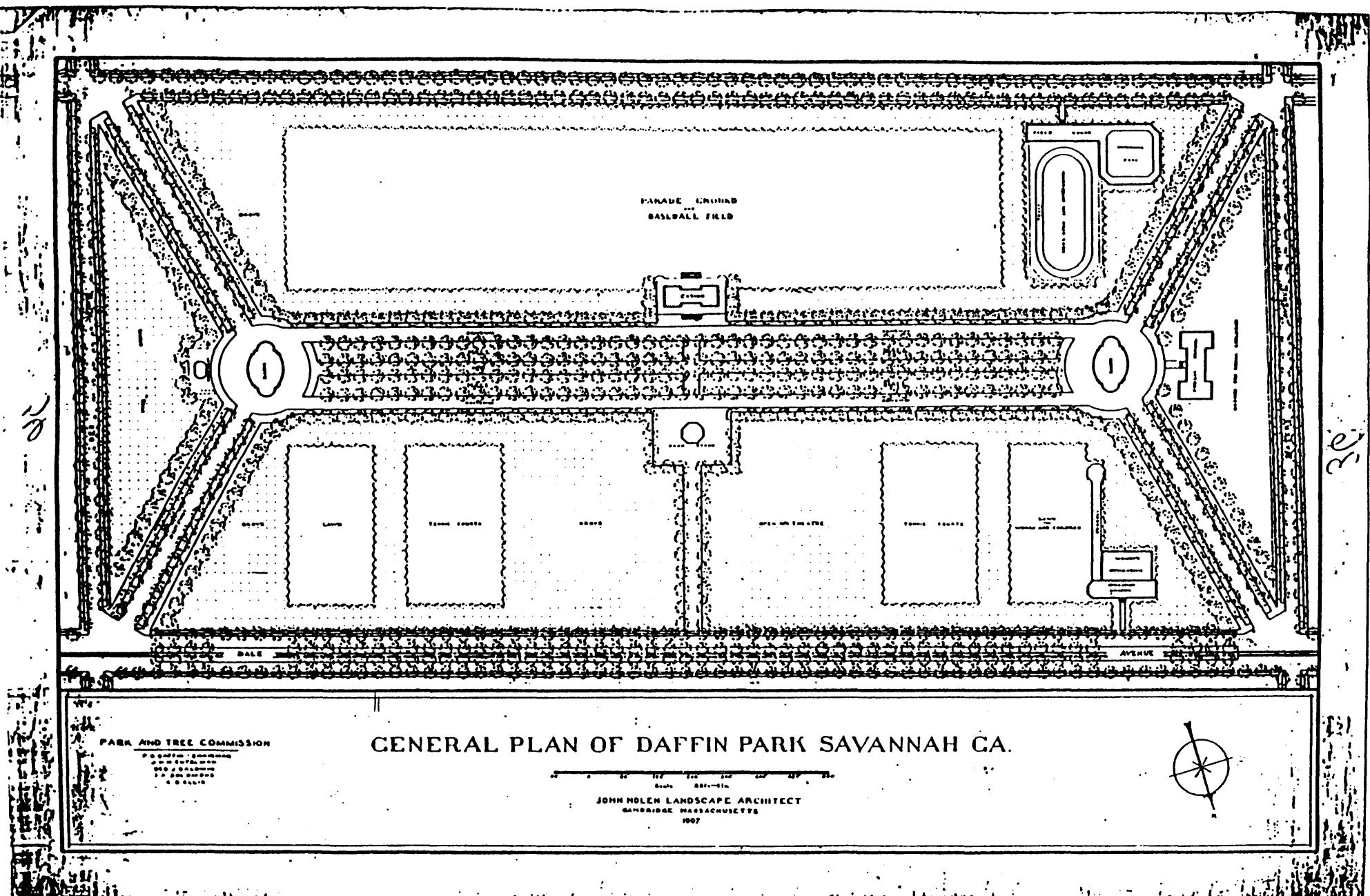
Contributing Property:

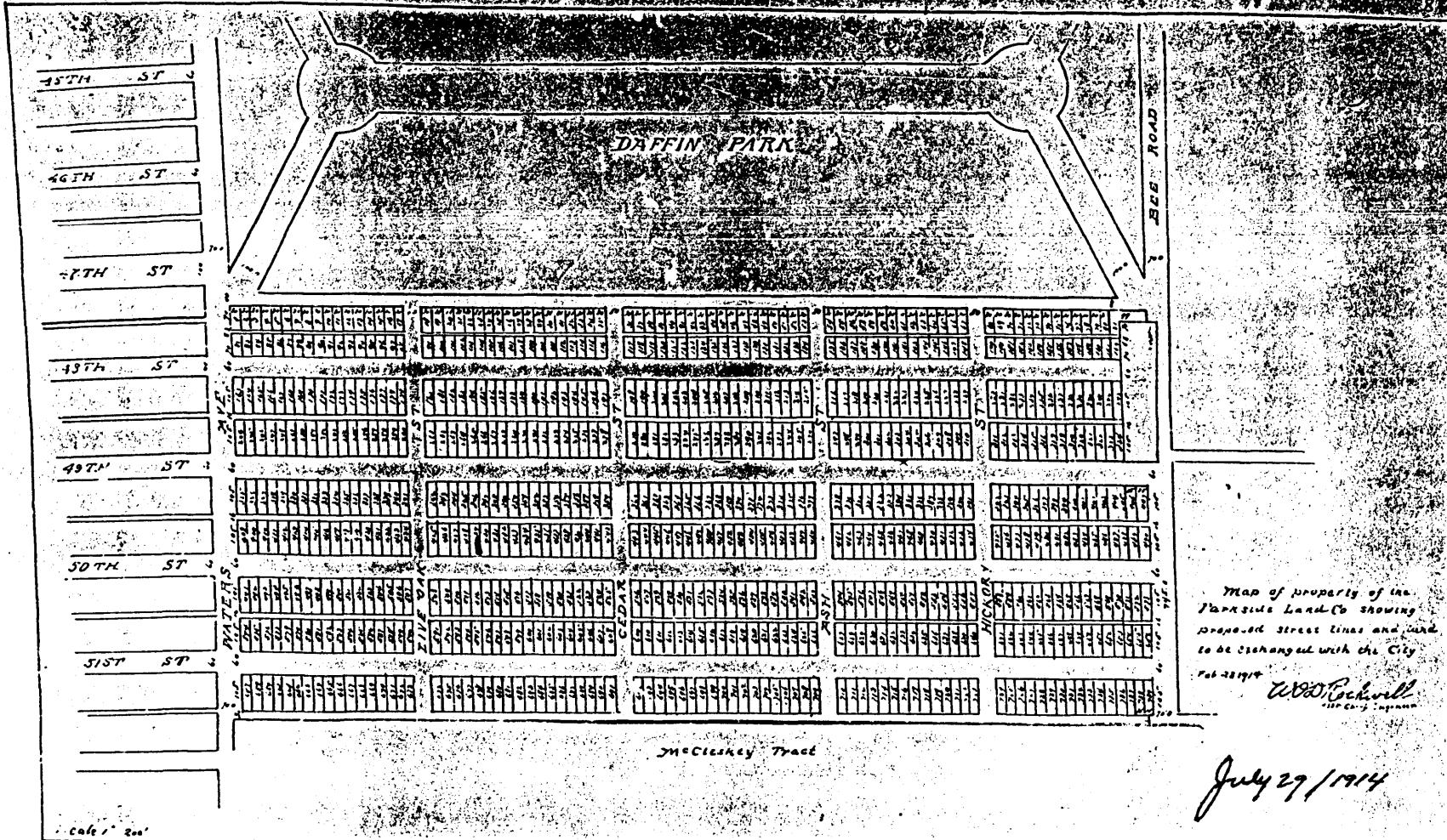
Noncontributing property:

Photographs/Direction of view: ↑

North ↑

Attachment 1
Daffin Park-Parkside Place Historic District
Savannah, Chatham County, Georgia
General Plan of Daffin Park, Savannah, Georgia





Attachment 2
 Daffin Park-Parkside Place Historic District
 Savannah, Chatham County, Georgia
 1914 Map of the Property of the Parkside Land Company

