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.

RECEIVED 2280
FEB 23 2009
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

historic name Fairway Oaks-Greenview Historic District
other names/site number

2. Location

street & number Bounded approximately by DeRenne Drive (north), Waters Avenue (west), Truman Parkway and Casey Canal (east), and the Live Oaks Golf Course at Bacon Park (south)

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

( ) **not for publication**

3. Classification

Ownership of Property:

(X) **private**
( ) **public-local**
( ) **public-state**
( ) **public-federal**

Category of Property:

( ) **building(s)**
(X) **district**
( ) **site**
( ) **structure**
( ) **object**

Number of Resources within Property:	**Contributing**	**Noncontributing**
buildings	204	11
sites	1	0
structures	1	0
objects	1	0
total	207	11

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.

Richard Cloues — 2-17-09

Signature of certifying official — Date

for W. Ray Luce
Historic Preservation Division Director
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

( ) 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 3/31/09

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

DOMESTIC: single dwelling

7. Description

Architectural Classification:

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival
MODERN MOVEMENT: International Style
MODERN MOVEMENT: California Style or Ranch Style
OTHER: Contemporary Style
OTHER: Monterey Style
OTHER: Modern Style (a.k.a. "International Style")
OTHER: American Small House
OTHER: Ranch House
OTHER: Split-Level House

Materials:

foundation	brick, concrete
walls	brick, wood weatherboard, stucco
roof	asphalt (shingles)
other	concrete block (decorative)

Description of present and historic physical appearance:

The following summary description was prepared by the Historic Preservation Division.

The Fairway Oaks-Greenview Historic District consists of two contiguous and historically related suburban residential subdivisions developed between 1950 and the early 1960s on the outskirts of Savannah. Both developments capitalized on the prospects of suburban living and a country-club lifestyle due to their location beyond the city limits and adjacent to a county park and golf course. The earlier and larger subdivision is Fairway Oaks. It was developed between 1950 and 1957 by Max Hostetter and James Richmond. It features curvilinear streets, three cul-de-sacs, and two perimeter roadways, which isolate it from adjacent thoroughfares, and it opens onto an adjacent public park and golf course (not included in the district). The main entrance, off Waters Avenue, is a short divided parkway with landscaped median and subdivision signage. Development took place from the south, nearest the park and golf course, with the oldest and largest houses, to the north, with later and smaller houses. The subdivision contains 176 houses; 60% are ranch houses, 20% are American Small Houses, and the remainder are Split-Level houses and two-story houses. The Colonial Revival style predominates, although other architectural styles including the Contemporary and Modern are present. Most of the houses are wood-framed with brick veneer; a distinct feature is

the use of salvaged "Savannah Grey" brick. Development of the adjacent and interconnected Greenview subdivision was begun by Max Hostetter in 1956 as his Fairway Oaks development was nearing completion and continued into the early 1960s. Access to the newer subdivision, which also borders the park and golf course, was through Fairway Oaks. Greenview features an H-shaped street layout containing 39 original building lots. House types and styles are similar to those in Fairway Oaks, but the houses are larger and more architecturally elaborate. Several houses were designed by noted Savannah architects including Juan Bertoto, Carl Helfrich, Jr., and John LeBey, and at least one house was designed by a Florida architect, Mark Garrison Hampton, associated with the "Sarasota School" of contemporary design. Landscaping is informal throughout the district with open lawns and large pine and oak trees. With a few exceptions, streets in the Fairway Oaks subdivision have no curbs; streets in Greenview are curbed. There are no sidewalks. Most of the houses have integral carports or garages. There are very few noncontributing properties in the district; all are houses built after the period of significance.

> *The following description is from the draft "Fairway Oaks/Greenview Mid-20th Century Subdivision Historic District" National Register registration form prepared by Robert A. Ciucevich, Quatrefoil Consulting, Savannah, Georgia, dated May 2007. It has been edited and updated by the Historic Preservation Division.*

The Fairway Oaks-Greenview Historic District is located in the city of Savannah, on the southeast Georgia coast, approximately three miles southwest of downtown, in a mid- to late-20th-century suburban area of the city. Fairway Oaks and Greenview are contiguous but discrete single-family residential subdivisions developed during the 1950s and early 1960s that display similar architectural and landscape characteristics as well as a common developmental history. Although each has a distinct character, they are physically integrated and historically interrelated. Like the earlier and similarly conjoined Ardsley Park and Chatham Crescent neighborhoods when they were first developed during the 1910s (listed in the National Register as a historic district in 1985), Fairway Oaks-Greenview was intended to be an exclusive, restricted suburban development catering to Savannah's upper-middle and upper classes.

Fairway Oaks Subdivision

Developed in 1950, Fairway Oaks was one of the first residential developments in Savannah to break with the traditional "pre-war" mode of planning that had been employed up to this point. Rather than continuing the standard grid-pattern of landscaped streets and uniform lot sizes used in such early 20th-century suburban Savannah developments as Ardsley Park, Chatham Crescent, Ardmore, and Lee-Olin Heights, Fairway Oaks featured large wooded lots of varying shapes and sizes set among a series of curvilinear streets (photograph 15). The location of the subdivision outside the Savannah city limits provided the illusion of country living while its development adjacent to the public golf course at Bacon Park provided a country club atmosphere, an effect that was intentional as Bacon Park Drive once served as the entrance to the golf course. The name of the development, Fairway Oaks, derives from its location adjacent the fifth hole of the golf course, which serves as the southern border of the subdivision and is overlooked by the houses situated along Bacon Park Drive. Fairway Oaks was intended to be an exclusive, restricted subdivision catering to Savannah's middle and

upper-middle classes. Along with Kensington Park, a similar but slightly later mid-20th-century subdivision located on the west side of Waters Avenue, Fairway Oaks was considered one of the most modern, progressive communities of its era and was home to some of the most significant business and civic leaders of 1950s and 1960s Savannah. The earliest and most substantial houses in Fairway Oaks were built in the southern portion of the development on streets located closest to the golf course. As a result, most of the high-style residences, including practically all of the two–story Colonial Revival (Georgian)-type and Monterey-style houses as well as Contemporary-style and large Split-Level houses, are located on or near Bacon Park Drive and the southern portions of Waters and Brightwood drives. Several of these residences appear to be architect-designed. In addition, many of these same houses were built with "Savannah Grey" brick exteriors – a premium brick veneer utilized by local contractors throughout Savannah in the construction of upscale housing during the 1950s, much of it salvaged from demolished 19th-century buildings in downtown Savannah. Smaller and later houses were built in the northern portion of the subdivision, toward DeRenne Avenue.

Although a few small, postwar residential developments in Savannah employed the limited use of curvilinear streets in their plans (for example, the c.1949 Lamara Heights Subdivision and the c.1950 Lamara and Nelson Apartments complex to the north of DeRenne Avenue), Fairway Oaks was one of the first modern, up-scale, single-family subdivisions in Savannah to adopt all of the elements of the modern mid-20th-century preferred pattern for subdivision development. This subdivision pattern traces its roots to the mid-19th century, although it didn't become widespread until the late 19th and early 20th centuries. In Georgia, Atlanta's Druid Hills, initially planned by Frederick Law Olmsted, was one of the first large-scale "picturesque" subdivisions in the state. The first golf-course subdivisions also followed this pattern and have continued to do so to this day; Brookhaven, in north Atlanta, developed starting in the 1910s, was one of the first golf-course subdivisions in the Southeast to employ this pattern. (Both Druid Hills and Brookhaven are listed in the National Register.) During the 1930s the newly formed Federal Housing Administration (FHA) adopted the pattern and many of its characteristics, including the curvilinear street plan, cul-de-sacs, irregularly shaped lots, and isolation from major thoroughfares, as the preferred subdivision pattern (as opposed to the traditional grid pattern of development). This "official" action in turn spawned many new developments all across the country, first with the American Small House and then Ranch-type houses. It appears that the Savannah real estate community was initially slow to adopt the FHA's model subdivision pattern as practically all of the new residential developments built during the city's late-1940s building boom continued the pre-war grid plan. The one exception appears to have been the Forrest Hills subdivision, north of DeRenne Avenue and east of the Casey Canal, a neighborhood of American Small Houses that was developed starting in 1947 with a curvilinear street plan. Fairway Oaks, starting in 1950, was Savannah's first upscale subdivision, featuring the new and larger mid-century Ranch, Split-Level, and two-story houses, to adopt the FHA's subdivision model. It was quickly followed by nearby Groveland (1950), Kensington Park (1951), and Magnolia Park (1953). All four of these mid-century subdivisions border DeRenne Avenue on the north and are located adjacent to one another between Abercorn Street and Skidaway Road. While all of the these subdivisions were developed to take advantage of their respective proximity to Bacon Park, Fairway Oaks is the only one of the four that adjoins the public golf course.

When Fairway Oaks was laid out in 1950, the land south of DeRenne Avenue was woods and farmland located outside the city limits (Savannah's city limits had been expanded south to DeRenne Avenue in 1950). Framed by Bacon Park Drive (the original entrance to the golf course) on the south (photograph 5), Waters Avenue on the west, and DeRenne Avenue on the north, four curvilinear streets – Hostetter (now Harlan) Drive (photographs 45-46), Brightwood Drive (photographs 15 and 19), Margatha Drive (photographs 35 and 44), and Richmond (now Althea) Parkway (photograph 41) – were carved out of the wooded tract. Two linear streets - Waters Drive (photograph 57) and DeRenne Drive (photograph 33) – were also created along Waters and DeRenne avenues, respectively, to serve as neighborhood access roads to home sites fronting these busy public thoroughfares. Existing mature oak and pine trees were retained in the median separating the public avenue from the subdivision access road (photograph 57), and azaleas were planted to provide a visual buffer (a practice duplicated in the plan for Kensington Park, located on the opposite side of Waters Avenue). Althea Parkway, the formal entrance to the subdivision, features a landscaped median with a Savannah Gray brick and granite slab subdivision sign at its intersection with Waters Avenue (photographs 41, 42, and 61). Three small cul-de-sacs – Chipper Circle (photograph 37), Diancy Park Place (photograph 48), and Club Circle (photograph 4) – are located off Margatha, Harlan, and Bacon Park drives, respectively. Unlike most previous subdivisions in Savannah, all of Fairway Oaks original 176 building lots were wooded and varied in size and shape. The streets were originally dirt, as the county did not require developers to pave roads at that time. The roads were paved in 1956 as a result of the collective efforts of the property owners as organized through the Fairway Oaks Association. The subdivision originally featured a community park located "in the bottom" at the east end of Bacon Park Drive (near the Casey Canal) which featured a clubhouse pavilion and a playground (no longer extant); the community park was closed during the 1990s when a section of the community property was sold under duress to the city (which threatened condemnation under eminent domain) to facilitate the widening of the Casey Canal and the construction of the Truman Parkway. The canal widening and the parkway construction led in turn to the closing of Bacon Park Drive where it once crossed the Casey Canal, cutting off access between Fairway Oaks and Magnolia Park Subdivision to the east. The north end of Harlan Drive, which originally provided direct access into the subdivision from DeRenne Avenue, was closed when DeRenne Avenue was widened during the 1990s (photograph 31). A narrow landscaped buffer was maintained between DeRenne Drive and the widened DeRenne Avenue (photographs 31, 64-66).

Most of the houses in Fairway Oaks are generally sited in the center of each lot and are of similar setback. Aside from a handful of contemporary utility sheds and freestanding garages, there are few outbuildings or secondary structures located within the subdivision. In Savannah's traditional pre-war residential subdivisions, garages and other outbuildings were located on the back of lots and were accessed from the lanes. In Fairway Oaks, as in most mid-20th-century subdivisions, there are no rear access lanes – rear access lanes had been dispensed with in order to maximize the size of the back yards and to increase privacy. When present, garages and carports are incorporated into the design of the house. A moderate density of houses is generally consistent throughout the district, although houses are sited closer together on the smaller, more uniform-sized lots that line Waters and DeRenne avenues.

Comprised of houses generally constructed between 1950 and 1957, Fairway Oaks features one of the earliest and best collections of mid-20th-century domestic architecture in Savannah, representing a wide variety of architectural styles and house types commonly built in middle- to upper-middle-class neighborhoods in Georgia and throughout the country. Stylistic influences include Colonial Revival (often called "Georgian Revival" in its two-story form and "Cape Cod" in its one-story form), Monterey, and Contemporary. Among the house types represented are the Ranch, the American Small House and its extended version, the mid-century two-story house (sometimes called the "Georgian" house when displaying Colonial Revival styling and with a traditional interior plan, and sometimes called a "stacked ranch house" when displaying no obvious architectural style and with a non-traditional interior layout), the Split Level, and the popularly known "Cape Cod" (a one- or one-and-a-half story house, usually larger than an American Small House, often with a traditional interior layout, and almost always with Colonial Revival detailing). Most of the houses within the district are one-story in height, are of balloon-frame construction, and feature a brick-veneer exterior. A common characteristic of many houses built in Fairway Oaks is the use of "Savannah Grey" bricks -- a premium brick veneer utilized by local contractors throughout Savannah in the construction of upscale housing during the 1950s. Most houses feature 6/6 and 8/8 double-hung wood windows, although metal casement windows (aluminum and steel) are common for early ranch houses in the district. Another common characteristic of houses in Fairway Oaks is the prevalence of attached garage wings (as opposed to integral garages that are incorporated underneath the principal roof of the house). Most one-story examples in the subdivision feature a single or double garage that is attached to the main house by a hyphen that doubles as a semi-enclosed entry porch between the house and garage. The hyphen often has the appearance of an open breezeway that has been made into a sunroom, with solid lower walls and glass jalousie windows. A new functional space for these mid-century houses, it often is treated as a Colonial Revival stylistic element. This hyphen-garage wing is common among Ranch and American Small House types within the district.

Most of the high-style residences are located on or near Bacon Park Drive within close proximity to the golf course. Although not confirmed, several of these residences appear to be architect-designed.

The Colonial Revival style is the most common style in Fairway Oaks and is represented throughout the district (photographs 5, 7, 20, 25, and 51, for example). Late period examples of the style feature side gable roofs, distinct entablature, and prominent porticoes with slender, square columns. Variants of the Colonial Revival style dominated domestic design throughout the country during the first half of the 20th century and are found throughout Fairway Oaks. An almost Neoclassical variant is represented in the district by large brick "Georgian" (two-story) houses with full-height porticoes and basic Colonial and Greek Revival door surrounds, such as those at 1302 Bacon Park Drive (Harris House, c.1953, photograph 5), and 1331 Brightwood Drive (Peterson House, c.1954, photograph 7). A simpler example is the two-story brick house at 1321 Brightwood Drive (photograph 24). The design for the house at 1218 Bacon Park Drive (Sullivan House, c.1950, photograph 7) is what might be called "Neo-Palladian" and appears to be loosely based on the Henry McAlpin House (c.1820) at the former Hermitage Plantation, designed by early 19th-century Savannah architect Charles B. McClusky. Such "Hermitage" replicas were very popular in Savannah and can be found in several upscale neighborhoods of the 1930s, 1940s, and 1950s. Most of the late period Colonial Revival-

style houses located in Fairway Oaks are simpler one-story American Small Houses and Extended American Small Houses (photographs 20, 25, 28, 29, 49 and 59, for example) and what is popularly referred to as the "Cape Cod" house, a simple one-and–half story house with brick veneer exterior, gable roof dormers, simple classical door surrounds, and gabled or hyphen-garage wings (photographs 3 background, 48, and 50). 1231 Bacon Park Drive (c.1955) is one of the more substantial examples of the one-and-a-half story Cape Cod forms found within the district. A few more elaborate houses are located near the golf course, such as the two-story "Williamsburg" example at 1228 Bacon Park Drive (Nelson House, c.1954, photograph 6) and 1410 Bacon Park Drive (Lientz House, c.1952). Both of these examples display classical details and an emphasis on symmetry.

The Monterey style, which fuses Spanish Eclectic and Colonial Revival details from California and the Southwest, is represented in the district by a few houses. Scattered examples of the Monterey style occur throughout the country in suburbs built during the early to mid-1950s. These houses are typically two-story in height and feature low-pitched gable roofs, a projecting two-story façade gable, and a cantilevered, second-floor balcony that is usually covered by the principal roof. Examples in Fairway Oaks include the houses at 5506 Waters Drive (c.1954, photograph 60) and 1230 Bacon Park Drive (c.1952). The examples at 2 Club Circle (c.1951, photograph 4 left) and 1230 Bacon Park Drive display another common characteristic of the type: the use of different exterior cladding to differentiate the first and second stories. 4 Club Circle (c.1951) is a good example of what might be called a "French Creole" subtype, a variant of the style which substitutes cast-iron balcony columns and balustrades inspired by buildings in New Orleans for the more typical Southwestern wooden details.

Less well represented numerically but having a prominent place in Fairway Oaks are several houses designed in the Contemporary style. Originating in California and the Southwest during the 1930s and 1940s, the Contemporary style stripped away all historical and picturesque design references but retained traditional house forms, usually with broad, low gabled or hipped roofs. Unlike its modern counterpart, the International style, the Contemporary style generally embodied traditional building materials such as wood, brick, and stucco rather than new industrial materials. Good examples of the Contemporary style in Fairway Oaks are the Ranch house at 5 Chipper Circle (c.1956, photograph 38) with its broad front-facing gable roof (often referred to as an "Eichler" style house after the California developer Joseph Eichler who first commissioned this style in the early 1950s) and the Split-Level house at 1416 Bacon Park Drive (c.1953, photograph 1).

Like most domestic architecture of the mid-20th-century, a majority of the houses in Fairway Oaks display more of an emphasis on building form and type than style. House types represented in this portion of the historic district include the American Small House in its basic and extended versions, the Ranch house, the Split Level, and both traditional and non-traditional two-story houses.

The Ranch-type house is the predominant house type in Fairway Oaks as more than half (about 60%) of the houses in this subdivision are of this ubiquitous type (photographs 15 and 18). Ranch houses in Fairway Oaks span its entire period of development from 1950 to 1957. The 20th-century Ranch house was invented during the mid-1930s by California architects and gained popularity

during the 1940s to become the dominant house type throughout the country during the 1950s and 1960s. The sprawling design of the Ranch house, which generally was oriented lengthwise across the width of its lot, was perfectly suited for the large lots that were offered in the new housing developments of 1950s suburbia such as Fairway Oaks. These houses are one-story dwellings featuring low-pitched hip or side-gable roofs, moderately overhanging boxed eaves, paired and triple windows, picture windows, sliding glass doors, large chimneys, and integral carports or garages. Many ranch houses display no particular architectural style (photographs 16 and 63, for example); others feature Colonial Revival-style references such as sidelights, dentils, and abbreviated side wings (photographs 34,35, and 51, for example), or Contemporary design elements (photographs 37 and 38, for example), or, in some instances, both (photograph 44, for example, showing an otherwise Contemporary-style ranch house with Colonial Revival-style shutters). The use of metal casement windows (aluminum or steel) as a "modern" substitute for double-hung wood windows is common as well (photographs 1, 17, and 33). There are many fine examples of the Ranch-type house in Fairway Oaks, ranging from more involved examples that typically feature Savannah Grey brick exteriors and decorative wrought iron detailing to more basic examples that are commonly found in practically every mid-20th-century subdivision across the country. As in other places, the majority of the ranch houses in Fairway Oaks belong to the vast "middle ground" of ranch houses in Savannah and Georgia; good examples are the houses at 1204 Brightwood Drive (c.1950, photograph 14) and 1216 Brightwood Drive (c.1953, photograph 18). The common use of Savannah Grey brick as a premium building material for houses in upscale residential developments coincided with the introduction of the ranch house in Savannah during the late 1940s and gives these houses a distinctive "Savannah" appearance. Some of the first ranch houses in the city were built during this time on infill lots in Ardsley Park, Chatham Crescent, and Ardmore. A common characteristic of many of these early ranches is the use of Savannah Grey brick as a brick veneer. This practice was carried over to the new, exclusive subdivisions that were developed in Savannah during the 1950s. As a result, a large number of houses in Fairway Oaks – mostly, but not exclusively ranch houses – feature Savannah Grey brick exteriors. Many of these houses are larger and more substantial than others in the district and are located within close proximity to the golf course (generally south of Althea Parkway) such as the examples at 1201 and 1202 Brightwood Drive (c.1952) and 119 Harlan Drive (c.1953). All of these examples are located on large corner lots and display a heightened attention to detail. However, there are some examples of Savannah Grey brick being used in smaller, less ostentatious ranch houses within the district, such as the examples at 5514 Waters Drive (c.1951, photograph 58), 5412 Waters Drive (c.1953, photograph 62 left), and 14 Margatha Drive (c.1953), and not all of the larger ranch houses in the district feature Savannah Grey brick exteriors: two such examples, 1206 Brightwood Drive (c.1951, photograph 15) and 1202 Althea Parkway (c.1956, photograph 41), are among the best examples of the Ranch type in Fairway Oak. An unusual early brick ranch house at 5404 Waters Road features multi-colored brick and a truncated courtyard form (photograph 63). Most of the small, basic examples of the Ranch type are located in the northern section of the subdivision, primarily along Harlan (photograph 30), Margatha (photographs 35 and 44), and DeRenne (photograph 33) drives. A relatively rare Contemporary-style red-brick ranch house with a broad front-facing gable roof is located at 5 Chipper Circle (c.1956, photograph 38).

The American Small House is another important house type represented in Fairway Oaks with nearly one-fifth of the houses in the district belonging to this popular mid-20th-century type. Most of these

houses date to the early 1950s. 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 to become the dominant house type throughout the country including Georgia during the 1940s and early 1950s. The American Small Houses within Fairway Oaks are small, one-story, balloon-framed, brick-veneered residences with low pitched side-gable roofs, tightly boxed eaves, and triangular wood vents in side gables. Some examples have small bedrooms in the attic, usually marked by windows in the side gables and often small front and/or rear dormers (photograph 50, for example). Many examples feature projecting or non-projecting gables in the façade and occasionally a projecting front-gabled foyer or room (photographs 20, 25, and 49, for example). Most examples are of the "extended" subtype, slightly longer and with an additional bay across the front façade (photographs 28 and 29, for example). Unlike most American Small Houses in Savannah – which were for the most part built as basic, transitional housing – most examples found in Fairway Oaks feature expanded floor plans and are constructed with more substantial building materials. The houses at 1327 Brightwood Drive (c.1952, photograph 25), 1219 Brightwood Drive (c.1951), 5408 Waters Drive (c.1953), and 107 and 109 Margatha Drive (c.1951 and c.1952, photograph 49) are representative examples of the extended American Small Houses found within the district. As elsewhere in Savannah and Georgia, many of these houses display minimal Colonial Revival-style detailing in their cornice returns, front doorways, roof dormers, and window shutters. While most of the American Small Houses within the subdivision feature brick exteriors, only a few utilize Savannah Grey bricks.

The Split-Level house type is represented in Fairway Oaks by only about a half-dozen examples, all dating from the mid-1950s. The Split-Level house often displays the horizontal lines, low-pitched roof, and overhanging eaves of its contemporary, the ranch house, but it consists of two sections with three floor levels: a one-story section, with family living areas including the living, dining, and kitchen areas, generally at or near ground level, and a second section with two floors, generally containing bedrooms and bathrooms in the upper section, a half floor up from the living section, and a garage, recreation room, or additional bedrooms in the lower section, a half floor down from the living section. Often thought of as a derivative of the Ranch house, the Split Level developed concurrently with but largely independently of the Ranch. Although it reached its greatest popularity in the mid- to late 1950s, nationally and in Georgia, the Split Level can be traced back through the 1930s, with mass-marketed versions being offered by such companies as Sears, Roebuck and Co. and with custom designs being developed by prominent architects including Frank Lloyd Wright, to its apparent origins in California in the early 20th century with precedent-setting multi-level houses designed for steeply sloping lots by Frank Lloyd Wright. In Georgia, the earliest documented Split-Level house is a 1940 example in the Peachtree Park neighborhood in Atlanta. Most examples date from the mid-1950s into the 1960s. In Fairway Oaks, the houses at 110 Harlan Drive (c.1953, photograph 67) and 1311 Brightwood Drive (c.1953, photograph 22) are good examples of the type found within this part of the district. Like many ranch houses within the district, both of these examples display vague Colonial Revival stylistic references – a common characteristic of the type. The house at 1416 Bacon Park Drive (c.1953, photograph 1), however, is the best example of the Split-Level type in the district and one of the best examples of Contemporary-style mid-20th-century domestic architecture found in Fairway Oaks. This house was probably designed by one of Savannah's prominent local architects, but this has not yet been documented. The building displays a sleek, modern design that

accentuates the low horizontality of the Ranch house while employing the low pitched roof and widely overhanging eaves of the Prairie style. Other features include a smooth stucco exterior, broad flagstone chimney, aluminum awning windows on corners, and flagstone entry porch and walkway.

There are just a few two-story houses in Fairway Oaks. 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 houses at 302 Bacon Park Drive (Harris House, c.1953, photograph 5), 1228 Bacon Park Drive (Nelson House, c.1954, photograph 6), and 1321 Brightwood Drive (photograph 24). Two others feature the Monterey style: 5506 Waters Drive, c.1954 (photograph 60); and 2 Club Circle, c.1951 (photograph 4, left). One two-story house displays no architectural style with the exception of "Colonial" window shutters and is an example of what might be described as a "stacked" ranch house with the ground floor devoted to family living spaces and the second floor to bedrooms (the Backus House at 5518 Waters Drive, c.1952, photograph 57).

Of the 176 houses in the Fairway Oaks portion of the district, only three are non-contributing. The non-contributing properties are comprised of three houses built after the district's period of significance (1406 Bacon Park Drive, 2004; 1208 Brightwood Drive, 1974; and 4 Harlan Drive, c.1980).

Greenview Subdivision

Greenview is a small subdivision of 39 houses located south of Bacon Park Drive and east of Waters Avenue. Its western boundary borders the public golf course. Access to the subdivision is via Sweetbriar Circle off Bacon Park Drive, a street shared with the adjoining Fairway Oaks subdivision. Greenview subdivision was developed starting in 1956 by one of the principal developers of the earlier Fairway Oaks when that adjacent subdivision neared completion. The new development offered 39 home sites with six lots overlooking the golf course. Framed by Waters Avenue on the west, Sweet Bay Lane on the south, and the fifth hole of the public golf course on the east, Greenview Subdivision has only two streets: Sweetbriar Circle, which is accessed from Bacon Park Drive, and Lawndale Road, a crossroad that bisects Sweetbriar Circle. The back property lines of the houses along the western arc of Sweetbriar Circle abut Waters Avenue and are physically and visually insulated from that thoroughfare by a continuous Savannah Grey brick wall that runs the length of the western boundary of the subdivision.

Most of the houses in Greenview were built between 1958 and 1965 (a total of 28 buildings or approximately 75%). Like those in the geographically contiguous southern portion of Fairway Oaks, houses in Greenview represent some of the finest modern domestic architecture of the late 1950s and early 1960s found in Savannah. Architecturally, the houses are similar to those in Fairway Oaks in terms of height, styles, types, and exterior materials, although they tend to be larger, following a nationwide trend starting in the late 1950s. The most common architectural styles are variants of the Colonial Revival (photographs 9 and 53, center and left) and Contemporary (photograph 53). As elsewhere at mid-century, slightly more than half of the houses in the subdivision display no

academic style (photographs 11 and 13, for example). The Ranch is by far the most common type in the development (photographs 9, 11, 13, 53, 55, 56), but there also are examples of the Split-Level (photographs 9 and 10) and two-story houses (photograph 52 and 54).

There are several very good early examples of modern domestic architecture in Greenview that exhibit cutting-edge contemporary designs representative of the late 1950s and early 1960s. The architect-designed house at 1234 Lawndale Road (c.1964, photograh 12) is an exceptional example of the California or "Western" Contemporary-style Ranch house with its textured brick walls, broad gable roofs with exposed beams, and integrated courtyard, and the house at 1229 Sweetbriar Circle (c.1960-64, photograph 54) is a rare two-story Contemporary-style house with dramatic fenestration. The houses at 5605 Sweetbriar Circle (c.1960, photograph 9) and 1212 Sweetbriar Circle (c.1960, photograph 10) are Split-Level houses, incorporating the characteristic three levels of flooring, but with Contemporary stylistic treatments. While many of the Greenview ranch houses are similar to those in Fairway Oaks (with Savannah Grey brick exteriors, decorative wrought-iron detailing, multi-light sash windows, and shutters), the Ranch houses at 1216 Sweetbriar Circle (photograph 11) and 5730 Sweetbriar Circle (photograph 53) feature elements of the Contemporary style with their clean-cut styling and the absence of historical motifs, metal-and-glass curtain walls, bands of sliding clerestory windows, and decorative concrete-block privacy screens. The Ranch house at 1215 Sweetbriar Circle (photograph 55) exhibits the California or Southwestern "rustic" stylistic treatment with its irregular form, board-and-batten siding inserts, and exposed rafter ends.

Of the 39 houses in the Greenview subdivision, the architects for three have been positively identified. (It is likely that many of the houses in Greenview are architect-designed; this seems especially probable of the houses along Sweetbriar Circle that overlook the golf course.) Internationally renowned Florida architect Mark Garrison Hampton, FAIA, one of a small group of like-minded young modern architects practicing along the Gulf Coast during the 1950s collectively known as the "Sarasota School of Architecture," designed the house at 5614 Sweetbriar Circle for Patricia and Albert F. Weis in 1959. Albert Weis owned and managed a local movie theater chain. The Weis House is an exceptional two-story, steel frame, International-style house with a boxy form, flat roof, metal-and-glass curtain walls, large sliding glass doors, wood sunshades, raised floors with floating staircases, verandahs, and concrete patios (photograph 52). The house is representative of the style of regional modernism -- sometimes called "Florida Modern" – for which Hampton and his colleagues became well known. It was awarded "outstanding design in steel construction" for 1959 by *Architectural Review* magazine. Prominent Savannah architect Juan Bertoto, AIA, designed the house at 1234 Lawndale Road, right across the street from the Weis House, for Randolph Brooks, a vice-president of a local bank, in 1964. The house is an exceptional example of the California or "Western" Contemporary-style Ranch house and features a main cross-gabled section with a widely overhanging, low-pitched roof, glass-enclosed gable ends, exposed structural beams, walled courtyard, and multi-textured brick veneer exterior (photograph 12). Prominent Savannah architect Carl Edward Helfrich, AIA (1909-87) designed the house at 5714 Sweetbriar Circle for Jeane D. and Hugh R. Papy in 1959; Hugh Papy was the vice-president of Metal Stamp, Inc. & Savannah Chimney Manufacturing, Inc. The house is a traditional one-and-a-half story, Colonial Revival-style house with gable roof dormers, Savannah Grey brick exterior, classical door surround, 16/16 double-hung windows, and two-car garage wing.

Thirty-one of the 39 houses in the Greenview subdision are documented as contributing, and eight are documented as non-contributing. All the non-contributing houses are single-family homes relatively consistent with the scale of the neighborhood that were built after the district's period of significance.

Setting and Surroundings

The areas surrounding the Fairway Oaks-Greenview Historic District contain concentrations of historic and non-historic properties. West of the district, directly across Waters Avenue, is Kensington Park Subdivision, a similar mid-20th-century subdivision developed starting c.1951. North of the district, directly across DeRenne Avenue, is a residential area consisting of small bungalows and workers housing built from the 1930s through the 1950s. To the northwest of the intersection of Waters Avenue and DeRenne Avenue is modern commercial strip development (photograph 65); pockets of historic commercial buildings including 1950s gas stations and a small suburban shopping center are located along this section of DeRenne Avenue as well. East of the Fairview Oaks subdivision but included in the historic district is a wooded area – the remnants of the Fairway Oaks Association's common land – adjacent the Casey Canal and the Truman Parkway (photograph 66). South of the district is the Bacon Park Golf Course and a small, wooded, 1960s residential subdivision located between Waters Avenue and the golf course.

8. Statement of Significance

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

( ) **nationally** (X) **statewide** (X) **locally**

Applicable National Register Criteria:

(X) **A** ( ) **B** (X) **C** ( ) **D**

Criteria Considerations (Exceptions): ( ) **N/A**

( ) **A** ( ) **B** ( ) **C** ( ) **D** ( ) **E** ( ) **F** (X) **G**

Areas of Significance (enter categories from instructions):

Architecture
Community Planning and Development

Period of Significance:

1950-1965

Significant Dates:

1950: Fairway Oaks subdivision started
1951: Fairway Oaks Association founded
1956: Greenview subdivision started

Significant Person(s):

N.A.

Cultural Affiliation:

N.A.

Architect(s)/Builder(s):

Hampton, Mark Garrison (architect)
Helfrich, Carl Edward (architect)
Bertoto, Juan (architect)
Armstrong, Hugh (builder)
Hostetter, Maxwell (builder)
Berry, Geraldine (builder)

Narrative statement of significance (areas of significance)

The following summary statement of significance was prepared by the Historic Preservation Division.

The Fairway Oaks-Greenview Historic District is significant as a precedent-setting mid-20th-century suburban residential development in Savannah.

In the area of community planning and development, it is significant at the local level as the first mid-20th-century suburban residential development intended for middle- to upper-middle-class white homeowners outside the Savannah city limits featuring the new-to-Savannah curvilinear street layout with cul-de-sacs and irregularly shaped wooded lots. In doing so, it broke with Savannah's 200-year tradition of gridiron-plan development based on the original 1733 Oglethorpe city plan. The development also is significant as the first "upscale" suburban development in the Savannah area to successfully capitalize on new ideas about "country" living in the suburbs and a "country-club" lifestyle fostered by proximity to a county park and golf course. The development's high visibility and success set precedents for subsequent suburban developments in Savannah including, in relatively quick succession, Groveland (1950), Kensington Park (1951), and Magnolia Park (1953), all in the same vicinity south of Savannah.

The Fairway Oaks-Greenview Historic District also is significant in terms of community planning and development at the state as well as local level for the Fairway Oaks Association, a non-profit neighborhood organization founded for the purpose of improving the quality of life in the newly established suburban community. Its early privately funded civic improvements include a subdivision sewerage system in 1954 and street paving in 1955 (at a combined cost of $26,000 raised by homeowners) and a neighborhood park including a "clubhouse casino" along the Casey Canal in the late 1950s. An important social event was the annual subdivision picnic, a tradition started in 1952 that continues to this day. Established in 1951, just one year after the subdivision was initially developed, the Fairway Oaks Association was among the earliest such organizations in Georgia and it appears to have been the first such suburban neighborhood association in Savannah. It was a harbinger of the many similar homeowners' or civic organizations that were to be subsequently established in other new suburban communities, especially after the early 1960s. Contemporaneous with the community association was the Fairway Oaks Garden Club, established in 1952. It too was intended to enhance social life in the new community and make community improvements. But

unlike the Fairway Oaks Association, whose leadership, at least in its early years, was made up mostly of men, the Garden Club was organized and run by women. Its activities focused on community landscape improvements as well as enhancing private gardens and yards.

In the area of architecture, the district is significant at the local level for containing what is believed to be one of the best collections of mid-20th-century houses in Savannah, including excellent and representative examples of important mid-20th-century house types including American Small Houses, Ranch houses, Split-Level houses, and two-story traditionals, ranging in size from large to small and architecturally from plain to elaborate. The most prevalent architectural style is Colonial Revival, followed closely by the Contemporary; a few Modern-style houses also are present. Following national trends, ranch houses predominate, comprising nearly two-thirds of the housing stock. The district also contains important house designs by noted local and regional architects significant at the state as well as the local level.

> *The following statement of significance is from the draft "Fairway Oaks/Greenview Mid-20th Century Subdivision Historic District" National Register Registration Form prepared by Robert A. Ciucevich, Quatrefoil Consulting, Savannah, Georgia, dated May 2007. It has been edited and augmented by the Historic Preservation Division.*

The Fairway Oaks-Greenview Historic District is significant in architecture for its historic residential buildings. Comprised of houses generally constructed between 1950 and 1965, Fairway Oaks and Greenview feature one of the best collections of mid-20th-century domestic architecture in Savannah, representing a wide variety of architectural styles and house types built in middle- to upper-middle-class neighborhoods in Savannah, across Georgia, and throughout the country. Excellent examples of important mid-century architectural styles include Colonial Revival, Monterey, Contemporary, and International. Among the important house types represented are excellent examples of the Ranch house, the American Small House (mostly in its "extended" version), the Split Level, and the mid-20th-century two-story house. These house types and styles predominated in Georgia during the middle of the 20th century and in proportions to one another that appear to mirror the percentages of each in the Fairway Oaks-Greenview Historic District. Most houses within the district are one story in height, are of balloon-frame construction, and feature a brick-veneer exterior. A distinctive common characteristic of a majority of houses built in Fairway Oaks and Greenview is the use of Savannah Grey bricks, a premium veneer brick utilized by local contractors throughout Savannah in the construction of upscale housing during the 1950s. Many houses feature 6/6 and 8/8 double-hung wood windows – especially those with Colonial Revival designs -- although metal sash and casement windows are common for Ranch houses and Split-Level houses in the district, especially but not exclusively, for those designed in the Contemporary style or in no architectural style. Attached or extended garage wings and carports are common (as opposed to integral garages that are incorporated underneath the principal roof of the house). Most one-story houses in the district feature a single or double garage or carport that is attached to the main house by a hyphen that doubles as a semi-enclosed entry porch between the house and garage. The hyphen often has the appearance of an open breezeway that has been made into a sunroom with lower walls and glass jalousie windows. This hyphen-garage wing – stylized as a Colonial Revival reference – is common among Ranch and American Small House types within the district.

The district is also significant in architecture for its houses designed by locally and internationally renowned architects. Mark Garrison Hampton, FAIA, from Tampa, Florida, designed the exceptional International-style Weis House (c.1959) at 5614 Sweetbriar Circle (photograph 52), which was awarded "outstanding design in steel construction" for 1959 by *Architectural Review* magazine. Hampton is known throughout the nation and world as one of the principal practitioners of "Florida Modernism," a regional style developed and popularized by a group of young, innovative modern architects working on Florida's Central Gulf Coast between 1941 and 1966 who are collectively known as the "Sarasota School of Architecture." Hampton is known throughout the state of Florida and region for his designs of schools, churches, office and commercial buildings, and residences. With its boxy form, flat roof, metal-and-glass curtain walls, large sliding glass doors, wood sunshades, raised floors with floating staircases, verandahs, and concrete patios, the house he designed at 5614 Sweetbriar Circle is an excellent representative example of his style and unique in Savannah and Georgia. Juan Bertoto, AIA, a prominent local architect and Savannah College of Art and Design professor from Argentina, designed the Contemporary- style Brooks House (c.1964) at 1234 Lawndale Road (photograph 12). With its irregular form, textured brick walls, broad gable roofs with exposed beams and glassed gables, and integrated courtyard, this house is an exceptional example in Savannah and Georgia of the California or "Western" Contemporary-style Ranch house. Bertoto is known in Savannah for his 1960s modern designs of schools and public buildings, which include the campus of Benedictine Military School, the Chatham County Health Department, and the U.S. Army Reserve Center, as well as several residences. Carl Edward Helfrich, AIA (1909-1987), a prominent local architect from Savannah, designed the one-story Colonial Revival-style Papy House (c.1959) at 5714 Sweetbriar Circle. Helfrich is known in Savannah for his 1950s designs of residences, mostly in the Colonial Revival style, but including two Modern houses in the Manor Estates Subdivision, as well as for his later work for his friend and benefactor, Ted Turner.

Developed in 1950, Fairway Oaks is significant in community planning and development as one of the first residential developments in Savannah to break with the traditional "pre-war" mode of planning and to adopt all of the elements of the Federal Housing Administration's preferred pattern of subdivision development. Rather than continuing the standard grid pattern of landscaped streets and uniform lot sizes used in such early 20th-century suburban Savannah developments as Ardsley Park, Chatham Crescent, Ardmore, and Lee-Olin Heights, Fairway Oaks featured large wooded lots of varying shapes and sizes set among a series of curvilinear streets. The location of the subdivision outside the Savannah city limits provided the illusion of country living while its development adjacent the public golf course at Bacon Park provided a country club atmosphere, an effect that was clearly intentional as Bacon Park Drive once served as the entrance to the golf course. The name of the development, Fairway Oaks, derives from its location adjacent the fifth hole of the golf course, which serves as the southern border of the subdivision and is overlooked by the houses situated along Bacon Park Drive. Fully built out by 1957, Fairway Oaks was considered one of the most modern, progressive communities of its era and was the home of some of the most significant business and civic leaders of 1950s and 1960s Savannah. As described above in the summary statement of significance, Fairway Oaks also is significant in terms of community planning and development for the Fairway Oaks Association, a non-profit neighborhood organization founded for the purpose of improving the quality of life in the newly established suburban community. Its early privately funded civic improvements include a subdivision sewerage system in 1954, street paving in 1955, and a

neighborhood park including a "clubhouse casino" along the Casey Canal in the late 1950s. An important social event was the annual subdivision picnic, a tradition started in 1952 that continues to this day. Established in 1951, just one year after the subdivision was initially developed, the Fairway Oaks Association was among the earliest such organizations in Georgia and it appears to have been the first such suburban neighborhood association in Savannah. As such, it was a harbinger of the many similar homeowners' or civic organizations that were to be subsequently established in other new suburban communities, especially after the early 1960s. Developed in 1956, Greenview Subdivision was established as an extension of the Fairway Oaks development. The name of the newer development, Greenview, derives from its location adjacent the fifth hole of the golf course, which serves as the eastern border of the subdivision and is overlooked by the houses situated along the eastern arc of Sweetbriar Circle. Nearly built out by 1965, Greenview was considered one of the most upscale developments of its era and was the home of some of Savannah's most significant business and civic leaders of the late 1950s and 1960s.

National Register Criteria

The Fairway Oaks-Greenview Historic District meets National Register Criterion A in terms of community planning and development at the local level for its precedent-setting role in establishing a new modern way of planning and developing residential suburbs in mid-20th-century Savannah. The use of curvilinear streets, cul-de-sacs, and irregularly shaped wooded lots was a first in Savannah for a middle- and upper middle-class suburban development. The district also meets National Register Criterion A for its Fairway Oaks Association, one of the first mid-century homeowners' associations in Georgia and apparently the first in Savannah. This association enhanced the quality of life in the new suburb by making privately funded capital improvements including a sewerage system, street paving, and a neighborhood park. The district meets National Register Criterion C at the local level for its many excellent exceptional and representative examples of mid-20th-century residential architectural styles and house types now recognized as important in Georgia through the statewide historic context "Georgia's Living Places: Historic Houses in their Landscaped Settings." Among the important mid-century architectural styles are Colonial Revivial, Contemporary, and International. Among the important mid-century house types are the American Small House (extended version), the Ranch house, the Split-Level house, and the two-story house in both traditional and modern forms. Select individual houses designed by noted architects, such as the Weis House at 5614 Sweetbriar Circle designed by Mark Hampton and the Brooks House at 1234 Lawndale Road designed by Juan Bertoto are considered significant at the state level. The district also meets National Register Criterion C for its new-to-Savannah curvilinear street plan with cul-de-sacs and irregularly shaped lots. This form of subdivision plan was new to Savannah and relatively new to the state of Georgia when first laid out in 1950.

Criteria Considerations (if applicable)

The Fairway Oaks-Greenview Historic District meets National Register Criteria Consideration G because of its continuous development from 1950 to the mid-1960s including a substantial number of houses built less than fifty years ago and because several of these early 1960s houses, designed by renown architects, are among the most architecturally significant in the district and are of exceptional

significance not just locally but also statewide and, in the case of the Mark Hampton-designed Weis House, possibly of national significance.

Period of significance (justification)

The period of significance, 1950-1965, encompasses the continuous period of development of this mid-century residential suburb. It also encompasses the full range of "builder" houses through architect-designed houses. House types and architectural styles are consistent throughout this period and represent prevailing designs in Savannah and Georgia during the period. By 1965, the suburb was essentially fully developed, with 95% of the available house lots having been built on. The few houses built after 1965 range in date from 1969 to the early 21st century; although generally compatible with the historic-period houses, they represent later 20th-century ideas about house design.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing historic buildings consist of the 204 houses built between 1950 and 1965 and retaining their historic architectural integrity in the two historic subdivisions comprising the historic district. The Fairway Oaks subdivision plan (including the curvilinear street layout, cul-de-sacs, the irregularly shaped lots, the divided Althea Parkway, the median along Waters Drive, and the planting strip along DeRenne Drive) is the contributing historic structure. The Fairway Oaks subdivision entrance sign at Althea Drive and Waters Avenue is a contributing object. The wooded area to the east of Fairway Oaks, formerly the neighborhood park between the subdivision and the Casey Canal, is a contributing site. Non-contributing resources consist of 11 houses built after 1965, the end of the historic district's period of significance.

Developmental history/historic context: Fairway Oaks-Greenview Historic District

> *The following local developmental history/historic context is from the draft "Fairway Oaks/Greenview Mid-20th Century Subdivision Historic District" National Register Registration Form prepared by Robert A. Ciucevich, Quatrefoil Consulting, Savannah, Georgia, dated May 2007. It has been slightly edited and updated by the Historic Preservation Division, and an introductory paragraph about Savannah's historic development has been added.*

Savannah's historic development up to the middle of the 20th century is reflected to a large degree by some of its existing National Register historic districts that span the time from the founding of the city by James Oglethorpe in 1733 through its early 20th-century suburban development. The 18th- and early 19th-century periods are represented by the Savannah Historic District (listed in the National Register and designated a National Historic Landmark in 1966) that extends from the Savannah River south to Gwinnett Street at the middle of Forsyth Park. The city's growth during the second half of the 19th century is represented by the Savannah Victorian District (listed in the National Register in 1974) that extends from the southern boundary of the Savannah Historic District to West Anderson Street Lane. Turn-of-the-century development is embodied in the Thomas Square Streetcar Historic

District (listed in the National Register in 1997) extending from the southern boundary of the Savannah Victorian District to Victory Drive. Savannah's early 20th-century suburban development is manifest in the Ardsley Park-Chatham Crescent Historic District (listed in the National Register in 1985) and the adjacent Parkside Historic District (listed in 1999) that span from Victory Drive south to approximately 51st Street. Between 51st Street and DeRenne Avenue is a 20-block area of mixed, small-scale, early to mid-20th-century residential and commercial developments, culminating in mid-20th-century to early 21st-century commercial and institutional developments along the north side of DeRenne Avenue. South of DeRenne Avenue and north of the Eisenhower Parkway, between Abercorn Street on the west and the Casey Canal on the east, is a large area of mid-20th-century residential development. It is in this area that the Fairway Oaks-Greenview Historic District is located.

Before the beginning of World War II, the last significant residential developments in Savannah were Ardmore, Gould Estates, and Lee-Olin Heights. In 1945 these subdivisions made up Savannah's southernmost suburbs and were situated just inside the city limits, some distance north of the future location of the Fairway Oaks-Greenview suburb. Like most residential real estate developments, these subdivisions continued the traditional grid pattern plan that had always been used in Savannah (see Attachment 1). Most of the houses in these developments were typical of pre-war America, consisting of bungalows, English Cottage, and later American Small House types and exhibiting such styles as Craftsman, Tudor, and Colonial Revival.

Following the end of World War II, Savannah, like many communities throughout the nation, was faced with a severe housing shortage. Aided by technical guidance and home-mortgage guarantees from the Federal Housing Administration (FHA), Savannah entered into a two-decades-long building boom that resulted in the establishment of several new subdivisions on the south and east sides of the city and the subsequent expansion of the city limits from 60th Street Lane to DeRenne Avenue on the south and from Bee Road and the Casey Canal to Skidaway Road on the east (see Attachment 2). Influenced by national trends, the Savannah real estate community started to break with traditional local development patterns during this time and began adopting more contemporary practices, marking a transition between pre-war development and the Cold War-era subdivisions of the early 1950s. Although residential subdivision developments continued the use of the grid pattern plan of streets and rear access lanes, building lots offered during this time were generally larger and wider, houses were set back farther on lots, and the construction of sidewalks was largely discontinued.

Abercorn Park, located on 60th Street and developed in 1949, was one of the first subdivisions to offer larger lots. According to an article in the *Savannah Morning News* that announced the opening of the subdivision ("Abercorn Park Subdivision is Opening Today," March 20, 1949) the subdivision "starts east from Bull Street, crosses Abercorn and extends 2/3 of the way to Habersham Street." A key feature of the development was the larger size of the lots:

> The realtors have departed from the 60 foot frontage which is traditional with Savannah's real estate, and are restricting Abercorn Park's land packages to 70-foot and 90-foot frontages with a depth of 120 feet.

The article went on to state that all of "the houses will each be individual in architecture and will be built to FHA specifications."

Although the development was small, consisting of only 34 home sites, it was significant as it helped set several precedents. It offered a variety of larger lot sizes, houses were set back farther from the street (as a result of the increased lot depth), and sidewalks were dispensed with. In addition, the expanded width and depth of the lots were ideal for the sprawling form of the new Ranch house. By 1950 two similar small subdivisions were established along Abercorn Street immediately south of Abercorn Park – Abercorn Heights and Manor Estates – which continued this innovative but small-scale pattern of development on both sides of Abercorn Street from 61st Street to DeRenne Avenue. As a result, this area constitutes one of the earliest concentrations of Ranch houses in Savannah. (See Attachments 3 and 4.)

Lamara Heights, also developed in 1949, was the largest ("150 large wooded lots") and most significant subdivision development of the late 1940s. Located between 60th Street Lane and 65th Street on the north and south and Reynolds and Habersham streets on the east and west (respectively), the subdivision was located in the heart of Savannah's immediate postwar area of development. The new subdivision was developed by the Lamara Company. Formed in 1949 by C.H. Mason, Jr., J.J. Rauers, Jr., and William Lattimore – the same group who were developing the nearby Abercorn Park – the Lamara Company was organized to "undertake land development and simultaneously pursue an active construction program." According to a *Savannah Morning News* article that announced the opening of the subdivision ("Woodmere Tract Sold; Lamara Heights Will be Developed in Area," November 13, 1949), Lamara Heights was the "largest subdivision development in 10 years" and made available the "much needed home sites for Savannah's extension." Although the company intended the development to be "in keeping with the pre-war planning of Savannah's residential developments," the developers adopted the same pattern of development (larger lots, deeper setback, no sidewalks) for Lamara Heights as they had used in Abercorn Park earlier that year (see Attachment 5) while taking their concept for a modern residential subdivision one step farther. As reported in the *Savannah Morning News*:

> A portion of the new subdivision was deeded to the city for a grammar school and park area ... in addition to educational facilities, a suburban business district will be created at the northwestern end of the new subdivision.

As a result, J. G. Smith Elementary School (c.1950) was established in the upper northwest corner of the development, while Lamara Heights Shopping Center (c.1950) – now Habersham Village – was built between 61st and 63rd streets, essentially creating a commercial corridor along this section of Habersham Street. The Lamara Company was one of the first land developers in Savannah to embrace FHA principles by taking a multiple-use approach in planning residential subdivisions and perhaps the first to tie in the now ubiquitous suburban shopping center into a residential subdivision plan.

In 1950 the Lamara Company added a multiple family dimension to their multi-use development through the establishment of the FHA-approved Lamara Apartments, a large, multi-unit, 30-acre complex of duplex bungalows located on the corner of DeRenne Avenue and Habersham Street, immediately south of Lamara Heights. Along with the Abercorn Terrace Apartments (c.1947, located next to the Lamara Heights Shopping Center) and the Nelson Apartments (c.1950, adjacent Lamara Apartments along DeRenne Avenue), the Lamara Apartments provided affordable housing for young, growing, middle-class families within a convenient and small-scale suburban environment. According to a *Savannah Morning News* article that announced the new development ("150-Unit Housing Project Planned: Second Big Development Announced for South End," March 2, 1950), the Lamara Apartments featured the "first three-bedroom apartments in Georgia" to be authorized for construction by the FHA. The article pointed out that " the complex will feature at least five playgrounds" and "will be located within a few blocks of the new school being constructed on Lamara Drive" (J. G. Smith Elementary School in Lamara Heights). The article went on to state that "each bungalow will have a spacious yard and a porch" and that "the three-bedroom units are designed especially to meet the urgent needs of large families." The article also pointed out one of the reasons for the urgency behind providing this new housing:

> The development will be situated only eight tenths of a mile from Hunter Field, which will soon become an Air Force base.

Savannah's postwar expansion coincided with the advent of the Cold War era and the birth of the "military industrial complex." Locally, the military build-up that resulted from our nation's struggle against the Soviet Union and its communist allies lead to the establishment of a permanent military installation at Hunter Field in 1951. Hunter Air Force Base became the home of the 38th Air Division of the Strategic Air Command (SAC), which was made up of the 2nd (assigned 1951) and 308th (assigned 1952) Bomb Wings. The permanent establishment of the base in 1951 brought a complement of 4,600 officers and airmen and their families to Savannah along with civilian defense workers whose skills were needed to help with the day-to-day operations of the facility. This number increased to 7,000 with the addition of a second bomb wing (the 308th) in 1952. As a result of its proximity to the base as well as to schools and shopping, the Lamara and Nelson Apartments provided ideal and convenient housing alternatives for military families living off base and newly relocated civilian defense workers. Abercorn Terrace Apartments, with its one and two bedroom townhouses, was particularly popular with single officers stationed at the base.

After 1950 Savannah's real estate developers accepted a new standard for residential development that broke with the traditional "pre-war" mode of planning that had for the most part been employed up to this point. Rather than continuing the standard grid-pattern of landscaped streets and uniform lot sizes, Savannah's developers fully adopted the FHA's preferred pattern for subdivision development and began offering new subdivisions that featured large wooded lots of varying shapes and sizes set among a network of curvilinear streets. This subdivision pattern traces its roots to the mid-19th century, although it didn't become widespread throughout the country until the late 19th and early 20th centuries. In Georgia, Atlanta's Druid Hills, which was initially planned by Frederick Law Olmsted, was one of the first "picturesque" subdivisions in the state. The first golf-course subdivisions also followed this pattern and have continued to do so to this day. Brookhaven in north

Atlanta, developed starting in the 1910s, was one of the first golf-course subdivisions in the Southeast to employ this pattern. During the 1930s the FHA adopted the pattern and many of its characteristics as the preferred subdivision pattern (as opposed to the traditional grid pattern of development), which spawned many new developments with first the American Small House and then Ranch houses. It appears that the Savannah real estate community was initially slow to adopt the FHA's model subdivision pattern as practically all of the new residential developments built during the late 1940s building boom were a continuation of the pre-war grid plan (although a few postwar developments – Lamara Heights, Lamara Apartments, Nelson Apartments – employed the limited use of curvilinear streets in their plans). One exception was Forrest Hills Subdivision, a neighborhood of basic American Small Houses developed in 1947 and marketed to the lower-income range of single-family homebuyers. Located on the northwest corner of Skidaway Road and DeRenne Avenue, within the Savannah city limits, Forrest Hills appears to be the first example in Savannah of a subdivision utilizing the FHA's approved subdivision pattern, although it was populated with 1930s-era American Small Houses.

Fairway Oaks (1950), Groveland (1950), Kensington Park (1951), and Magnolia Park (1953) were the first "upscale" subdivisions in Savannah to adopt the FHA's subdivision model. All four of these subdivisions border DeRenne Avenue on the north and are located adjacent one another between Abercorn Street and Skidaway Road. In addition to proximity and geographic location, these subdivisions shared other similarities, evidenced by sales and promotional literature, as they were developed to "fulfill a widespread demand for large wooded home sites in a suburban setting" in which "each building site has been planned for the maximum scenic effect in its outlook on the winding streets." They combined the relatively new FHA model subdivision plans (curvilinear streets and cul-de-sacs, isolated from major thoroughfares, and irregularly shaped lots) with the brand-new mid-century house types include the Ranch and Split Level. Each of these subdivisions shared many common characteristics and was marketed in a similar way. A brochure created by the Lamara Company for Magnolia Park could easily be used to describe any of these subdivisions:

> Magnolia Park Subdivision has been created to fulfill [the] demand ... *for better type homes which [have] large lots and plenty of trees [paraphrase].* For the first time in many years, an area strategically located directly in the path of the city's growth has been selected, planned, and developed to provide large homesites, each studded with magnificent trees, conveniently located to schools, shopping centers, and public transportation.

Of these subdivisions, Fairway Oaks was the first and the most exclusive and featured some of the best-appointed houses displaying the very latest in modern domestic design to be found in suburban Savannah during the 1950s. It was the first subdivision developed south of DeRenne Avenue and was the earliest upscale subdivision in Savannah to feature large wooded lots of varying shapes and sizes set along curvilinear streets.

When Fairway Oaks was originally laid out in 1950, the land south of DeRenne Avenue was woods and farmland located outside the city limits (Savannah's city limits were expanded south to DeRenne Avenue in 1950). The subdivision was established at the corner of DeRenne and Waters avenues by

realtor Maxwell Burton Hostetter and real estate developer James S. Richmond on a property formerly known as the W.H. Eskedor Farm, an early 20th-century dairy operation. Thomas and Hutton Engineering, a local civil engineering firm, was commissioned to design the plan, which was completed in March of that same year. Framed by DeRenne Avenue on the north, Waters Avenue on the west, and Bacon Park Drive on the south, Fairway Oaks subdivision's four curvilinear streets, three cul-de-sacs, and two linear access roads were carved out of the wooded tract shortly thereafter, yielding 176 original building sites.

In addition to its curvilinear plan and lush wooded building lots, the subdivision was unique in Savannah as a result of its development adjacent the public golf course. Since the early 20th century, the Chatham County government had established several parks and sports complexes along or in the vicinity of Waters Avenue, a principal north-south corridor that predated the extension of Abercorn Street past 54th Street Lane – the southernmost city limits in the mid-1920s. In 1927 Municipal Stadium (partially destroyed in 1940 by a devastating hurricane, rebuilt in 1941, and renamed William L. Grayson Stadium) was constructed on the eastern end of Daffin Park. In 1926, the Municipal Golf Links, originally an 18-hole par 72 course, was constructed on a portion of the county work farm. Designed by renowned golf course-architect Donald Ross, the golf course later became part of the Robert T. Fechner Recreational Area constructed by the Civilian Conservation Corps in 1937. The park was expanded over the course of several years and later renamed Bacon Park after Oliver T. Bacon, a Chatham County Commissioner.

While all of the subdivisions located south of DeRenne Avenue were developed to take advantage of their respective proximity to Bacon Park, Fairway Oaks was the only one of the four that was physically tied to the golf course. The innovative developers of Fairway Oaks, "Max" Hostetter and James S. Richmond, had worked together previously in developing Wymberley, an upscale subdivision established on the Isle of Hope several miles southeast of Savannah during the late 1940s. "Wymberley on the Marsh" was developed on the site of Wymberley Plantation and took advantage of the natural beauty of the tract's live oaks and marsh views. In developing Fairway Oaks, Hostetter and Richmond anticipated the demand for an upscale suburban development that was both accessible to the downtown business district and shopping, yet still exclusive and also set within a picturesque environment yet modern in design. Just as they had made the marsh views the focal point of their Wymberley development (going so far as to include "on the Marsh" in its name in order to drive their point home), Hostetter and Richmond took advantage of their new subdivision's proximity adjacent the municipal golf course at Bacon Park in their development of Fairway Oaks. The name of the development derives from its location adjacent the fifth hole of the "Live Oaks" course, which serves as the southern border of the subdivision and is overlooked by the houses situated along Bacon Park Drive. The location of Fairway Oaks outside the Savannah city limits provided the illusion of country living while its development adjacent the public golf course provided an exclusive country club atmosphere, an effect that was intentional as Bacon Park Drive once served as an entrance to the Municipal Golf Links.

The natural beauty of the W. H. Eskedor property with its many massive oak trees, the modern subdivision design offered by the developers, and proximity to the golf course made Fairway Oaks very attractive to the young professional class that had come of age in this new era of postwar

prosperity and domestic consumerism. Many of Savannah's up-and-coming leaders – lawyers, doctors, engineers, and businessmen – built houses and settled in Fairway Oaks. Several of the choice lots along Bacon Park Drive were sold to the top management of the Union Bag and Paper Corporation as well as to the president of the Savannah Electric and Power Company.

Construction within the subdivision was slow initially, with approximately 20 houses completed by the end of 1951. According to longtime Fairway Oaks resident Ruby Wegener – who moved into the neighborhood with her husband John in 1951 – the subdivision was located "in the woods" when they first arrived. The streets were laid out but were unpaved at that time and only one other house, the residence of Hank and Lil Schwalbie (c.1951, 1210 Brightwood Drive), had been built on their street. Hank Schwalbie worked as an insurance adjuster with Clement & Company, and John Wegener owned and operated Wegener & Sons Contractors, a commercial contracting business. Although John Wegener built the Wegener's house (a long, low ranch house) at 1220 Brightwood Drive in 1951, Mrs. Wegener reports that two general contractors, John Ahern and George Sandefur, built many of the houses in Fairway Oaks. By the end of 1952 the number of houses that had been built within the subdivision had more than doubled.

About this time the real estate section of the *Savannah Morning News* began carrying ads advertising houses for sale in Fairway Oaks. Many of these ads, such as the ones in the April 27, 1952, Sunday edition of the newspaper, highlighted the quality of materials and construction of the homes and the natural beauty of the subdivision:

> BRAND NEW BRICK BUNGALOW – BRIGHTWOOD DRIVE – FAIRWAY OAKS – G.I. FINANCING AVAILABLE
> Built of the best materials available, this attractive ranch type bungalow has three bedrooms, each with double closets, beautiful tiled bath. Large living room with four large full length windows and wood-burning fireplace with marble facing. Dining room opens through double French doors to large front screened porch, kitchen has inlaid linoleum, Hotpoint aluminum cabinet, sink and electric table top hot water heater. Two large capacity oil fired furnaces. Priced at only $16,500.
>
> SAVANNAH GREY BRICK – FAIRWAY OAKS – LYNES REALTY CO.
> Owner has beautiful grounds to make an attractive home. Modern in every respect. Located on the north end of Brightwood Drive.
>
> BACON PARK DRIVE – FAIRWAY OAKS
> Compare this lovely Monterey home with any other in its price range ... Large living room with beautiful view of the golf course ... Beautifully landscaped and in perfect condition. A fair price for this outstanding residence.

This edition of the *Savannah Morning News* also carried an additional ad for the "lovely Monterey home" on Bacon Park Drive – a large one-quarter-page ad with photo that included the text "Before you buy see this lovely home situated on Fairway Oaks choicest lot." Similar ads for the house,

located at 1230 Bacon Park Drive, had appeared in other Sunday editions of the *Savannah Morning News*. The following is the text for one of these ads that had appeared in the April 20, 1952, Sunday edition of the newspaper:

> OVERLOOKING GOLF COURSE – FAIRWAY OAKS – 1230 BACON PARK DRIVE
> Monterey Home for Luxurious Easy Living. Downstairs: Recreation room with pine paneled fireplace, open terrace adjoins complete laundry room with washing machine connections, oil fired furnace with ducts to every room, powder room, large storage room (possibly large bedroom), garage and carport.
>
> Upstairs: Spacious living room, full size dining room, screened porch adjoins dining room. Three bedrooms with double doored closets, two full baths, sewing room.
>
> You will find this home decorated in perfect taste to suit the most discriminating buyer. Insulated corner lot is 130 feet by 125 feet. Completely landscaped.

One of the more substantial houses in Fairway Oaks, 1230 Bacon Park Drive was originally the home of Glenna J. & William A. Early. Mr. Early worked for the Savannah-Chatham County Board of Education as the Superintendent of Schools.

While Fairway Oaks was intended as an upscale subdivision, not all of the houses were as substantial as those located along Bacon Park Drive. According to some of Fairway Oaks' older residents, "Mr. Richmond developed the 'nicer section' of the subdivision near the golf course and later sold off the lots along DeRenne to a contractor who built spec housing." This assessment appears to be consistent with the types of houses that are located along DeRenne Drive and the northern ends of Harlan and Margatha Drives. While well-constructed and often featuring brick exteriors, most of these houses are simple Ranch and American Small House types that are more typical of the kind of houses found in middle-class neighborhoods of the era. An ad for a house of this type in Fairway Oaks appeared in the same 1952 edition of the newspaper (Sunday, April 27, 1952) that advertised the sale of its upscale addresses:

> FAIRWAY OAKS
> Harlan Drive – Brick three bedrooms, living room, dining room, kitchen, breezeway, garage. The maximum of space and privacy. Frontage 156 sq feet. Price $14,500
> DeRenne Drive – Six-room brick bungalow. This is a splendid value at $12,000.

By the mid-1950s most of the houses in Fairway Oaks had been built. As a result of the professionals who had settled in the subdivision and the quality homes they had built, Fairway Oaks had by this time gained a reputation as one of the more desirable subdivisions in Savannah. This sentiment is echoed in an article about Fairway Oaks that appeared in the *Savannah Morning News* in July of 1955 ("Fairway Oaks Residents Get Street Paving Program Going," July 15, 1955):

> Fairway Oaks, one of the most prominent of the new subdivisions in Chatham County, was opened in 1950, and since that time has grown until there are only about a dozen

> lots on which houses have not been constructed on. These lots are owned by individuals that intend to commence building in the near future.

Real estate ads such as this one in the July 24, 1955, edition of the *Savannah Morning News* also portrayed the neighborhood as one of the most desirable in Savannah, a distinction that is reflected in the dramatic rise in property values experienced in Fairway Oaks at that time:

> FAIRWAY OAKS
> 1101 Althea Parkway – If you're looking for a fine all brick home in one of Savannah's most choice areas you will want to consider this residence having 3 bedrooms, 2 baths, large living room with marble fireplace, paneled dining room, modern kitchen, 2 car garage, patio and a swimming pool. Situated on a choice corner lot. A real value at $23,000

In addition to being one of the most prominent of the new upscale developments in Savannah, Fairway Oaks had a reputation as being one of the most "progressive" communities as well, a perception fueled in large part through the establishment of the Fairway Oaks Association. Established under the leadership of C.E. Hartford, the Fairway Oaks Association was established in 1951 to "promote the general welfare of the community." Bylaws were drawn up and the new organization was incorporated that same year. According to Mrs. Elizabeth Stuber, who resided at 205 Harlan Drive with her husband Roeblin Stuber, an executive with Diamond Manufacturing:

> The first organizational meeting [of the Fairway Oaks Association] took place [on April 24, 1952] in a vacant lot at 1319 Brightside Drive, now the residence of Dr. John Dekle. There were about 150 people attending ... the weiner roast.

Dr. Emerson Hamm, a physician residing at 1208 Brightside Drive, was elected vice president; Ralston Wylly, a bank president residing at 119 Harlan Drive, was elected treasurer; and J. Pringle Scheider, an executive with the Atlantic Coastline Railroad residing at 3 Club Circle, was elected secretary. Dunbar Harrison, a lawyer residing at 1408 Bacon Park Drive (who became a Chatham County superior court judge in 1955), was elected to replace C. E. Hartford as president. Also in 1952, the Fairway Oaks Garden Club was established. Mrs. Lillian Watkins, who resided at 1310 Brightside Drive with her husband James, who worked for the American Oil Company (AMOCO), was elected president; Mrs C.E. Hartford was elected vice president; Mrs. Mary Harris, who resided at 1302 Brightside Drive with her husband Bullard H. Harris, superintendent of Union Bag and Paper Corporation, was elected secretary; and Juanita Summerfield, who resided at 1314 Brightwood Drive with her husband Charles, manager of Coastal Paper, was elected treasurer.

One of the principal items of business discussed by the Fairway Oaks Association during its first several years was street paving and sewerage. When the subdivision was opened in 1950 Chatham County did not did not require developers to pave the streets and install sewerage. As a result, in spite of the subdivision's then-upscale image, the streets in Fairway Oaks remained unpaved and all houses used septic tanks for sewage disposal. After exploring every possibly avenue, it was decided that the community, under the leadership of the Fairway Oaks Association, would have to oversee

and fund the installation of the sewerage system and have the roads paved in order to get the work completed within a reasonable period of time.

An article in the July 10, 1955, edition of the *Savannah Morning News* entitled "Fairway Oaks Residents Get Street Paving Program Going" detailed the Fairway Oaks Association's efforts:

> During April and May 1954, plans were completed for the installation of sewerage which was necessary before the paving question could be resolved. Each member of the community was contacted by letter and by personal visits. The reasons and necessity for the sewerage was explained to all, and after considerable hard work by the association, the laying of sewers was commenced in July 1954 and completed in three months time. This represented an expenditure of about $10,000 which was paid by each property owner of the community and installed with the assistance of Chatham County.

In April of 1955 the Fairway Oaks Association learned that the county planned to pave Bacon Park Drive, a county owned road that formed the southern border of the community. The board of directors of the association felt that it was either "now or the distant future if the streets were to be paved." A mass meeting of the property owners was held at the auditorium of the Juliet Low School on the 16th of that month in which over 100 residents attended. According to a *Savannah Morning News* article on July 10, 1955:

> The plans for paving were discussed in detail, talks were made by members of the community, the advantages of a paved community in values of health, property, and real estate values were explained by a prominent physician, a leading real estate operator, and others. Questions were answered from the floor and as a result of the meeting the Officers and Directors felt encouraged to commence the campaign to secure 100 percent financing from the community.

In order to accomplish this, each homeowner was asked to sponsor the paving of the street along his property line. According to the newspaper, resident John Wegener made the suggestion that a "paving progress board" be installed at the entrance to Fairway Oaks on Althea Drive. On this board a map of Fairway Oaks was painted and as each property owner paid in his share of paving the street area in front of his lot was painted in red. A photo of the progress board was included with the news article (see Attachment 6) and bore the caption:

> FAIRWAY OAKS PAVING CHARTED
> Edmund R. Hopper, president of the Fairway Oaks Assn., is shown painting in the progress of the $26,000 paving project in the progressive subdivision in the southeastern section ... Fairway Oaks residents are sharing in the cost of the paving project which began last week.

In an effort to minimize the cost of the project, preliminary survey work required for the paving project was done by Fairway Oaks residents under the supervision of three civil engineers who also were

residents. The contract for the paving work was awarded to the Seaboard Construction Company of Brunswick, and the work was completed during the summer of 1955.

Although the newspaper article detailing the paving project portrayed "progressive" Fairway Oaks as a harmonious and united community of citizens working together for the common good, not all of its citizens chose to participate. According to local accounts, Savannah businessman George Backus (5518 Waters Drive), owner of Backus Cadillac and Pontiac (a Savannah landmark operating on Victory Drive since the 1950s), never agreed to the proposal and as result, his small portion of the street in front of his property remained unpaved for the next 35 years.

Having succeeded in getting a sewer system installed and the roads paved, the Fairway Oaks Associations' next project was the establishment of a community park. It appears that there had been interest in establishing a park in the "bottom lands" near the Casey Canal east of the subdivision dating back to the very beginning of the association as a sketch of a proposed park located in this area was prepared for the Savannah Park and Tree Commission in March of 1951. The sketch shows 16 acres of land on the east side of the subdivision between DeRenne Avenue and the rear lot lines of the houses situated along Bacon Park Drive. While this land was unsuitable for building, it was ideal for the establishment of a park. During the late 1950s the Fairway Oaks Association purchased the tract on behalf of the community and established a communal park on the property that was accessed from the end of Bacon Park Drive. The park included a "community clubhouse pavilion," recreational field, and a playground for kids. According to local accounts, the park was an "area (where) children could play on swings, gym sets or play ball in the field while parents enjoyed cocktails. All could socialize while barbecuing outside of the community clubhouse pavilion." The Fairway Oaks Association picnic, which began with that first organizational meeting in a vacant lot in 1951, was held annually in the community park for the next 40 years.

By 1955 there were very few lots remaining in Fairway Oaks that had not already been built on. As there was still a strong demand for building lots, a subsequent development, called Greenview Subdivision, adjacent to Fairway Oaks and south of Bacon Park Drive, was begun in 1956. This new subdivision originally offered thirty-nine home sites with six lots overlooking the golf course. As a whole, Greenview was an even more upscale and exclusive development than Fairway Oaks and featured some of the best standard and architect-designed houses found in suburban Savannah during the late 1950s and early 1960s.

Greenview subdivision was developed by Maxwell "Max" Burton Hostetter, one of the original developers of Fairway Oaks. Hostetter purchased the land for the subdivision from Willie Pound in 1956. The property had been part of the former Eskedor Farm. At the time of acquisition, the Greenview property was the last remaining section of the Pound Dairy Farm; the largest portion of the property – the pastureland – had been sold by Pound to Hostetter and James Richmond in 1950, on which they then developed Fairway Oaks. The Greenview property included the Pound family farmstead that featured the farmhouse, outbuildings, and a large pecan orchard. The pecan trees that made up the orchard are all that remains of the original farm site. Pound retained the building lot within the subdivision on which the farmhouse was located. Hostetter, who was also a contractor,

built Pound and his wife Mary a modern Split-Level house with Savannah Grey brick exterior (1235 Lawndale Road) on this lot in 1961.

According to longtime Greenview resident Jean Papy, who has resided at 5714 Sweetbriar Circle since 1959, Mr. Pound used to cut the grass at the golf course and would feed the clippings to his cows. Mrs. Papy maintains that Pound switched from dairy farming to poultry after selling the bulk of the farm to Richmond and Hostetter for the Fairway Oaks subdivision. Along with pecans from his pecan grove, Pound sold eggs and pecans downtown at the City Market along with fresh daffodils that he had planted at the base of the pecan trees.

Mrs. Papy, who spent her childhood growing up on 46th Street in Ardsley Park, remembers as a young woman during the 1950s riding on horseback in the woods south of present-day Greenview subdivision near the Pound Farm. Mrs. Papy was a member of a nearby riding club and would often ride her horse through the woods in the vicinity of the golf course. She vividly remembers the day in 1957 when she discovered that her favorite riding grounds were being developed into a subdivision. Riding up through the woods, she recalled seeing a sign advertising the future subdivision that would be built on the old farm site as well as the initial survey work for the six building lots along Sweetbriar Circle that back up to the golf course. No houses were extant at this time. Mr. Hostetter was on site that day, and he informed her that all six golf-course lots had been sold. After much cajoling, Hostetter was finally persuaded to sell her the lot that he had initially reserved for himself. Jeanne and her husband Hugh Papy, Vice-President of Metalstamp, Inc., and Savannah Chimney Manufacturing Corporation, built a Colonial Revival-style house on that lot (5714 Sweetbriar Circle) in 1959.

Unlike Fairway Oaks, which featured a variation of housing that ranged from high end (along and in the vicinity of Bacon Park Road) to middle class (along and in the vicinity of DeRenne Drive), Greenview was developed as an exclusive, upscale subdivision. According to Mrs. Papy, Max Hostetter charged a premium for building lots within the development. He sold Mrs. Papy her lot for $7500.00, an exorbitant sum when considering the fact that a well-built, three-bedroom, brick Ranch house on a prime lot in Fairway Oaks could be purchased for around $17,000 at the time. The restrictive price of the lots within Greenview were intended to be well beyond the price range that most people could afford in order to ensure the exclusivity of the development.

After purchasing the property in 1956, Max Hostetter divided the tract into 39 building lots which he began offering for sale as early as 1957. Most of the lots were quickly sold and by 1959, 19 houses had been built within the subdivision. With the addition of another dozen new houses by 1964, Greenview was mostly built out by the mid-1960s.

Like Fairway Oaks, Greenview Subdivision was the home of several of Savannah's most significant business and civic leaders of the late 1950s and early 1960s. Albert F. Weis, treasurer and later president of Weis Theaters, Inc., a local movie theater chain that included the Art Moderne-style Weis Theater (c.1946) on Broughton Street and the old Savannah Theater (c.1818 and 1948) on Bull Street, built an award-winning International-style house overlooking the golf course at 5614 Sweetbriar Circle in 1959. Other top executives who settled in Greenview included Dale C. Critz, Jr,

president of Critz Buick, who resided at 5732 Sweetbriar Circle (c.1959) with his wife Lila; and E. Strom Trosdal, president of Trosdal Shipping Company and Vice-President of Strachan Shipping Company, who lived at 1233 Sweetbriar Circle (1959) with his wife Maria. Greenview was particularly popular with doctors as the new county hospital, Memorial Hospital (c.1955), was located scarcely more than a half mile north of the subdivision on Waters Avenue. Five physicians lived in Greenview in 1959.

Despite their common proximity to the golf course at Bacon Park, their interrelated streets, and the fact that Max Hostetter had a hand in developing both subdivisions, Greenview and Fairway Oaks retained their separate identities for several decades. Residents of Greenview were not offered membership in the Fairway Oaks Association nor were they part of the activities held at the community clubhouse pavilion and playground as the park was owned jointly by Fairway Oaks residents through the Fairway Oaks Association. During the 1990s, residents of Greenview were invited to join the Fairway Oaks Association, which now represents the civic interests of both subdivisions.

Although DeRenne and Waters avenues became increasingly dense with commercial strip development during the 1970s and 1980s, Fairway Oaks and Greenview remained popular (and surprisingly secluded) with the emerging young professional class as well as its original and longtime residents who were nearing retirement. But the advent of the 1990s presented some challenging times for the neighborhood. An extension of the Truman Parkway, a freeway being built in stages along the Casey Canal, was planned for the east side of the canal between DeRenne Avenue and Eisenhower Drive. As part of the plan, the Casey Canal would be widened to improve drainage in neighboring communities, and a considerable section of Magnolia Park, a mid-1950s development similar to and east of Fairway Oaks, would be condemned to make way for the construction of the parkway. During the early 1990s the City of Savannah proposed taking six acres of the community park by eminent domain for the widening of the canal and the construction of the parkway (for access lanes along DeRenne Avenue, not the actual parkway itself, which is located on the opposite side of the canal). Under duress, and perhaps feeling a little less impacted in light of Magnolia Park's predicament, the Fairway Oaks Association Board voted to sell the parcel of land to the city for the sum of $10,000. During the late 1990s, construction on the project began, resulting in the closing of the Harlan Drive entrance to the subdivision when access lanes to the parkway were added along DeRenne Avenue. In addition, Bacon Park Drive was closed just west of the canal, cutting off access between Fairway Oaks and Magnolia Park. While the construction of the Truman Parkway itself did little to affect the quality of life of the subdivision, the widening of the Casey Canal and other related actions including the construction of a large drainage pumping station adjacent to the community property subsequently led to the closing of the community park.

In recent years the Fairway Oaks Association has actively and vocally objected to a proposed widening of DeRenne Avenue for which plans indicate the condemnation of properties and demolition of more than 100 residences along the south side of the corridor between Abercorn Street and the Truman Parkway including properties along DeRenne Drive in Fairview Oaks. This action would permanently alter the original plan of the subdivision (as well as that of its adjoining developments,

Groveland, Kensington Park, and Magnolia Park) and led to the destruction of all of the houses along DeRenne Drive.

Today Fairway Oaks and Greenview remain vital and vibrant neighborhoods with an active neighborhood association and strong community identity. The neighborhood association has sponsored this National Register nomination in the hopes of bringing historical recognition to Savannah's earliest modern mid-20th-century suburban development.

Developmental history/historic context: The Fairway Oaks Association in Savannah and "Homes Associations" in Georgia and the United States

As stated above, the Fairway Oaks-Greenview Historic District is significant in terms of community planning and development for the Fairway Oaks Association, a non-profit neighborhood organization founded for the purpose of improving the quality of life in the newly established suburban community. Its early privately funded civic improvements included a subdivision sewerage system in 1954 and street paving in 1955 (at a combined cost of $26,000 paid for by individual homeowners) and a neighborhood park including a "clubhouse casino" along the Casey Canal in the late 1950s. An important social event was the annual neighborhood picnic, a tradition started in 1952 that continues to this day. Established in 1951, just one year after the subdivision was initially developed, the Fairway Oaks Association was among the earliest such organizations in Georgia and it appears to have been the first such suburban homeowner's association in Savannah. As such, it was a harbinger of the many similar "homes" or civic organizations that were to be established in other new suburban communities, especially after the early 1960s. Contemporaneous with the community association was the Fairway Oaks Garden Club, established in 1952. It too was intended to enhance social life in the new community and make community improvements. But unlike the Fairway Oaks Association, whose leadership, at least in its early years, was made up mostly of men, the Garden Club was organized and run by women. Its activities focused on community landscape improvements as well as enhancing private gardens and yards.

Neighborhood associations like the Fairway Oaks Association have a long history in the United States. However, they did not become numerous, particularly in middle-class residential developments, until the middle of the 20th century.

Private homeowner associations in upper-class residential developments in the United States date back to at least 1831 with the development of the Grammercy Park neighborhood in New York City where homeowners also owned and controlled access to the neighborhood's small signature park. Another similar early example, dating from 1844, is Louisburg Square in Boston. San Francisco saw the rise of "homestead associations" in the 1870s and 1880s, but these were intended as ways to subdivide land and sell lots rather than to improve upon the quality of life in established neighborhoods. Roland Park in Baltimore, an upper-class streetcar suburb established in 1891 with later expansions designed by the Olmsted Brothers, was one of the first American suburbs to establish a homeowners association based on the increasingly common practice of restrictive deed covenants; through the purchase of lots, homeowners not only were legally constrained as to how they could use the property and what they could build on it but also became members of a

homeowners association that could legally enforce the covenants. A similar situation prevailed in Kensington, in Great Neck, on Long Island, New York, an upper-class suburb established during the first decade of the 20th century that featured a mandatory homeowners association as well as restrictive covenants attached to property deeds. At this same time, in Forest Hills Gardens in the Queens borough of New York City, originally a middle-class suburb planned and developed by the Russell Sage Foundation, the homeowners association owned the community's streets as well as its parks and could legally enforce the protective covenants on private residential lots. Similar "private street" or "gated" suburbs were developed in St. Louis. On the west coast, Palos Verdes Estates outside Los Angeles was developed during the 1920s; it featured a "homes association" created by its developer that was given many of the responsibilities ordinarily assumed by local government until the City of Palos Verdes was incorporated in 1940. The nationally renowned planned community of Radburn, New Jersey, established in 1929, relied on a mandatory homes association known as the "Radburn Association" to make civic improvements, maintain "public" parks, and enforce development covenants.

During the 1930s and 1940s, with the Great Depression and World War II, the establishment of new homes associations waned with the decline in residential construction across much of the country.

With the revival of homebuilding and new subdivision development following World War II, home associations began springing up all across the country, and in middle-class suburbs as well as upper-class neighborhoods. But they remained relatively rare throughout the 1950s; Evan McKenzie in *Privatopia* reports that as late as 1962 there were fewer than 500 such associations in the entire country. By the end of the 1960s, however, their number had increased to approximately 10,000 nationwide. By 1975 their number had doubled to 20,000, and by 1980 the number had doubled again to more than 50,000. The precipitating factor in the mid-century growth of homeowners associations (or "homes associations" as they were then often called) was a 1963 policy decision by the Federal Housing Administration to promote homes associations in planned unit subdivisions subject to its home mortgage guarantees – under the belief that houses in developments with such associations would more reliably maintain their property values. The Federal Housing Administration announced its new policy at the National Association of Home Builders' 1963 annual convention where it also distributed its 64-page *Planned Unit Development with a Homes Association* brochure that extolled the advantages of mandatory homeowners associations. The next year, to help implement this new policy, the Urban Land Institute published its 422-page Technical Bulletin 50 ("TB50"), *The Homes Association Handbook*, which further promoted the formation of homeowners associations; agencies participating in the publication of this bulletin included the Federal Housing Administration, the National Association of Home Builders, the Veterans Administration, and the Urban Renewal Administration. The bulletin also included data from a survey of the nearly 500 homeowner associations in the country at that time supporting the contention that the quality of life was enhanced, property values were preserved, and public land-use planning was supported in suburban residential developments with homeowners associations.

No comprehensive history of homes associations in Georgia is known to exist. However, a sampling of available information suggests that there were very few in existence prior to World War II and that

the Fairway Oaks Association in Savannah was among the earliest if not the earliest formally chartered postwar homeowners associations in the state.

The oldest known homes association in Georgia is the Druid Hills Civic Association. Druid Hills was Atlanta's most prestigious suburb at the turn of the 20th century. It had been developed according to plans first drawn by Frederick Law Olmsted, Sr., in the 1890s and then revised and expanded by his successor firm, the Olmsted Brothers, in the first decades of the 20th century. The Druid Hills Civic Association was founded in 1938 as a way of maintaining the quality of life in this turn-of-the-century Atlanta suburb. Almost at the same time (c.1939), in the early 20th-century Brookwood Hills subdivision off Peachtree Street in Atlanta, the Brookwood Hills Civic Association was formed, with a similar mission. The Fairway Oaks Association in Savannah, organized in 1951, is the next known homes association to have been established in Georgia and the first in a post-World War II automobile-oriented suburb. Shortly thereafter, back in the Atlanta metropolitan area, the Leafmore-Creek Park Hills Civic Association was founded sometime after 1952 but prior to 1956 in a developing suburban area along Clairmont Road in western DeKalb County. In 1956, the Piedmont Heights Civic Association was created after the construction of Interstate 85 brought new commercial development into this mid-century suburban area along Piedmont Road in northeast Atlanta. At about this same time, in nearby Clairmont Heights, a postwar suburb along Clairmont Road north of north Decatur Road in western DeKalb County, the Clairmont Heights Evening Garden Club was established and apparently served as the neighborhood association until the formation of the Clairmont Heights Civic Association, a less-well-documented "civic club" known to have been in existence in the early 1960s. Largely impressionistic information suggests that the now nearly ubiquitous neighborhood associations found in many of the suburbs in the Atlanta metropolitan area were established following the Federal Housing Administration's 1963 policy of encouraging homes associations in new suburban developments.

> *The above information is based on original research conducted by Robert A. Ciucevich, Quatrefoil Consulting, Savannah, Georgia, who prepared the draft "Fairway Oaks/Greenview Mid-20th Century Subdivision Historic District" National Register Registration Form dated May 2007, and Richard Cloues of the Historic Preservation Division. Also consulted were two publications: Evan McKenzie's* Privatopia: Homeowner Associations and the Rise of Residential Private Government *(New Haven: Yale University Press, 1996), and Donald Stabile's* Community Associations: The Emergence and Acceptance of a Quiet Innovation in Housing *(Westport, CT: Greenwood Publishing Group, 2000).*

Developmental history/historic context: Mid-20th-Century House Types and Styles in Georgia

For the past five years, the Historic Preservation Division has been developing statewide historic contexts for mid-20th-century houses. Research reports on the American Small House and the Ranch house have been prepared in the form of various PowerPoint presentations, several of which are available on the office's website (www.gashpo.org). Preliminary information about Split-Level houses and two-story houses has been compiled collaterally with research and analysis on the American Small House and the Ranch house, and research notes have been collected on the Split-

Foyer house and the A-Frame. Collectively, this information is now supporting the identification and evaluation of many mid-20th-century houses in the state. The end of the mid-20th-century study period is marked by the appearance in the early 1970s of the Cedar-Sided Geometric House inspired by the architecture of the San Francisco Bay area's mid-1960s "Sea Ranch" residential development.

The American Small House

The American Small House is a small, plain, economical house invented during the mid-1930s in response to desperate economic times and a distressed housing market. It is based on a four-room plan (living room, kitchen, and two bedrooms, along with a bathroom and closets); extra features like a porch, garage, or attic bedrooms could be added to the basic plan. The form of the basic house was a simple rectangular box, usually with a tight side-gabled roof. The house type was invented by a unique consortium of private interests, non-profit organizations, professional and trade associations, college and university extension services, and federal government agencies including, in particular, the newly formed Federal Housing Administration (FHA). The goal was to develop a "template" for an affordable single-family house based on national design, engineering, and construction standards that could be adopted and adapted by private-sector homebuilders and backed financially by the new FHA mortgage guarantees. Originally intended to help provide housing for economically distressed families during the Great Depression, the American Small House also provided war-related housing during World War II and helped meet the unprecedented nationwide demand for new single-family housing following the war.

During the late 1940s and into the 1950s, a slightly larger version known as the Extended American Small House appeared. This version contained larger rooms and often provided for a designated dining area between the enlarged living room and kitchen (usually just an extended space in the living room).

American Small Houses were built all across Georgia from the late 1930s through the mid-1950s in large cities, small towns, and rural areas. Most were built individually or in small subdivisions, although there are some examples of larger subdivisions built by private developers. In a few instances, large manufacturing companies built American Small Houses for their mill workers. By the mid-1950s, the American Small House was eclipsed by economical versions of the new Ranch house.

The Ranch House

The mid-20th-century Ranch house originated in California during the early 20th century as a regional reincarnation of the traditional 19th-century Southwestern adobe ranch house. Its chief characteristics are its long, low, sometimes sprawling form, its variety of exterior building materials, its variety of window sizes and shapes, and its zoned interior with open-space plans for family living areas (living, dining, kitchen, and recreation areas) and closed-space plans for bedrooms, bathrooms, and sometimes a study or den. Ranch houses also employed picture windows, sliding-glass doors, porches, and patios to integrate the interior spaces of the house with the surrounding yard. After an initial phase of development as a generally high-end custom-designed house in the

1930s, the Ranch house quickly morphed into a new standard middle-class suburban house. California merchant-builders were constructing thousands of new Ranch houses in newly developing suburban communities by the early 1940s. Their efforts were cut short by World War II, but only temporarily. Following the war, the Ranch house regained its popularity in California and spread across the country, fueled by unprecedented demand for new single-family houses and a mass-media frenzy over this new type of single-family house. During the 1950s, the Ranch house was the predominant type of house being built almost everywhere, accounting for as much as 70% of all new houses in some parts of the country.

In Georgia, the Ranch house first appeared somewhat anomalously during the mid-1930s in the small central-Georgia town of Fort Valley in the form of a distinctive house built for a couple recently returned from a trip to California. Seemingly Spanish Colonial in design, it features distinctive Ranch-house features including an angled back porch derived from the new ideas of Cliff May and others in southern California. A few architect-designed Ranch houses were built in Atlanta in the early 1940s. Following the end of World War II, in Georgia as in the rest of the country, the Ranch house appeared in a wide variety of sizes and forms and in dramatically increasing numbers. The earliest documented postwar Ranch houses in Georgia were built starting in 1947; they include custom-designed houses in larger cities like Macon and Atlanta and the first middle-class Ranch-house subdivisions in the Atlanta area. By about 1950, the new Ranch house had become the norm for new single-family houses across the state. The early 1950s were a period of experimentation with Ranch-house forms and styles; houses built during these years included simple, plain versions, Colonial Revival-style versions, and elaborate and sometimes unconventional Contemporary-style versions with unusual massing and roof forms. By the late 1950s, Ranch-house designs began to coalesce into three major forms -- a simple, plain form; a Colonial Revival-style form; and a somewhat conservative Contemporary-style form – and these forms persisted well into the 1960s. By the late 1950s, Ranch houses generally had become much larger, reflecting increasing prosperity and rising expectations. Across the state, Ranch houses accounted for between two-thirds and three-quarters of all the new houses built during the 1950s and into the 1960s.

Although conforming to national norms in most respects, Ranch houses in Georgia have several distinctive if not unique regional characteristics. Chief among them is the use of red brick as an exterior building material; indeed, from 1947 on, the "red-brick ranch house" is the "signature" Georgia Ranch house. Other distinctive characteristics include screened porches, integral carports and garages, picture windows with or flanked by operable sash for ventilation during warm weather, and jalousie or awning windows also for ventilation during frequent summer thunderstorms. Most Ranch houses in Georgia were built in subdivisions; the earliest Ranch-house subdivisions date from 1947, but most were developed in the 1950s. Unlike the mega-subdivisions with hundreds and thousands of houses being developed in California, Texas, and the Northeast, Georgia's subdivisions were smaller in scale and more scattered throughout emerging suburban areas; but like those larger developments elsewhere, Georgia's Ranch-house subdivisions were usually isolated from major thoroughfares and almost always employed the new curvilinear street layout with cul-de-sacs that was heavily promoted by the Federal Housing Administration starting in the late 1930s. In smaller cities and towns, however, the new Ranch-house developments were sometimes built on a simple extension of an earlier gridiron street plan. Ranch houses in Georgia also appeared as infill housing

in established communities, in small pockets on the outskirts of established communities, and in rural areas where they often served as farmhouses on traditional or newly established farms.

The Split-Level House

Although less well documented than the American Small House or the Ranch house, the Split-Level House is recognizable as an important if less numerous form of mid-20th-century house in Georgia. The Split-Level house consists of two sections with three floor levels: a one-story section with family living areas including the living, dining, and kitchen areas, generally at or near ground level; and a second section with two floors, generally containing bedrooms and bathrooms in the upper section, a half floor up from the living section, and a garage, recreation room, or additional bedrooms in the lower section, a half floor down from the living section. Often thought of as a derivative of the Ranch house, and often displaying the same horizontal lines, low-pitched roof, and overhanging eaves, the Split Level developed concurrently with but largely independently of the Ranch. Although it reached its greatest popularity in the mid- to late-1950s, nationally and in Georgia, the Split Level can be traced back through the 1930s with mass-marketed versions being offered by such companies as Sears, Roebuck and Co. and with custom designs being developed by prominent architects including Frank Lloyd Wright. The apparent origin of the Split-Level House is early 20th-century California with innovative, multi-level houses designed for steeply sloping lots by Frank Lloyd Wright.
In some parts of the country, particularly around New York City, Split-Level houses outnumbered Ranch houses in the mid-1950s, but in Georgia the Split-Level house was always secondary, even in light of its suitability to sloping building sites in the more heavily populated Piedmont region of the state. The earliest documented Split-Level house in Georgia is a 1940 example in the Peachtree Park neighborhood of Atlanta. This house has a more vertical orientation than most later Split-Level houses and is styled in the English Vernacular Revival mode; it is similar to some of the Split-Level houses featured in the 1930s Sears catalogs. Most Split-Level houses in Georgia date from the mid-1950s into the 1960s. They are generally interspersed among Ranch houses in new subdivisions, although they also occur as infill in established communities, and there are occasional small subdivisions populated almost exclusively by Split-Level houses. Stylistically, Split-Level houses in Georgia are similar to Ranch houses: the most popular style is Colonial Revival, followed somewhat distantly by the Contemporary, but most Split-Level houses are relatively plain with no particular architectural style.

The Two-Story House

From evidence compiled collaterally in the studies of Ranch and Split-Level houses, it is clear that, comparatively speaking, the numbers of mid-20th-century two-story houses are generally quite small, accounting for only about 10% of all the new houses built in Georgia during this period. The two-story house appears in two versions: one is what might be called the "traditional" form, usually in a variant of the Colonial Revival style, with a "traditional" interior arrangement including a central stair hall and discrete rooms for specialized functions; the other is a more "modern" or "unconventional" form, with a more open floor plan combining family living spaces on the ground floor, and most often appearing in no particular architectural style (similar to the ranch house), but sometimes in the Contemporary and occasionally even in the Modern (International) style. Versions with the

unconventional open floor plan can be thought of as "stacked ranch houses," and many also feature red-brick exteriors and metal sash windows similar to those of the more common Ranch houses.

A variant of the two-story house is the Monterey House. Modeled after early 19th-century houses in Monterey, California, the Monterey House is a somewhat long, narrow, two-story house, with a side-gable roof and often a shallow projecting cross-gabled bay at one end. A hallmark of the Monterey House is a second-floor front balcony projecting over much of the first floor and usually integrated under the main gable roof. The Monterey House is almost always styled in the Spanish Colonial Revival style. The Monterey House in Georgia has been little studied to date.

The Split-Foyer House

Little information has been compiled about the Split-Foyer House in Georgia or elsewhere beyond the simple recognition that it exists contemporaneously with the 1960s Ranch houses and the Split-Level houses. The Split-Foyer House is a two-level house, although not a full two-story house, because the lower level is partially depressed below grade. The upper level is the main living level and is usually arranged following the Ranch-house model; the lower level provides half-daylight space for additional bedrooms, recreation rooms, and utility areas, and sometimes incorporates a single or double garage, especially on sloping lots. The main or front entrance to the house is at grade level, midway between the two floor levels -- from the entry foyer, the main living level is a half-floor up and the lower level is a half-floor down – and it is this distinctive feature that accounts for the "split foyer" name of this house type (it also has been called a "raised ranch" in deference to its ranch-type main floor plan). Sometimes the exterior treatment of the two floor levels is consistent, possibly in an attempt to create an impression of a true two-story house; more often the exterior treatment of the two floor levels differs, with the lower level treated in a subordinate way, to emphasize the main Ranch-house-like living level above. Like the Ranch House and the Split Level, the Split-Foyer House appears in Georgia in the Colonial Revival style, the Contemporary style, and even the Modern or International style, as well as in a plain version with no architectural style.

Post-Mid-Century Houses

Ranch houses and Split-Level houses maintained their domestic architectural hegemony in Georgia into the 1970s when they were eclipsed in popularity, if not in sheer numbers, by a new form of house: the Cedar-Sided Geometric House. The design of these new houses featured bold geometric forms, cedar siding applied in patterns to emphasize the geometry of the house, irregularly shaped windows, and multiple floor levels. Like its Ranch-house predecessor, this new house form was inspired by architectural developments on the West Coast – in this case, a mid-1960s condominium complex on the California coast north of San Francisco known as Sea Ranch. The first buildings at Sea Ranch were designed by a group of Bay-area architects intent on making a new residential architectural statement and at the same time integrating the architecture of the buildings into their dramatic landscape setting. Sometimes called "Bay Area Modern," this new style emphasized bold and complex geometric forms, sloping rooflines, varied window sizes and shapes, and redwood or cedar siding. These radically new buildings were critically acclaimed and heralded in popular media; within a decade they inspired the design of houses not only in resort and seasonal

communities on the West Coast and the Northeast but also in entire new suburban subdivisions. In Georgia, subdivisions of Cedar-Sided Geometric houses can be found in Atlanta's outlying suburbs and in lesser numbers around the state's smaller cities and towns. And almost as quickly as they had appeared, they too virtually disappeared from the palette of suburban house design, in Georgia and elsewhere, replaced by a new interest in pseudo-European and neo-Craftsman Bungalow design.

Dating from the mid-1960s is the A-Frame house, a distinctive form of single-family house with a framing system forming a giant "A." The roof slopes down steeply to the ground on two sides of the house; the gable ends of the house are often left open with large plate-glass windows. A-Frame Houses often have raised lofts rather than full second floors. Originally intended as a seasonal or recreational home, A-Frame houses occasionally insinuated their way into suburban neighborhoods filled with Ranch and Split-Level houses. No studies of the A-Frame house in Georgia are known to exist.

9. Major Bibliographic References

Abbott, Jane H. 1233 Sweetbriar Circle, Greenview Subdivision, Savannah, Georgia. Interview by Robert A. Ciucevich, April 30, 2007.

Ciucevich, Robert A. "Fairway Oaks/Greenview Mid-20th Century Subdivision Historic District" National Register Registration Form, May 2007. On file at the Historic Preservation Division, Georgia Department of Natural Resources.

"Fairway Oaks Residents Get Street Paving Program Going," The Savannah Morning News, July 10, 1955, p. 30, and other articles as cited above from this newspaper.

"Fairway Oaks Subdivision History" (by an anonymous Fairway Oaks resident, c.2000)

Jackson, Kenneth T. Crabgrass Frontier: The Suburbanization of the United States. New York: Oxford University Press, 1987.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

McKenzie, Evan. Privatopia: Homeowners Assocations and the Rise of Residential Private Government. New Haven: Yale University Press, 1996.

Meyer, Lee J. Lee J. Meyer and Company (architects), Savannah, Georgia. Interview by Robert A. Ciucevich, March 10, 2007.

Papy, Jeane D. 5714 Sweetbriar Circle, Greenview Subdivision, Savannah, Georgia. Interview by Robert A. Ciucevich, April 2, 2007.

Roth, Darlene. "Georgia Community Development and Morphology of Community Types." (Atlanta: Historic Preservation Division, 1989).

Stabile, Donald. Community Associations: The Emergence and Acceptance of a Quiet Innovation in Housing. Westport, CT: Greenwood Publishing Group, 2000.

Wegener, Ruby F. 1220 Brightside Drive, Fairway Oaks Subdivision, Savannah, Georgia. Interview by Robert A. Ciucevich, July 18, 2006.

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:

(X) **State historic preservation office**
( ) **Other State Agency**
( ) **Federal agency**
( ) **Local government**
( ) **University**
( ) **Other, Specify Repository:**

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

10. Geographical Data

Acreage of Property 105 acres (acreage estimator)

UTM References (NAD 27)

A)	Zone 17	Easting 491040	Northing 3542910
B)	Zone 17	Easting 491560	Northing 3542760
C)	Zone 17	Easting 491730	Northing 3542060
D)	Zone 17	Easting 490750	Northing 3542025

Verbal Boundary Description

The boundary of the nominated district is shown by a heavy black line drawn to scale on the attached "Historic District Map." It includes Waters Drive and the median between Waters Drive and Waters Avenue, the planting strip between DeRenne Drive and DeRenne Avenue from Waters Road to the Casey Canal, and the wooded area formerly a community park along the western edge of the Casey Canal.

Boundary Justification

The boundary includes all the historic residential properties, perimeter drives with medians and planting strips, and wooded former parkland along the Casey Canal historically associated with the Fairway Oaks-Greenview subdivisions.

11. Form Prepared By

State Historic Preservation Office

name/title Richard Cloues, Survey and Register Unit Manager, Deputy SHPO
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 651-5983 **date** January 21, 2009
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name/title Robert Ciucevich
organization Quatrefoil Consulting
mailing address 22 W. Bryan Street, #139
city or town Savannah **state** Georgia **zip code** 31401
telephone 912-233-8655
e-mail racquatrefoil@aol.com

( ) **property owner**
(X) **consultant**
( ) **regional development center preservation planner**
( ) **other:**

Property Owner or Contact Information

name (property owner or contact person) Jack Knaps
organization (if applicable) Fairway Oaks Association
mailing address 1325 Brightwood Drive
city or town Savannah **state** Georgia **zip code** 31406
e-mail (optional)

Name of Property: Fairway Oaks-Greenview Historic District
City or Vicinity: Savannah
County: Chatham
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 12, 2007

Description of Photograph(s):

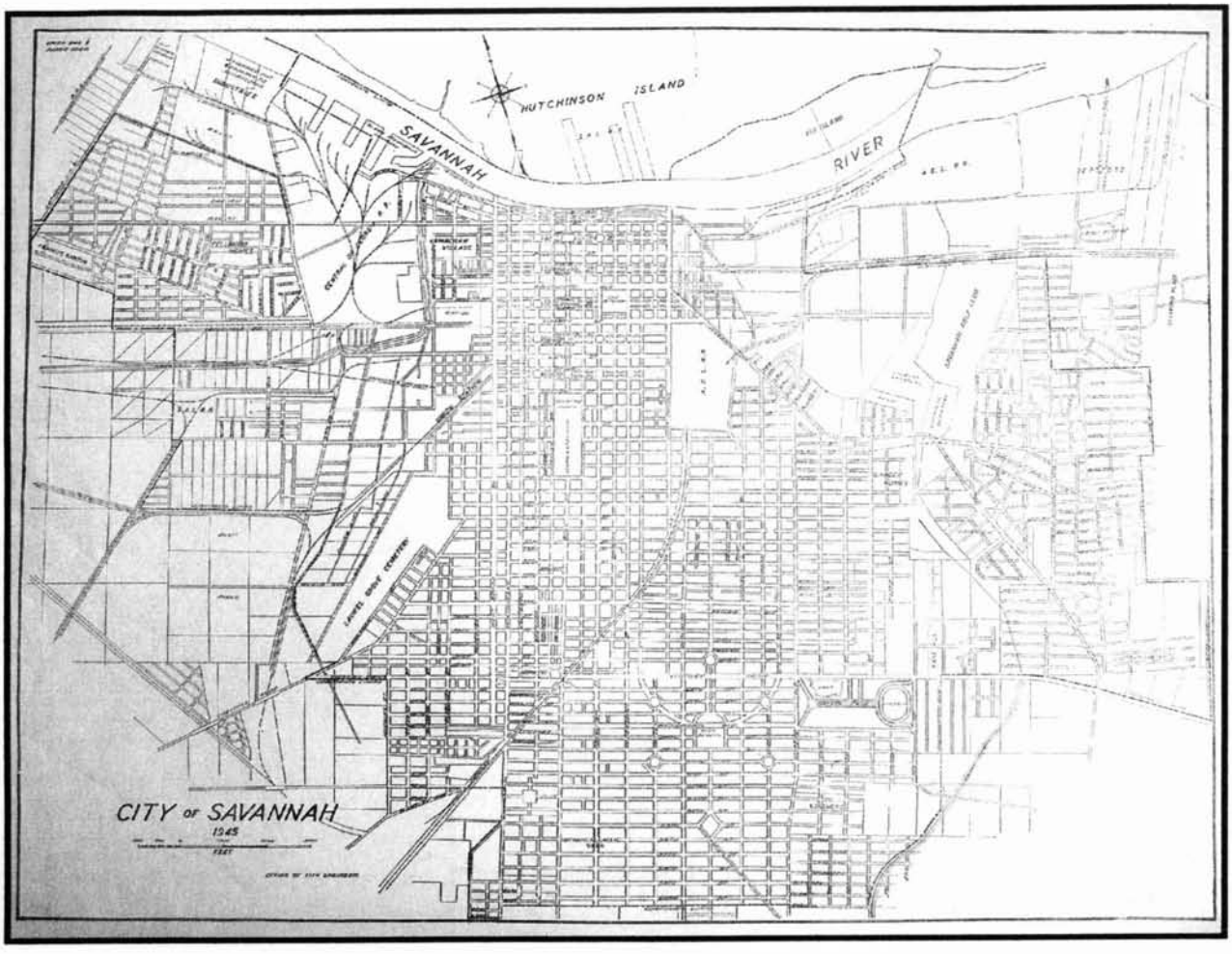
Number of photographs: 68

1. Bacon Park Drive, No. 1416; photographer facing northwest.
2. Bacon Park Drive, No. 1408; photographer facing northwest.
3. Bacon Park Drive, No. 1402; photographer facing northeast.
4. Club Circle, Nos. 2 and 3; photographer facing northwest.
5. Bacon Park Drive, No. 1302, at Harlan Drive; photographer facing northeast.
6. Bacon Park Drive, No. 1228 (right) and 1220 (left); photographer facing northwest.
7. Bacon Park Drive, No. 1218 (right) and 1212 (left); photographer facing northwest.
8. Bacon Park Drive, Nos. 1210 (right), 1208 (center), 1206 (right), at Sweetbriar Circle; photographer facing north.
9. Bacon Park Drive, No. 1207 (left), and Sweetbriar Circle, No. 5605 (center); photographer facing west.
10. Sweetbriar Circle, No. 1212; photographer facing northwest.
11. Sweetbriar Circle, No. 1216; photographer facing northeast.
12. Lawndale Road, No. 1234; photographer facing northwest.
13. Lawndale Road, Nos. 1234 (extreme right), 1228 (right); photographer facing northwest.
14. Brightwood Drive, No. 1204; photographer facing west.
15. Brightwood Drive, Nos. 1206 (left), 1208 (center), and 1210 (right); photographer facing north.
16. Brightwood Drive, Nos. 1210 (left) and 1212 (right); photographer facing northeast.
17. Brightwood Drive, No. 1220; photographer facing northeast.
18. Brightwood Drive, No. 1216, at Margatha Drive (background); photographer facing northwest.
19. Brightwood Drive, Nos. 1306 (extreme left) and 1308 (left of center); photographer facing northwest.
20. Brightwood Drive, No. 1309; photographer facing northeast.
21. Brightwood Drive, No. 1310; photographer facing northwest.
22. Brightwood Drive, Nos. 1311 (right) and 1313 (left); photographer facing northeast.
23. Brightwood Drive, No. 1316; photographer facing west.
24. Brightwood Drive, No. 1321; photographer facing north.
25. Brightwood Drive, No. 1327; photographer facing north.
26. Harlan Drive, No. 102, north side of house from Brightwood Drive; photographer facing southwest (for front view, see Photograph 51).

27. Harlan Drive, Nos. 23 (right), 25 (left of center), and 102 (extreme left), from Brightwood Drive; photographer facing west.
28. Harlan Drive, Nos. 17 (left), 15 (center), and 13 (right); photographer facing northeast.
29. Harlan Drive, Nos. 7 (right) and 9 (left); photographer facing northwest.
30. Harlan Drive, Nos. 8 (left), 10 (center), and 12 (right); photographer facing southwest.
31. Harlan Drive at DeRenne Drive (DeRenne Avenue beyond hedge); photographer facing northwest.
32. Harlan Drive, No. 1, at DeRenne Drive; photographer facing southwest.
33. DeRenne Drive, Nos. 1207 (left), 1205 (center), and 1201 (distant); photographer facing west.
34. DeRenne Drive, Nos. 1209 (left) and 1207 (right); photographer facing southwest.
35. Margatha Drive, Nos. 111 (left) and 109 (left of center); photographer facing northwest.
36. Margatha Drive, Nos. 107 (left) and 103 (right); intersection with Chipper Circle between; photographer facing northwest.
37. Chipper Circle, Nos. 2 (left) and 1 (right); photographer facing northeast.
38. Chipper Circle, Nos. 5 (right) and 6 (left); photographer facing east.
39. Margatha Drive, No. 102 (right); Althea Parkway, No. 1202, background; photographer facing north.
40. Margatha Drive, No. 102; photographer facing northeast.
41. Althea Parkway at Margatha Drive; Althea Parkway, No. 1202, left; photographer facing northeast.
42. Althea Parkway (left); Margatha Drive (right); Margatha Drive, No. 17 (center); photographer facing northwest.
43. Margatha Drive, Nos. 13 (left), 11 (center), and 9 (right); photographer facing north.
44. Margatha Drive, Nos. 5 (left) and 3 (center); intersection with DeRenne Drive (background); photographer facing north.
45. Harlan Drive, No. 206 (right) and 204 (center); photographer facing northeast.
46. Harlan Drive, No. 201; intersection with Brightwood Drive beyond; photographer facing northwest.
47. Harlan Drive, Nos. 117 (left) and 115 (center-right); photographer facing west.
48. Diancy Park Place, Nos. 2 (left) and 3 (right); photographer facing northeast.
49. Harlan Drive, Nos. 109 (left) and 107 (center-right); photographer facing west.
50. Harlan Drive, No. 25, at Althea Parkway (left); photographer facing northwest.
51. Harlan Drive, No. 102 (right); Brightwood Drive, No. 1331 (left-center); Harlan Drive to left, intersects with Brightwood Drive between houses; photographer facing northeast.
52. Sweetbriar Circle, No. 5614 (Weis House); photographer facing northeast.
53. Sweetbriar Circle, Nos. 5730 (right) and 5720 (left); photographer facing east.
54. Sweetbriar Circle, No. 1229; photographer facing south.
55. Sweetbriar Circle, No. 1215; photographer facing south.
56. Lawndale Road, Nos. 1202 (left) and 1212 (right), at western intersection with Sweetbriar Circle; photographer facing northeast.
57. Waters Drive, Nos. 5516 (right) and 5514 (center); Waters Drive (left); photographer facing northeast.
58. Waters Drive, No. 5514; photographer facing northeast.
59. Waters Drive, Nos. 5510 (right) and 5508 (left); photographer facing northeast.
60. Waters Drive, Nos. 5506 (right) and 5504 (left); photographer facing northeast.

61. Althea Parkway at Waters Avenue/Drive; Fairway Oaks subdivision entrance; photographer facing northeast.
62. Waters Drive, Nos. 5414 (right) and 5412 (left); photographer facing northeast.
63. Waters Drive, No. 5404; photographer facing east.
64. DeRenne Avenue east of Waters Avenue; photographer facing southeast.
65. DeRenne Avenue east of Waters Avenue; photographer facing west.
66. DeRenne Avenue at Ranger Street; photographer facing southeast.
67. Harlan Drive, No. 110; Diancy Park Place in background; photographer facing north.
68. Harlan Drive, No. 2, at DeRenne Drive; DeRenne Avenue in background; photographer facing northeast.

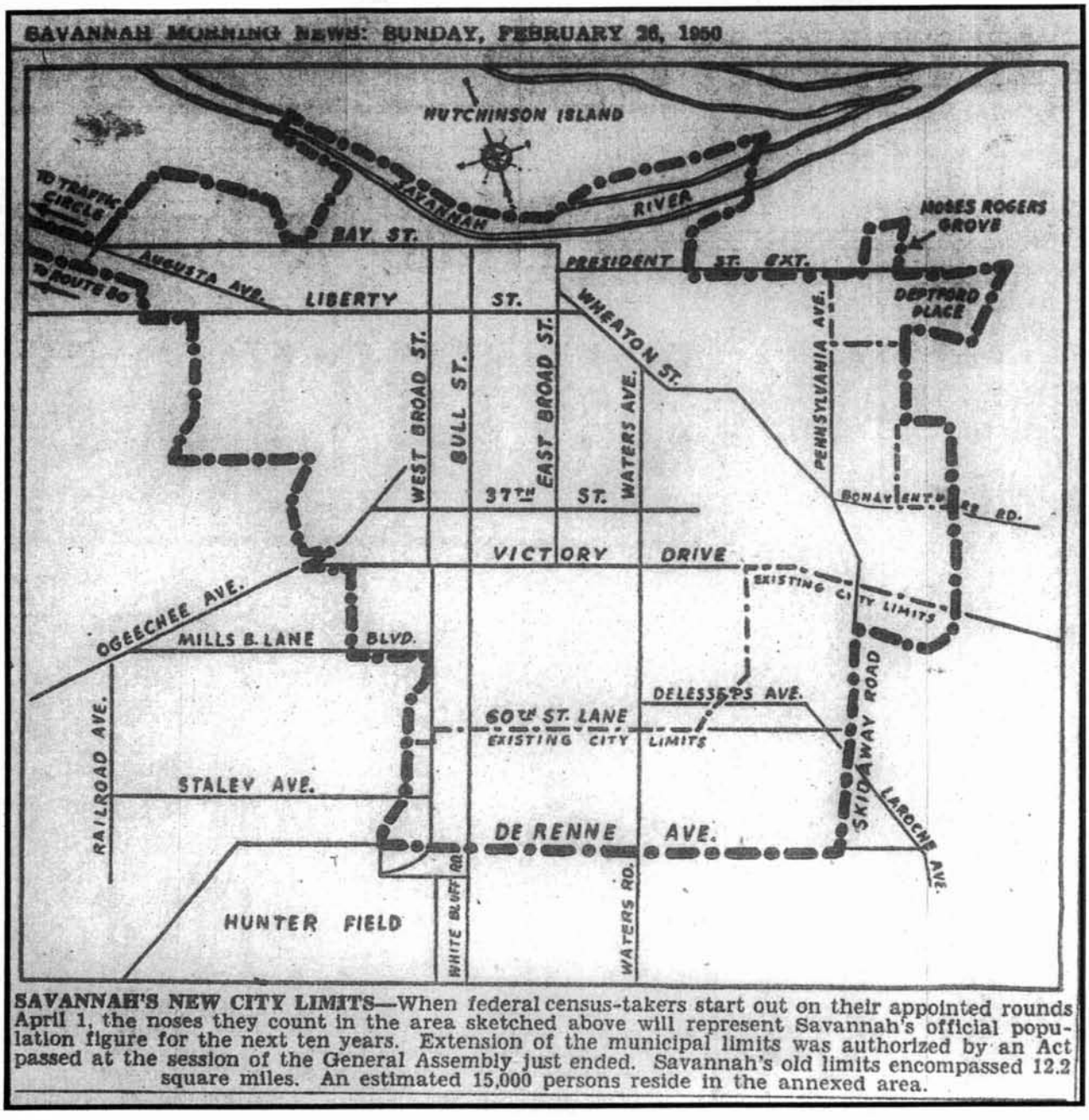
(HPD WORD form version 11-03-01)



Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 1 OF 9

Map of the City of Savannah 1945

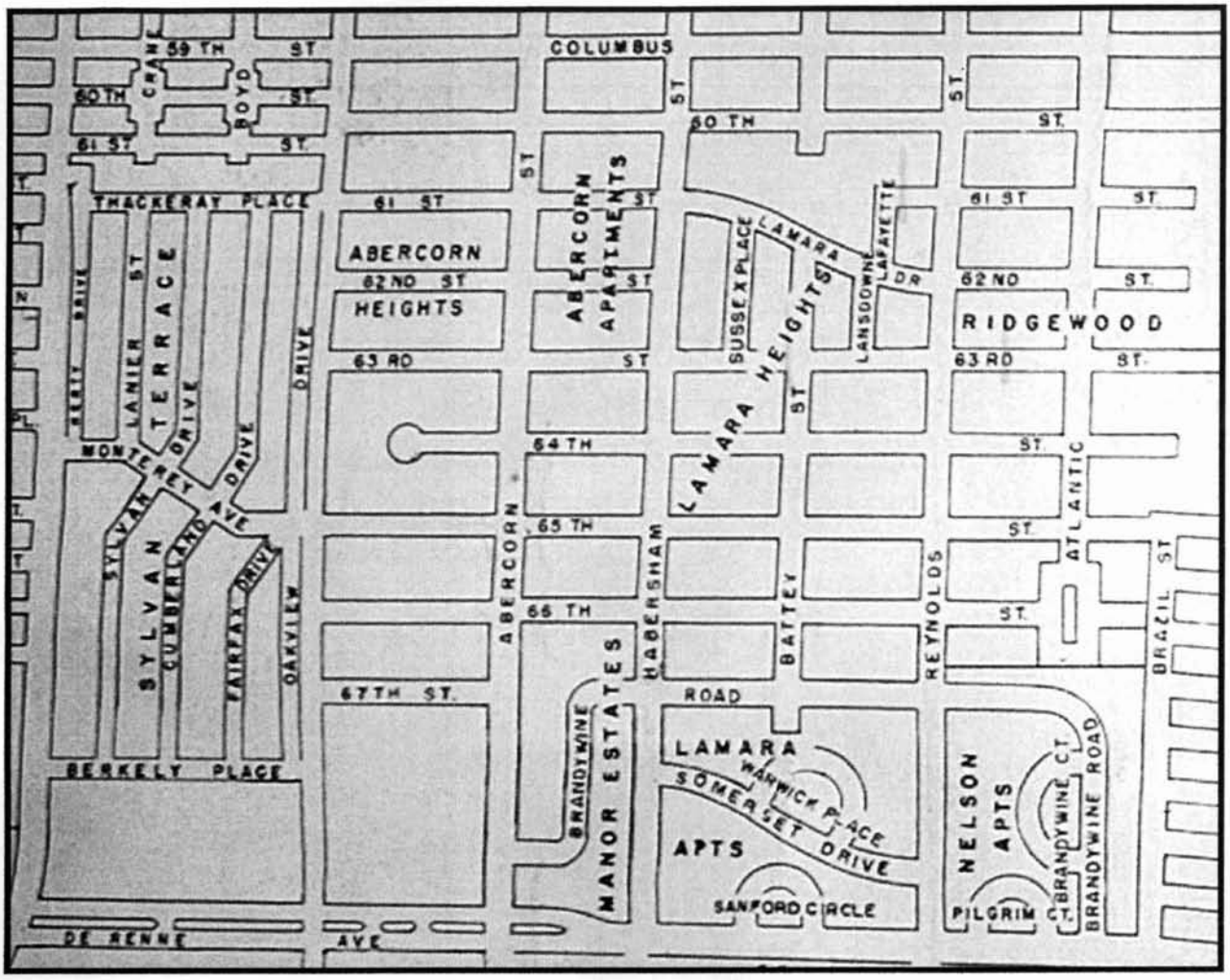


SAVANNAH'S NEW CITY LIMITS—When federal census-takers start out on their appointed rounds April 1, the noses they count in the area sketched above will represent Savannah's official population figure for the next ten years. Extension of the municipal limits was authorized by an Act passed at the session of the General Assembly just ended. Savannah's old limits encompassed 12.2 square miles. An estimated 15,000 persons reside in the annexed area.

Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 2 OF 9

City Limits of the City of Savannah 1950



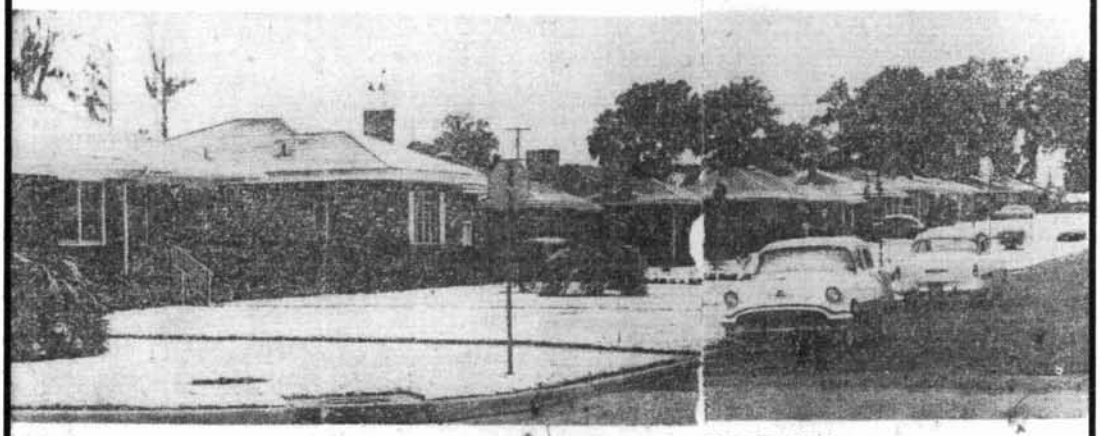
Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 3 OF 9

Map showing post-war development south of Savannah between Columbus Drive and DeRenne Avenue (north of Fairway Oaks-Greenview subdivisions). All of these small subdivision developments were established by 1950 with the exception of Sylvan Terrace, established 1953-54.

Savannah News, Friday, February 14, 1958—5D

Snow Scenes in Savannah

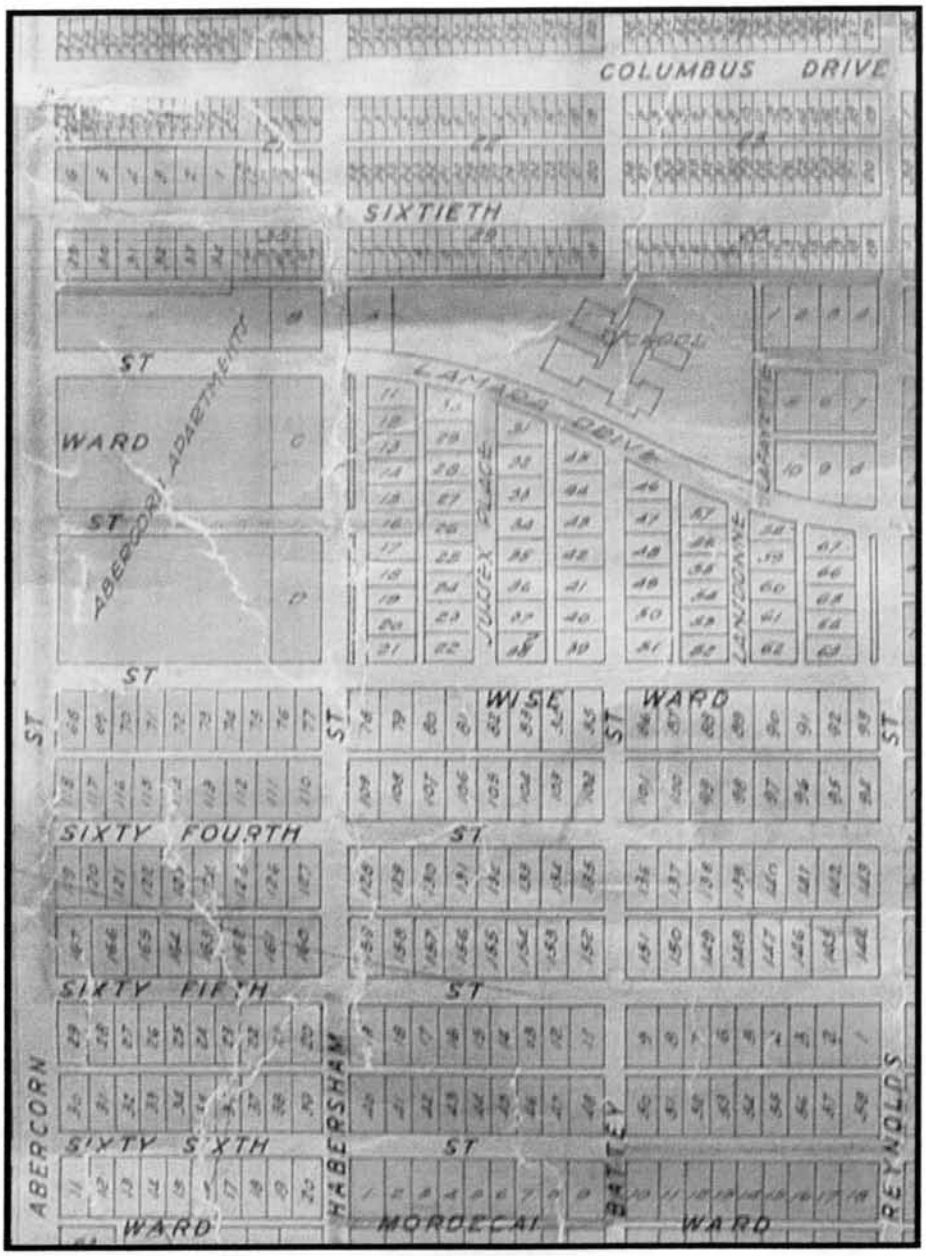


WHITE BLANKET COVERS LAWNS ON 62ND STREET

Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 4 OF 9

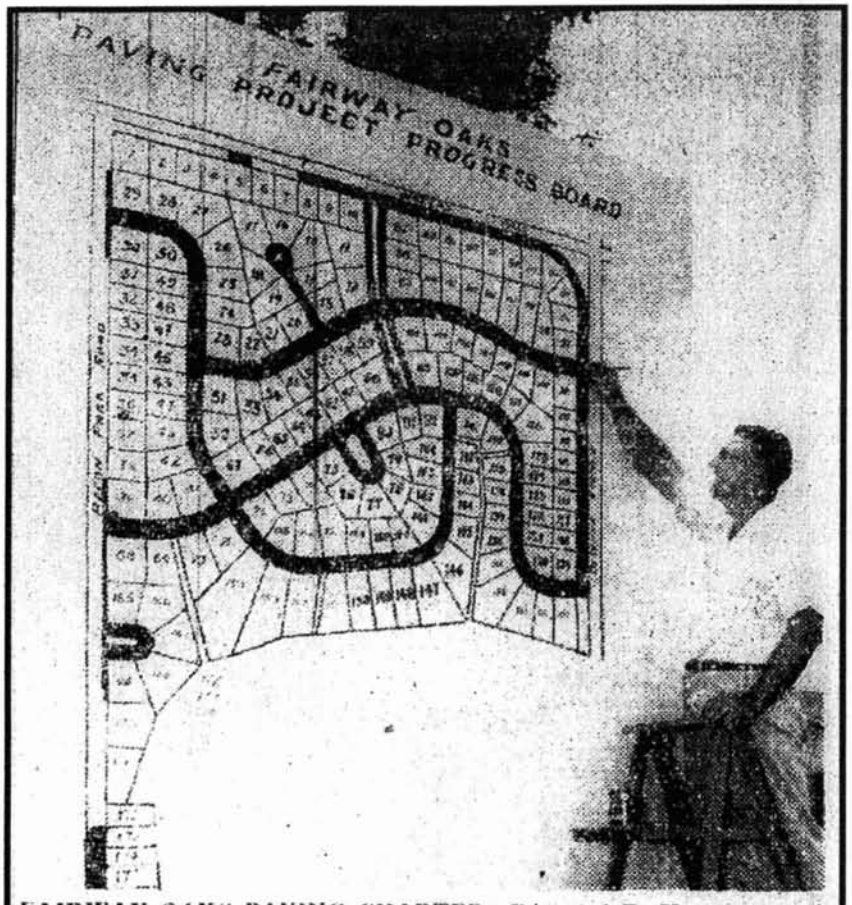
Two views of East 62nd Street, Savannah, 1953.



Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 5 OF 9

Lamara Heights Subdivision from 1953 Map of Savannah.



FAIRWAY OAKS PAVING CHARTED—Edmund R. Hopper, president of the Fairway Oaks Assn., is shown pointing in the progress of the $26,000 paving project in the progressive subdivision in the southeastern section. The progress board stands at the entrance to the subdivision. Fairway Oak residents are sharing in the cost of the paving work which began last week. (Morning News Photo by Jim Bisson)

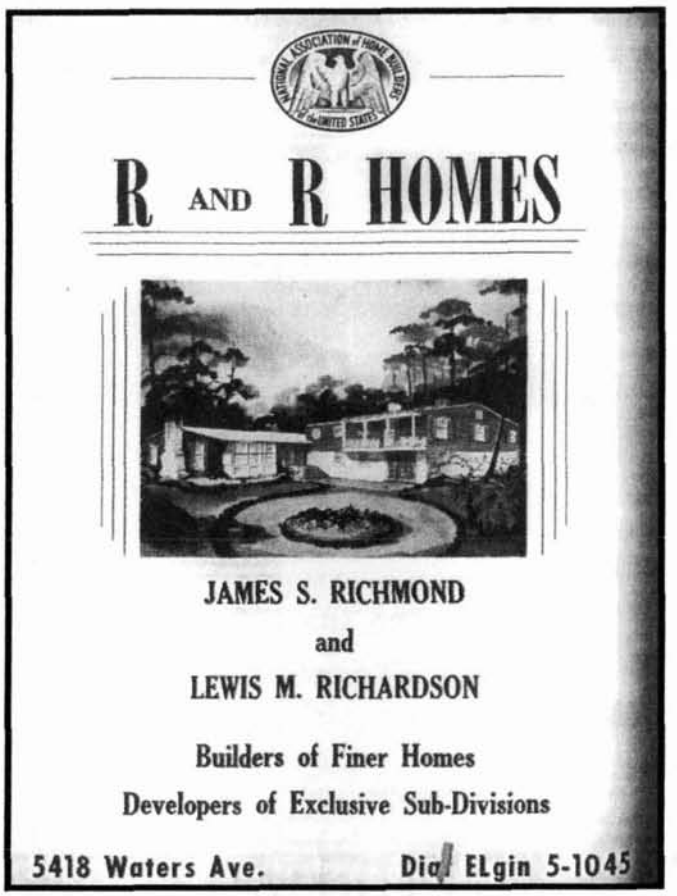
Subscribe $26,000 For Work

Fairway Oaks Residents Get Street Paving Program Going

Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 6 OF 9

Savannah Daily News, July 10, 1955, reporting on the Fairway Oaks Association's progress on paving the streets in the subdivision.



Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

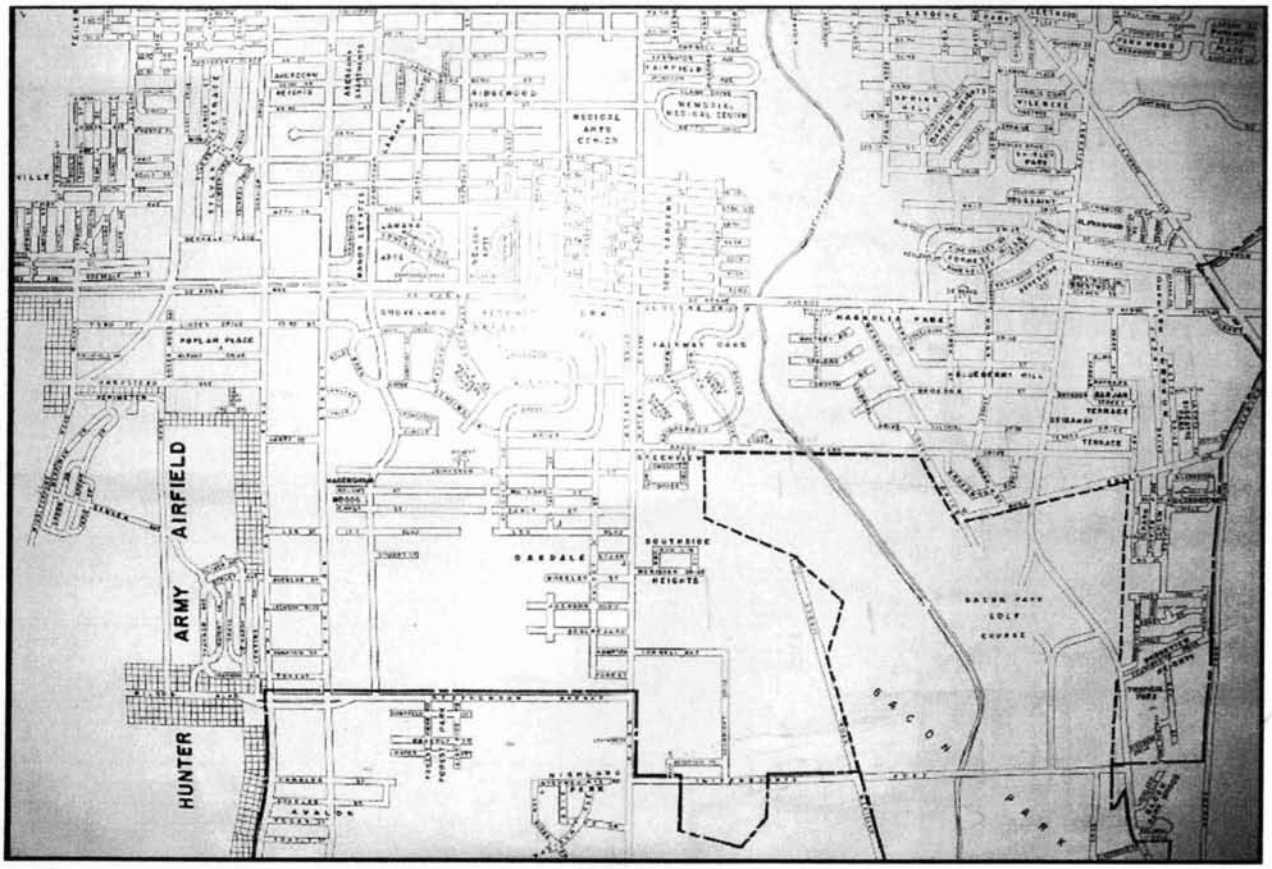
ATTACHMENT 7 OF 9

Newspaper advertisements for James S. Richmond, one of the principal developers of the Fairway Oaks subdivision.

Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 8 OF 9

1952 *Savannah Daily* News advertisement for a new house on Bacon Park Drive in the Fairway Oaks subdivision.



Fairway Oaks-Greenview Historic District
Savannah, Chatham County, Georgia

ATTACHMENT 9 OF 9

1970 Map of Savannah showing the Fairway Oaks-Greenview subdivisions (center) with subsequent suburban developments to the east (right) and west (left). Note the limited extent of suburban development to the south (bottom of map).

SPEED
LIMIT
25

JASON PARK

STOP

HARLAN
ST

102

STOP

LAWNDALE
SWEETBRIAR CIR
5600

5506

FAIRWAY OAKS

ONLY
RANGER ST