

SUMMARY OF PROPOSED NATIONAL REGISTER/GEORGIA REGISTER NOMINATION

1. Name: Dixville Historic District

2. Location: Roughly bounded by Walnut Avenue to the north, Palmetto Avenue to the east, Prince Street to the south, and Martin Luther King, Jr. Boulevard and Stonewall Street to the west, in Brunswick, Glynn County, Georgia.

3a. Description: The Dixville Historic District is an overwhelmingly residential neighborhood situated approximately one-half mile southeast of downtown Brunswick. The neighborhood was initially established c.1875 but developed primarily during the New South period (c.1880-1919), morphing into a cohesive African American community in the 1910s. The 41.3-acre district features a traditional grid-pattern layout with north-to-south dirt alleyways dividing many of the blocks. Most streets within the district are curbed and include concrete sidewalks. Lot sizes are relatively consistent, primarily ranging between 45 to 50 feet wide by 100 feet deep. The most prevalent house types represented are the ranch house and the bungalow. Other house types occurring in less frequent numbers include shotguns, central hallway, gabled wing cottages/houses, Georgian cottages/houses, hall-parlor, and side-gabled cottages. Residential stylistic influences within Dixville are limited, with Craftsman style being the most prominent. There are also a few examples of Plain style ranch houses and the Colonial Revival and Folk Victorian styles. The majority of buildings are wood frame, with brick veneer, weatherboard, vinyl, and asbestos being the most common exterior claddings. The district generally lacks formal landscaping and driveways are uncommon. Typical alterations include screening or enclosure of porches, window replacement, and application of vinyl siding. In addition to its many houses, the district also contains several commercial/industrial resources, religious facilities, and one public park. The most conspicuous of these non-residential resources is the Glynn Ice Company, a 1920 ice plant, with a condenser building and boiler house, located on George Street at the northeastern edge of the district. This industrial complex reflects the influences of Jacobethan Revival style with its shaped parapets, Flemish bond-patterned brick exteriors, and cast concrete trim. Dixville also includes a significant number of vacant lots; however, only seven of these were historically occupied by houses. Through its large number of intact resources and retention of the gridded street pattern, the district retains a high degree of historic integrity.

3b. Period of Significance: c.1875-1967

3c. Acreage: Approximately 41 acres

3d. Boundary Explanation: The proposed boundary includes the intact and contiguous area historically identified as the Dixville neighborhood.

4a. National Register Criteria: Criteria A and C

4b. National Register Areas of Significance: Architecture, Community Planning and Development, Ethnic Heritage: Black

4c. Statement of Significance: Shortly after the Civil War, displaced white planters from St. Simons Island first settled the Dixville neighborhood. However, by the 1880s, the planters had largely abandoned Dixville, and former slaves and white laborers began settling the low-cost, underutilized land. Residents were attracted to Dixville due to its proximity to available work at the nearby railroad, wharves, and sawmills. It became a unique example of a community where lower-income, black and white families co-existed throughout the late 19th and early 20th centuries. As pressures toward segregation increased, white residents left Dixville and by 1914, it had transitioned into a predominantly black community.

The Dixville Historic District is significant in the areas of black ethnic heritage as the only known intact, urban black community in Brunswick developed by both former slaves and white laborers. It contains a variety of resources that document residential patterns, and to a lesser extent, commercial and industrial development of Brunswick's black, working-class community from the late 19th century through the 1960s. Additionally, in the area of community planning and development, the district reflects land use patterns frequently associated with Georgia's cities whereby black and working-class settlement was relegated to under-utilized, low-cost land along the periphery of downtown. The district is also significant in the area of architecture for its collection of residential house types as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a statewide context. Types found include shotguns, central hallway, gabled wing cottages/houses, Georgian cottages/houses, hall-parlor, and side-gabled cottages, as well as bungalows and ranch houses, representing the wide range of types popular between the late 19th to mid-20th century in Georgia.

4d. Level of Significance: The district is being nominated at the local level of significance as a good example of a planned residential community for Brunswick's working-class, African American population, consisting of residential types typical for Georgia.

5. Sponsor: The nomination is sponsored by the Brunswick Downtown Development Authority, and nomination materials were prepared by Jaime Destefano of History, Incorporated.