INTEGRITY AND CONDITION ASSESSMENT

Savannah National Historic Landmark District, 2018

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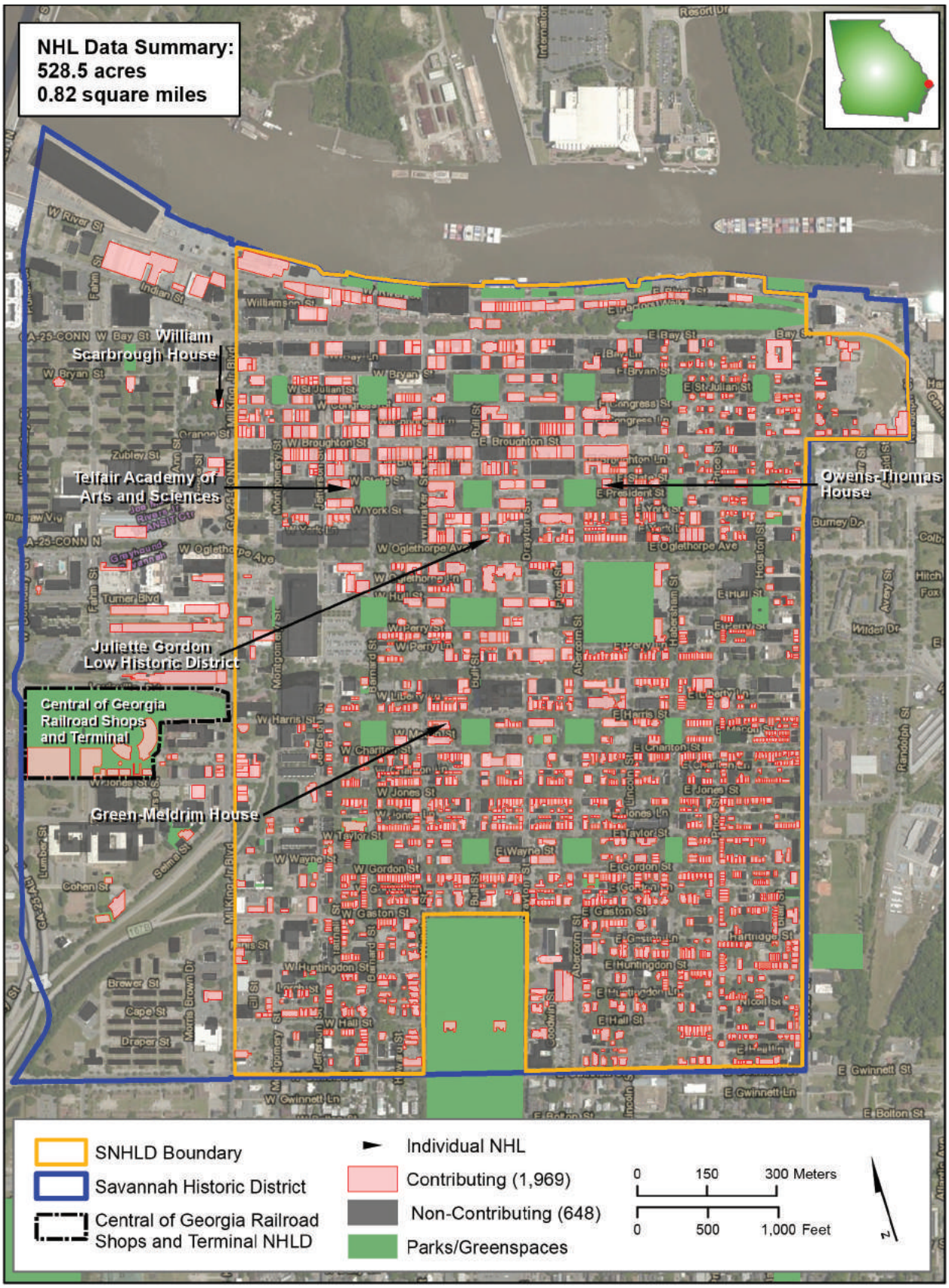
FINAL DRAFT

Table of Contents



Source: Bing Aerial Photography (2010)

Figure 1.1 Project Location Map

Chapter 1. Introduction

The Savannah National Historic Landmark District (SNHLD) is one of the nation's oldest and largest urban historic districts. Established in 1966, the SNHLD covers approximately 0.825 square miles or 528.5 acres; contains approximately 1,969 contributing buildings; and is home to or adjacent to several individually designated National Historic Landmarks (NHLs), including the Owens-Thomas House, the William Scarbrough House, the Green-Meldrim House, the Telfair Academy of Arts and Sciences, as well as landmark districts, including the Juliette Gordon Low Historic District and the Central of Georgia Railroad Shops and Terminal (Figure 1.1).

The National Park Service (NPS) has funded a SNHLD Integrity and Condition Assessment study to document, in narrative and photographic formats, major changes that have occurred within and adjacent to the district since its designation in 1966. New South Associates and its subcontractor Lominack Kolman Smith Architects formed a research team to assess the integrity and condition of the district as a whole. The effort involved research, a reconnaissance survey, photographic documentation, Geographic Information Systems (GIS) analysis and mapping, and gathering public input on current and future threats to the SNHLD.

The scope required that the study result in a narrative that addresses all seven aspects of integrity for the SNHLD using the condition of the district when it was listed as its baseline for analysis. For the evaluation of setting, the team was tasked with not only addressing the setting within the NHL district, but also addressing properties adjacent to the district's boundary. Requirements for photodocumention included representative views of the district as well as specific views of the individually designated NHLs within the district: Owens-Thomas House, William Scarbrough House, Juliette Gordon Low Historic District, Green-Meldrim House, Central of Georgia Railroad Shops and Terminal Historic District, and Telfair Academy of Arts and Sciences. The scope also called for the duplication of 25 views that were added to the nomination in 1973.

Mapping of the NHL using the NPS's Cultural Resources GIS Standards was an important objective. This effort generated mapping of the SNHLD and all individually designated NHLs within it. The team also created additional maps that illustrate areas where the integrity of the district is threatened or where integrity has been lost. In developing the threat section, the team was asked to interview local historic preservation professionals, NPS staff, and others knowledgeable about development or other threats; and to search media reports; Section 106 files from the State Historic Preservation Office and the Southeast Regional Office of the NPS; and any other relevant source.

Finally, NHLs are described according to their condition. There are four "condition categories" that provide a measure of the health of the NHL in terms of its ability to convey the significance that lead to its designation. Per the scope, the primary task of this Integrity and Condition Assessment report is to recommend, after thorough evaluation of the current integrity of the NHL, the appropriate condition category for the NHL under study. The condition categories are listed below:

- *Satisfactory (*Priority 3) indicates that there is no known current or potential threat to the landmark.
- *Watch* (Priority 2) indicates NHLs that face impending actions or circumstances that likely will cause a loss of integrity.

- *Threatened* (Priority 1) indicates NHLs that have suffered, or are in imminent danger of, a severe loss of integrity.

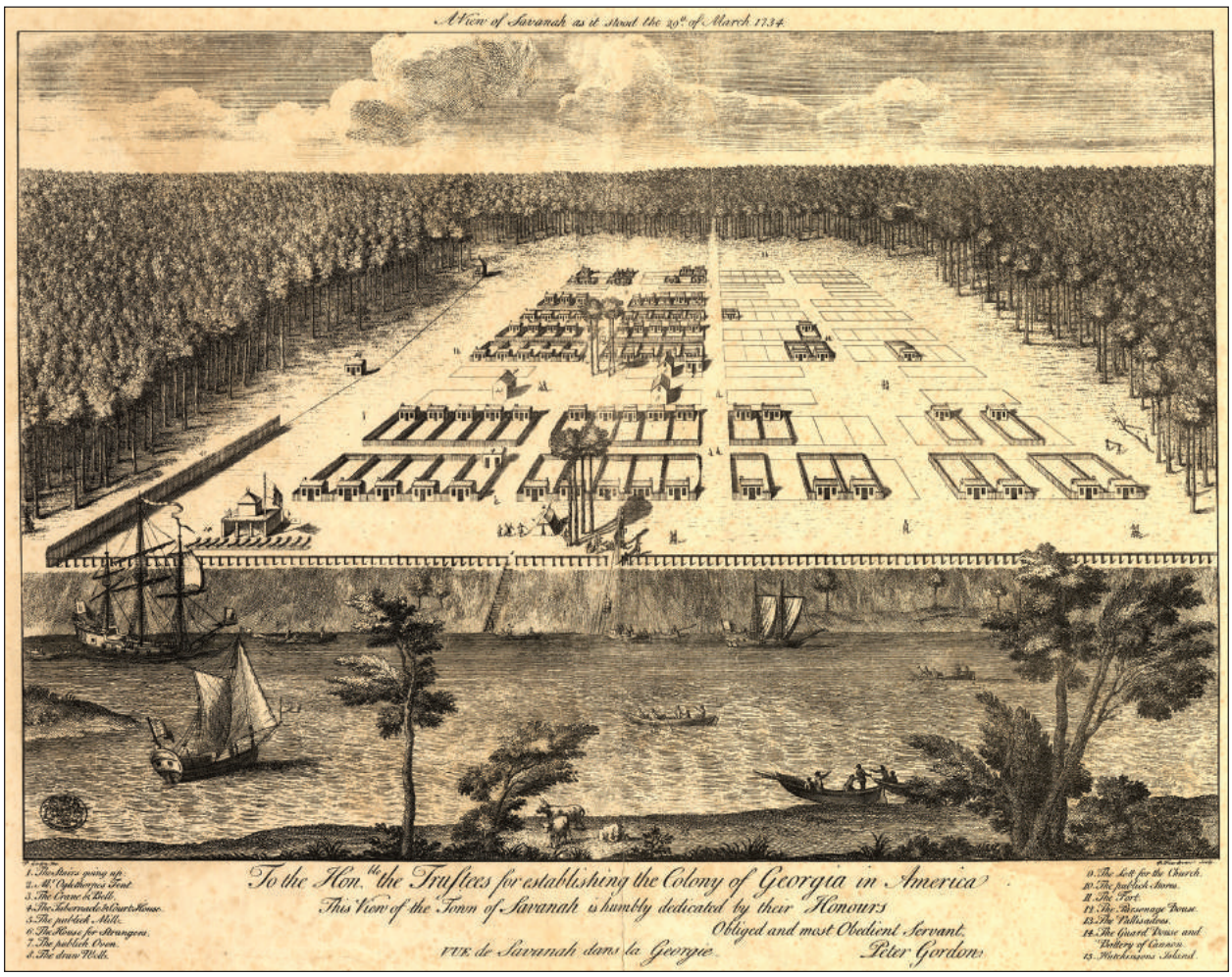
- *Emergency* indicates that recent catastrophic damage has occurred that requires immediate intervention.

This document is divided into six chapters including this introduction. Chapter 2 discusses the history of the SNHLD. Methods follow that explication. The assessment results are described in Chapter 4 and a discussion of current threats in Chapter 5. The final chapter provides conclusions and assessment and is followed by the References Cited. Appendix A contains the NHL nomination forms, Appendix B holds the duplicated 25 views from the original NHL nomination, Appendix C contains the photographic documentation of the squares, Appendix D contains a table of post 1956 changes to the SNHLD culled from the research; and Appendix E contains the full responses from the online survey.

Chapter 2. History of Savannah's National Historic Landmark District

James Edward Oglethorpe and 114 English colonists founded the Colony of Georgia on a level site atop a high bluff overlooking the Savannah River on February 12, 1733. Five months later in July, Oglethorpe unveiled his strategic plan for Savannah, the capitol of the new colony (Figure 2.1). The "Savannah Town Plan" was devised to address the practical (defensive, food production) needs of the settlers and the social reform goals supported by the colony's Trustee benefactors that encouraged agrarian equality and self-sufficiency (Russell and Hines 1994:15; Wilson 2015:40, 88). Hailed as an early example of "a true regional plan," it included specifications for a designed town center and the outlying agricultural lands, which were specified as the "Plot of the Garden Lots and Farms" (Reps 1992:186–187).

Figure 2.1 View of Savannah, 1734 (Source: Library of Congress, Geography and Map Division)



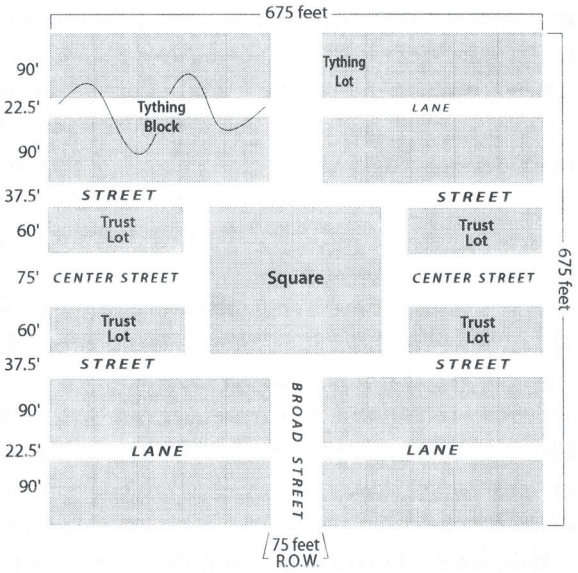
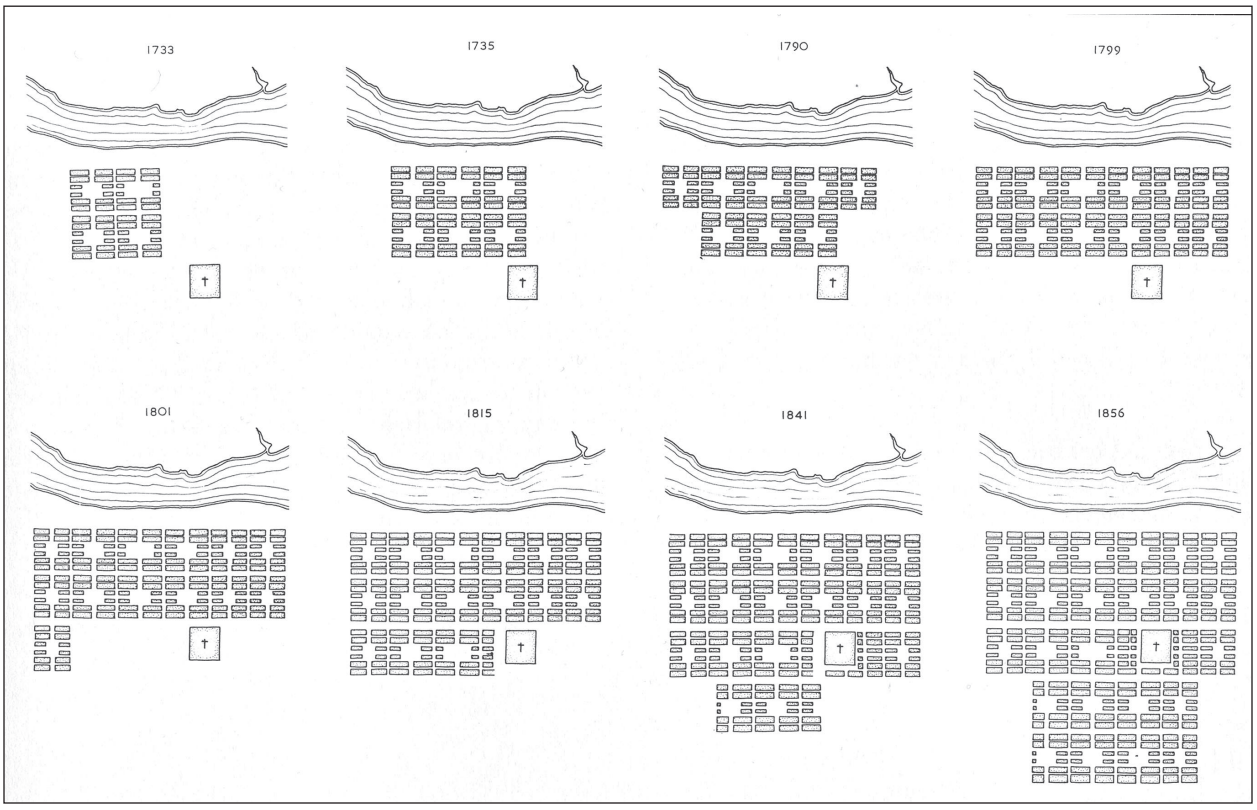


Figure 2.2 Savannah Ward Specifications (Source: Wilson 2015)

Oglethorpe's vision for the gridded Savannah Town Plan (or Savannah Plan) appears to have been based on ancient Greek and Roman colonial planning concepts, specifically the writings of the Roman architect and planner, Vitruvius (ca. 75-25 BC), whose works were rediscovered during the Italian Renaissance (Wilson 2015:73–77). The original Savannah Plan consisted of four wards, measuring 675 square feet, with central open squares (Figure 2.2). The central squares could function as market places, "for exercising the Inhabitants," and provide areas of encampment while defending the town (Wilson 2015:86). Four tythings, each containing 10 residential lots measuring 60 by 90 feet, framed the north and south sides of each square. Four public trust lots were laid out east and west of the central squares and reserved for the development of public buildings and churches. North-south wide city streets intersected each square on axis and also ran east-west between the wards. Narrower streets and lanes ran between the wards and also separated the upper and lower tything blocks (Rogers 1969; Williams et al. 2016:9).

A total of six squares (Johnson, Wright, Telfair, Ellis, Reynolds, and Oglethorpe squares) had been laid out by the time James Oglethorpe made his final return to England in 1743 (Russell and Hines 1994:12). Despite Oglethorpe's absence (and the transfer of the Georgia colony from Trustee to Crown status in 1751), the Savannah Plan was retained and adapted as the town expanded in a "gradual but systematic" manner during the late eighteenth and early nineteenth centuries (Figure 2.3). Complementing Savannah's

Figure 2.3 Expansion of the Savannah Ward System, 1733-1851 (Source: Reps 1969)



urban plan and open squares was its lush green space, bolstered by the passage of the first municipal tree ordinance in 1793, and the city's varied array of noteworthy commercial, public, and residential architecture, which dates back to the late eighteenth century (Williams et al. 2016:11–12). Large churches, single-family houses, and elevated row houses constructed of wood, grey brick, cast iron, and stone were built with minimal setbacks facing the central squares and lining the major streets or narrow lanes. Noteworthy architects, including William Jay, Charles B. Cluskey, and John Norris, among others, executed a number of commissions in styles ranging from the older, Federal designs to the nineteenth-century Greek Revival, Italianate, Gothic Revival, and Romanesque styles (Lyon 1985). In 1840, a visitor remarked on the town's distinctive character,

> eighteen large squares, with grass-plots and trees, in the very heart of the city, disposed at equal distances from each other in the greatest order; while every principal street is lined on each side with rows of trees; and some of the broader streets have also an avenue of trees running down the center (Reps 1992:201).

Urban Growth and Intrusions, 1856 - 1945

With the addition of Troup, Chatham, Monterey, Calhoun, and Whitefield squares in 1851, the city boasted a total of 24 squares, which now form the core of the present SNHLD. Successive periods of growth after the Civil War discarded the Savannah Plan in favor of the standard rectilinear gridiron model of development common to other American cities and towns over the course of the late nineteenth and early twentieth centuries. Following this change in Savannah's urban form, Oglethorpe's original ward pattern largely endured, despite threats posed by fires, war, and increased density (reduction of lot sizes; taller building heights). Various infrastructure developments often proved more intrusive and considerably degraded portions of the plan, most notably: the construction of the first City Market on Ellis Square (Decker Ward) in the 1850s; laying of streetcar tracks through certain squares in the 1870s and 1880s (Reynolds, Oglethorpe, Telfair, Columbia, etc.); and the complete demolition of Elbert, Franklin, and Liberty squares during the mid-1930s as part of the construction of U.S. 17 along the Montgomery Street corridor (Russell and Hines 1994:176; Williams et al. 2016; Wilson 2015:140–141).

Postwar Preservation Losses and Gains, 1946 - 1965

Savannah's state at the end of World War II was marked by economic decline and physical deterioration. The years after the war reignited suburban growth that had first started in the 1920s and 1930s with the increased popularity of the automobile. Meanwhile, downtown buildings suffered from deferred maintenance, the harbor was polluted, and noxious odors produced by nearby paper plants fouled the air. Prior to attending the International Monetary Conference, which was held in Savannah in 1946, Lady Nancy Astor (in)famously described the city as "a beautiful lady with a dirty face" (Russell and Hines 1994:175).

With the gradual abandonment of Savannah's central business district, the 1950s saw several historic buildings demolished and replaced with parking and modern commercial buildings in hopes of luring suburban shoppers back downtown. In 1950, the nineteenth-century Wetter House on Oglethorpe Avenue was razed and replaced with a used car dealership. Other redevelopment that resulted in the loss of historic architecture was publicly funded and largely occurred under the guise of Urban Renewal to spur economic growth, including the 1953 demolition of the 1870 Romanesque Revival City Market building on Ellis Square that was replaced by a parking deck (Williams et al. 2016:63) (Figure 2.4).

A 1955 threat to demolish the Davenport House led seven dedicated women, under the leadership of Ms. Anna C. Hunter, to organize the non-profit Historic Savannah Foundation (HSF), which saved the 1820 landmark in the process. Modeled after the local preservation organizations in Charleston, South Carolina and New Orleans, Louisiana, HSF advocated for the preservation of Savannah's threatened historic buildings. The group also encouraged heritage tourism as a yet untapped source of economic development for the city (*Charleston News and Courier* 1965; Russell and Hines 1994:180).

Figure 2.4 Ellis Square, c. 1965 (Source: Chatham County-Savannah Metropolitan Planning Commission 2012)

The early 1960s ushered in additional threats and significant losses to the city's architectural fabric along with gradual improvements to local preservation efforts in downtown Savannah. The combined Chatham County-Savannah Metropolitan Planning Commission (MPC) was created in 1960 and the city adopted its first zoning rules and regulations that same year to facilitate urban renewal efforts by allowing large-scale "superblock" development within the area of Oglethorpe's original plan (Spracher 2004:7; Wilson 2015:144). Looking to be more proactive in preventing demolition of historic buildings, HSF created a revolving fund program in 1960, which allowed the organization to purchase threatened historic properties and sell them to buyers who were willing to rehabilitate them (Russell and Hines 1994:183). In 1962, the HSF sponsored a historic resources survey of the almost one square mile area containing Savannah's original 24 wards and squares (Figure 2.5). The survey documented 969 historic properties, including 88 buildings of "exceptional" condition (Barnes 2003:2). Work began in 1963 on the beautification of Troup Square using Housing and Urban Development (HUD) funds, one of the first urban rehabilitation projects in the United States. A similar publicly financed beautification project was conducted in Pulaski and Washington squares (*Savannah Evening Press* 1964b, 1964c). The HSF along with the City and the Savannah Chamber of Commerce also funded Savannah's first tourism survey in 1964 under the supervision of Colonial Williamsburg vice president Thomas McCaskey (*Savannah Morning News* 1965). Meanwhile, losses continued to mount with the razing of the Commercial Building at Bryan and Drayton streets, followed by an announcement in May 1965 that the landmark Hotel DeSoto (Figure 2.6) would be demolished the following year (*Savannah Evening Press* 1964a; *Savannah Morning News* 1964).

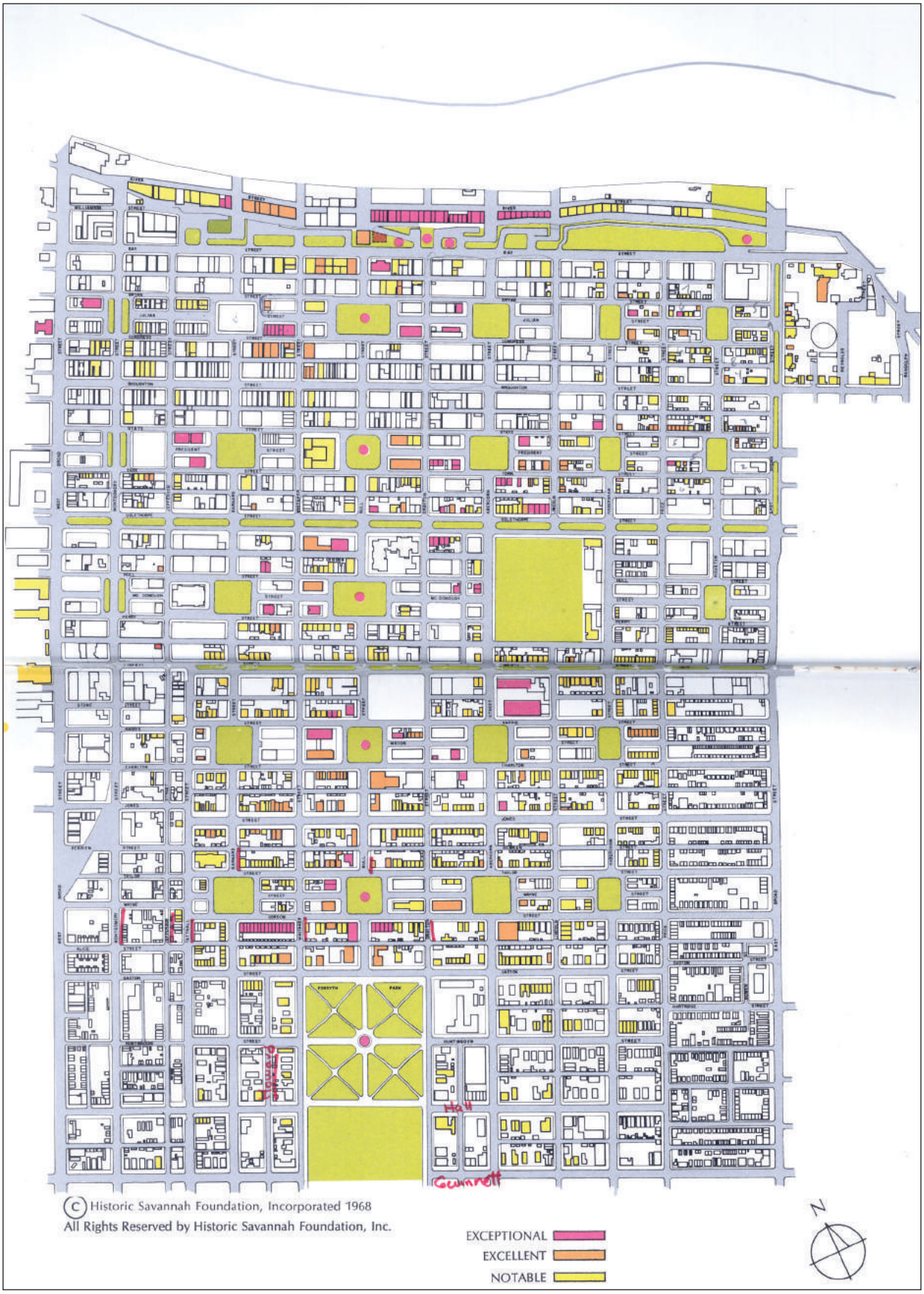


Figure 2.5 1968 Historic Savannah Foundation Survey Inventory Map (Source: Historic Savannah Foundation 1997)

Figure 2.6 DeSoto Hotel, c. 1900. Razed, 1966 (Source: Chatham County-Savannah Metropolitan Planning Commission 2017)

Creation of the Savannah National Historic Landmark District, 1966

On November 13, 1966, the Secretary of the Interior and the National Survey of Historic Sites and Buildings officially designated the downtown area containing the 24 wards laid out according to the original Oglethorpe design as the SNHLD. The *Savannah Morning News* reported that the Secretary of the Interior, Stewart Udall, approved the designation a few days earlier on November 3, 1966 because Savannah "possesses exceptional value as an illustration of the history of the United States." Additional language in the article specified the Savannah River, East Broad, West Broad, and Gwinnett streets as the district boundaries, making it the largest urban historic district in the nation, and also stated,

> James Oglethorpe's 1732 [sic] plan for Savannah created a community pattern that contained important innovations in urban design. Furthermore, the Historic District of Savannah is significant not only because it retains much of the original plan, but also because it includes many buildings of architectural merit (*Savannah Morning News* 1966).

The announcement came on the heels of the enactment of the National Historic Preservation Act (NHPA) just one-month before. While the HSF 1962 architectural survey formed the basis of the SNHLD nomination, and the NPS had been conducting internal theme studies of the downtown Savannah area since the late 1950s, the federal agency did not conduct any coordinated public outreach with the City of Savannah, HSF, or any other local organizations prior to the designation (Barnes 2003:2; Volz 1959). Nevertheless, local reaction was positive as civic leaders and newspapers touted the potential for increased tourism afforded by the city's new landmark recognition (*Savannah Evening Press* 1966).

Continued Impacts Within the SNHLD, 1966 - 1980

While the creation of the SNHLD was largely seen as a step in the right direction in the turning of the tide of Savannah's struggling downtown, it did not stave off continued alterations of the Oglethorpe designed urban plan and losses of some of the city's most noteworthy historic architecture (Figure 2.7). Most damaging was the demolition of the 1890 Hotel DeSoto in 1966 to make way for the construction of a new 16-story DeSoto Hilton hotel and associated bank office, which were completed in 1968 (Williams et al. 2016:137–138). The construction of a new civic center complex and development of a section of I-16 within the western section of the SNHLD in the late 1960s also raised concerns. While both NPS and HSF approved the site location for the civic center project (just to the immediate west of the existing auditorium), the city's plans to raze approximately eight blocks within the district for surface parking caused alarm among the local community and federal officials (Barnes 2003:5; Lawson 1967). An internal NPS memorandum dated April 30, 1969 stated,

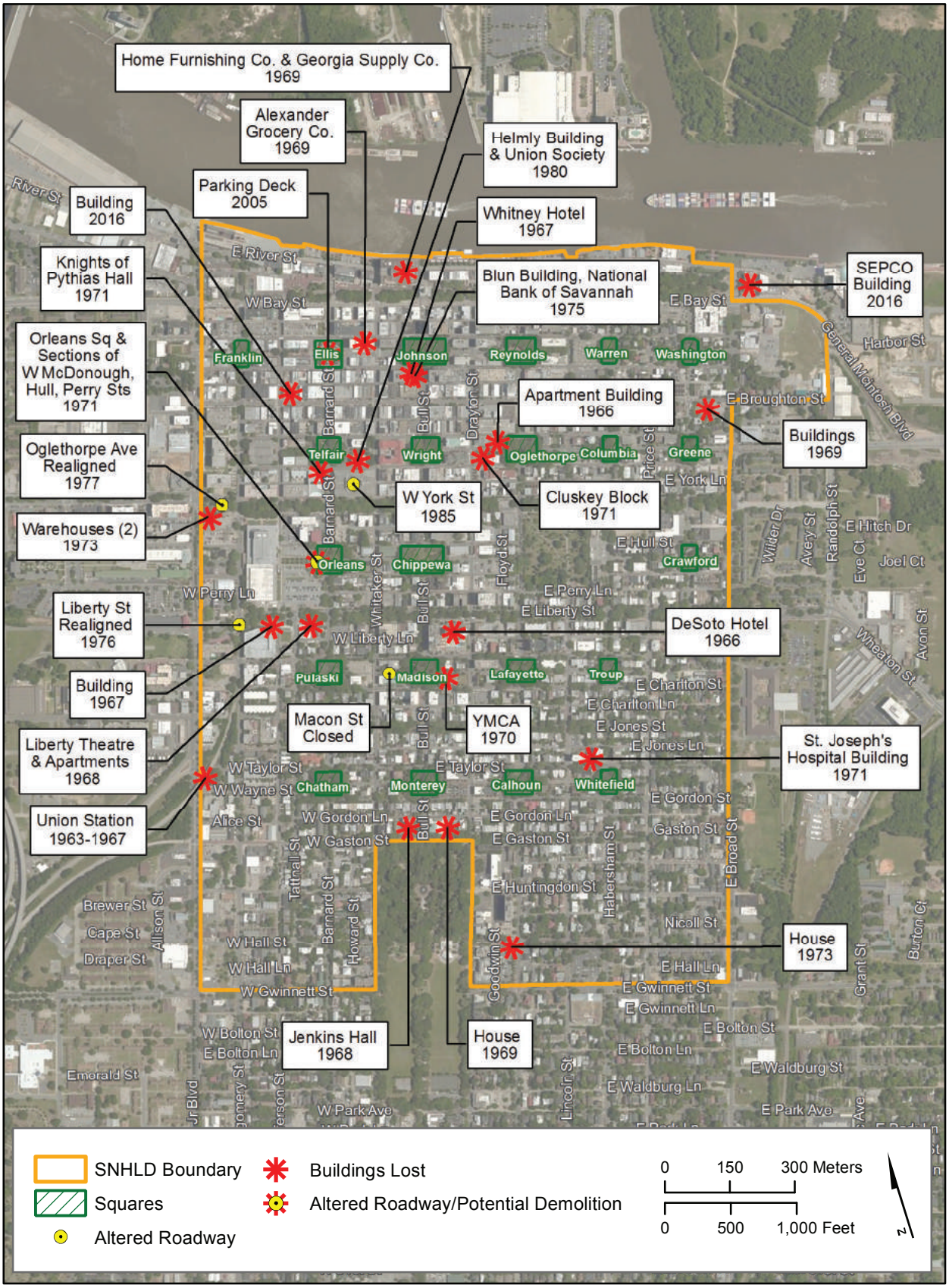
> It is obvious that the lower or southern proposed parking area particularly will have a serious detrimental effect on the historic integrity, as it will completely destroy the vista from Pulaski Square to Orleans and Telfair Squares, in addition to destroying historic houses (Acting Regional Director, Southeast Region 1969).

NPS and local preservationists also opposed the State Highway Department's plans to convert West Broad and Montgomery streets into one-way thoroughfares to accommodate traffic from the proposed I-16 exit ramp, arguing the increased traffic along these corridors would further degrade the commercial viability and historic character of this section of the SNHLD (Emke 1967). NPS Regional Director, Granville Liles expressed his own doubts about the area's integrity in a 1967 memo, asking if the western boundary of the SNHLD should be amended in the future to exclude the blocks between Montgomery and West Broad,

> The question arises as to why West Broad Street was selected as the western boundary of the Historic District, as there are few, if any, structures of historical significance between West Broad and Montgomery Streets. It may be that at some later date we should recommend that the boundary be withdrawn to Montgomery Street and at that time, if it should prove desirable, we could also exclude the auditorium-civic center area (Regional Director, Southeast Region 1967).

In 1969, an official NHL nomination form for the SNHLD was finally completed three years after the district's original designation. Prepared by a National Register staff member in Washington D.C., the nomination form identified art (architecture), commerce, politics and urban planning as the SNHLD's Areas of Significance. Despite the Southeast Regional Director's earlier reservations about the district's West Broad Street boundary, the 1969 nomination retained the bounds (the Savannah River, Gwinnett Street, East and West Broad streets; erroneously noted as encompassing "approximately two square miles") as originally specified in the Secretary of the Interior's 1966 press release announcing the designation (Barnes 2003:4; Rogers 1969).

Like the previous decade, the 1970s brought progress and setbacks to the preservation of historic resources within the SNHLD. On the positive front, HSF could lay claim to saving over 150 buildings in downtown Savannah by 1970 and spurring over $12 million in restoration investment as part of its revolving fund program. In addition, more than 1,000 buildings and structures in the SNHLD had been stabilized and protected from the threat of potential demolition (Russell and Hines 1994:185). Just as notable was the City's creation of the local Savannah Historic District and adoption of a local historic preservation ordinance in 1973. Savannah's grassroots preservation community played a key role in the campaign, resulting in a 1980 statewide referendum that amended the Georgia constitution and permitted county and municipal governments to enact local preservation zoning laws (Credle and Jest 2006). The local preservation ordinance enabled the formation of the Savannah Historic District Board of Review to "protect the values of property associated with history, unique architectural details or relation to a square, park or area within the Landmark Historic District" (Chatham County-Savannah Metropolitan Planning Commission 2017).



Source: Bing Aerial Photography (2010)

Figure 2.7 Historic Buildings Lost Since 1966 and Street/Lane Closures

Despite these advances, the 1970 demolition of the Young Men's Christian Association (YMCA) Building on Bull Street at Madison Square and St. Joseph's Hospital at Habersham and Taylor streets, as well as the razing of a number of nineteenth-century commercial buildings along Factors' Walk for the construction of a proposed apartment and hotel building (now the Hyatt Regency Savannah), proved to be among the most notable losses within the SNHLD at the start of the decade (Figure 2.8) (*Savannah Morning News* 1970; *Savannah Evening Press* 1970). In 1971, a fire destroyed a block of the Cluskey buildings along President Street that were currently undergoing restoration (Rhodes 1971). Additional adverse impacts occurred within the SNHLD following adoption of the local preservation zoning ordinance in 1973, including: the construction of a parking garage at Drayton and Congress streets; development of a new county courthouse on the former site of Liberty Square at the southwest corner of Broughton and Montgomery streets; and the demolition of the 10-story 1904 Liberty National Bank Building at Bull and Broughton streets in 1975 (Green 1975; *Savannah Evening Press* 1974).

Figure 2.8 View of Bay Street Following the Demolition of Several Commercial Buildings (Source: Chatham County-Savannah Metropolitan Planning Commission 2017)

1977 Expansion of the SNHLD

In May 1976, four historic buildings in the SNHLD, the Owens-Thomas House, the Telfair Academy of Arts and Sciences, St. John's Episcopal Church and Parish House, and the Green-Meldrim House, were all awarded individual NHL designations for their significance in architecture (*Savannah Morning News* 1976:10D). The following year, a revised nomination of the SNHLD was prepared in conjunction with the Georgia State Historic Preservation Office (SHPO). The 1977 document provided expanded boundaries for the NHL that included the Trustees' Garden area at the northeast corner of the district (Dillon 1977). Notably, the author concluded the nomination with a general condition assessment of the SNHLD,

> Old Savannah is not by any means perfect. It has intrusions into the continuity and spatial patterns of the plan. It has gasoline stations, gaping parking lots, crude commercial adaptations of fine old buildings, and an occasional building badly placed or out of scale with the rest. On the whole though, a great deal more is left of the best of Savannah's unique fabric of streetscapes, than is not, so that the occasional tear in the material is just another chore for the now-vigilant local guardians to recognize and repair (Dillon 1977:4).

As the decade progressed, work continued on the refurbishment of the city's historic squares and beautification of the Savannah riverfront, which was completed in 1977 (Figures 2.9 and 2.10). The $6.4 million urban renewal project began in 1975 and generally consisted of the paving of segments of Factors'

Figure 2.9 Paving of Factors' Walk with Stamped Concrete "Cobble Stones," c. 1975 (Source: City of Savannah Research Library and Municipal Archives)

Figure 2.10 Beautification of the Savannah Riverfront, c. 1975 (Source: City of Savannah Research Library and Municipal Archives)

Walk from Houston Street to Jefferson Street (using stamped concrete designed to mimic sections of original cobble stone), improvements to stairways, and construction of the John P. Rousakis River Front Plaza (Daniels 1977; *Savannah Morning News* 1975).

The establishment of the Savannah College of Art and Design (SCAD) in 1978 would prove to have a significant impact on preservation and restoration efforts within the SNHLD. The private art school purchased and restored the 1892 Savannah Volunteer Guard Armory and held its first classes in the building in 1979. SCAD received its first preservation award from HSF for its work on the Armory (now known as Poetter Hall) and made adaptive reuse of historic buildings in the SNHLD and neighboring Savannah Victorian District a mainstay of the school's growth as its sprawling, urban campus expanded over the next three decades (Muller 2009; Spracher 2013).

New Challenges and Responses, 1981 – 2000

Construction of the Savannah Hyatt Hotel on the site of the demolished River Street warehouses began in 1977. The hotel was completed by 1981 but the building's squat, heavy massing (a compromise due to its reduction in height), plain design, and extension over River Street provoked an outcry among local preservationists (Figure 2.11) (Williams et al. 2016:30). The early half of the 1980s also included the rehabilitation of Crawford Square and revitalization of segments of the Broughton Street corridor, while the development of the St. Julian Street Pedestrian Mall (renamed City Market), restoration of Franklin Square, and extension of the SNHLD's period of significance to 1934, all occurred at the mid-point of the decade (Barnes 2003:6; Williams et al. 2016:90; Zimmerman 1980).

Similarly, development of the Juliette Gordon Low federal office complex within the SNHLD sparked controversy. The General Services Administration (GSA) began the site selection process for a new federal

Figure 2.11 Construction of the Hyatt Hotel, c.1979 (Source: Chatham County-Savannah Metropolitan Planning Commission)

building in the SNHLD in October 1978. Original plans called for the removal of sections of President and York streets to accommodate a proposed two-building complex. Following intensive negotiations among GSA officials, the MPC, HSF and other local preservation organizations, the project was revised as a three-building complex with a massing and scale that was more in keeping with the historic character of the SNHLD and the Savannah Town Plan (*Georgia Gazette and Journal Record* 1980). Despite these concessions, development of the project required the demolition of historic properties and the tile used on the exterior of the federal buildings caused uproar among local residents. Mayor John Rousakis claimed the tile was not the finish that was originally promised by federal officials, while his aide called the federal buildings "an institutional bathroom wall" and an "insult" (UPI 1985).

Beginning in 1988, the NPS Southeast Region National Register Programs Division (NRPD) became more actively involved in the monitoring of NHLs throughout the country as part of the agency's Annual Report to Congress. Between 1988 and 1992, the SNHLD was identified as a Priority 2 site (now known as Watch List) due to the number of "incompatible alterations and new construction" that had occurred throughout the District since its designation in 1966 (Barnes 2003:7). According to Dr. Mark Barnes, a former archaeologist with the NPS Southeast Regional Office, the status of the SNHLD during this period was the culmination of a number of factors, including new construction within the district, historic buildings that should have been considered contributing but post-dated the district's period of significance, and an overall lack of adequate up-to-date information about the district (Barnes 2003:7). Dr. Barnes stated,

> The popularity of Savannah as a tourist mecca is resulting in a number of new developments, along with federal projects, which are threatening the integrity of the historic district. As currently written, the nomination does not provide decision makers with the necessary information to make coherent decisions about new development (Barnes 1997).

The possibility that the SNHLD could be delisted combined with ongoing large-scale commercial development within downtown Savannah prompted HSF to call for new design standards within the local overlay district during the 1990s. In 1990, HSF and the National Trust for Historic Preservation worked with the Cambridge, Massachusetts-based consultant Christopher Chadbourne and Associates to create new design guidelines (commonly known as the "Chadbourne Guidelines") that provided a new "visual compatibility test" for all infill development within the district (Chatham County-Savannah Metropolitan Planning Commission 2012:6). Meanwhile, NPS partnered with SCAD to conduct a "four-year survey effort of all the buildings in the Savannah Historic District."

Growth and change continued. The 1995 construction of a Kroger grocery store in the adjoining Victorian District necessitated the relocation of one residence inside the SNHLD for the development of an associated surface parking lot (Barnes 1997:37). Threats of large-scale demolition in the SNHLD's Beach Institute section followed by GSA's announcement of tentative plans to construct a 250,000-square-foot, judicial courthouse annex in the District, compelled the NPS to list the SNHLD as a Priority 1 Threatened resource in 1995. According to Cecil McKithan, Chief of the Southeast Region NRPD,

> Landmarks in this category are properties, which are seriously damaged or imminently threatened with such damage. The Landmark's integrity has been found to be seriously damaged, or serious damage is likely to occur because of the nature of the threat. Further it must be shown that no or inadequate protection strategies are being utilized to preserve the landmark's integrity (McKithan 1994).

The Historic District Board of Review adopted amended design guidelines and revised the Historic District Ordinance a few years later in 1997 (Chatham County-Savannah Metropolitan Planning Commission 2012:6). Adoption of the new standards, efforts to preserve the residential cottages in the Beach Institute area, and revisions to the courthouse annex design resulted in NPS' removal of the Priority 1 Threatened status in 1997 (McKithan 1997). Two years later, the design guidelines were put to the first real test with the controversial development of the Telfair Museum's Jepson Center for the Arts in 1999 (*Savannah Morning News* 1999). Completed in 2006, the contemporary building, a result of the local design review process,

proved a success, with Mark MacDonald of the Historic Savannah Foundation declaring it a "beautifully crafted" building. Input from the design review process produced a context-sensitive building, responding to the massing and scale of neighboring buildings on the square (*Associated Press* 2006).

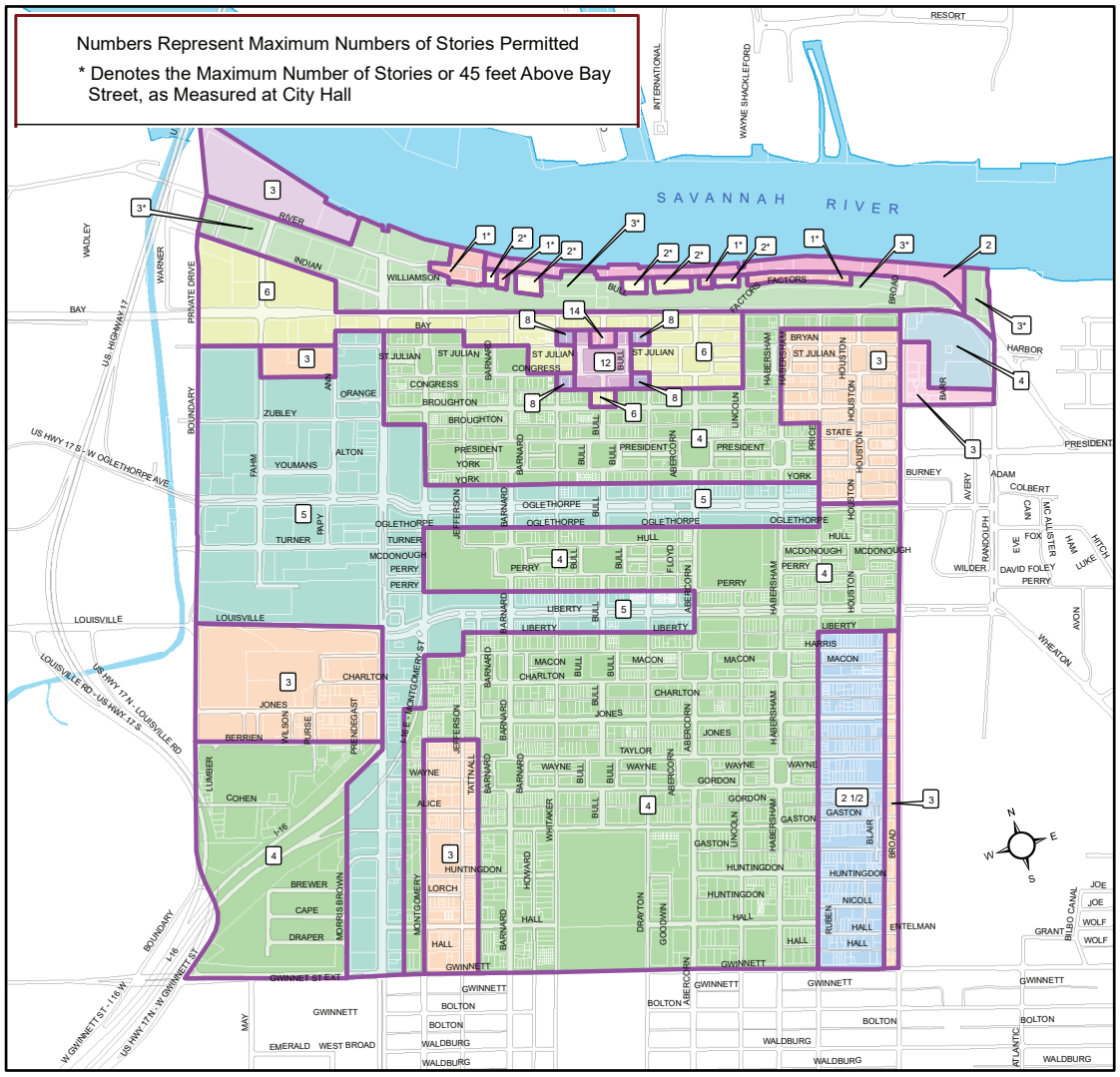
Development Pressure and Restoring the Savannah Town Plan, 2001 - Present

In less than five years, the SNHLD was returned to a Priority 1 listing. The Chatham Transit Authority's (CAT) plan to build a five-story Bus Transfer Center within the western section of the SNHLD prompted the NPS to once again declare the District "Threatened and Endangered" in early 2002. NRPD Chief Cecil McKithan notified Savannah Mayor Floyd Adams that the change in status was caused by the proposed development's,

> adverse impact on the district due to incompatible new construction, violation of the historic town plan, and the destruction of remaining fabric (McKithan 2002).

The fight over the location of the Bus Transfer Center would drag out over the next two years as HSF and local preservation groups pushed for the facility to be located west of Martin Luther King Jr. Boulevard and outside the SNHLD.

Figure 2.12 Historic District Height Map (Chatham County-Savannah Metropolitan Planning Commission 2014)



Meanwhile hotel growth within the SNHLD, spurred by Savannah's burgeoning tourism industry during the 1990s, continued into the next decade, resulting in refined design review guidelines, to include a historic district height map and a revised zoning ordinance adopted by the City of Savannah in 2003 (Figure 2.12). As more and more high-rise hotel projects were granted construction variances in the SNHLD, additional standards were developed by the MPC and design consultants Sottile & Sottile in 2007 to regulate large-scale development. The City adopted these standards as part of the local zoning ordinance in 2009 (Chatham County-Savannah Metropolitan Planning Commission 2012:6–7).

The City of Savannah also enacted local zoning policies with the aim of restoring Oglethorpe's original Savannah Town Plan in areas of the SNHLD where the historic urban form had been significantly altered (Wilson 2015:144). Restoration of Ellis Square as a civic space in 2010 was the first square to be addressed as part of the new plan. The multi-year project involved the removal of the 1954 parking deck, construction of a below grade parking garage, and development of a contemporary-designed square complete with hardscaping, tree plantings, splash fountains, and a hospitality center (Figure 2.13) (Williams et al. 2016:64). Future plans call for the full or partial restorations of Elbert Ward and Liberty Ward (Wilson 2015:144).

The SNHLD's condition has warranted concern from its nomination onward as the historic city wrestled with late twentieth-century growth. Accommodating that growth has remained a delicate balancing act with the city thrust into a reactive role as new threats appear with regularity that could adversely affect the integrity of the SNHLD. Between 1988-1992, it was a Priority 2 or "watch" property. In 1995, it was re-categorized as a Threatened or a Priority 1 property; this status remained in effect until 1997. After a five-year hiatus, it returned to Threatened in 2002. Arguably, the roller coaster-like changes in the SNHLD's status have been in response to a large-scale change or immediate threat. As a result, the SNHLD has not been fully evaluated for its integrity and condition since 2002. This document will aid the NPS in assessing the current condition of the SNHLD.

Figure 2.13 Ellis Square, 2010 (Photograph Courtesy of Attic Fire)

Chapter 3. Methods

An orientation meeting for the SNHLD Integrity and Condition Assessment was held on the morning of November 7, 2016 at the offices of the Chatham County-Savannah Metropolitan Planning Commission (MPC) in Savannah, Georgia. The purpose of the meeting was to introduce the various agency and consultant teams to one another, review expectations and understanding of the project, and confirm the proposed work plan and schedule. An overview of the SNHLD's history and existing impacts and threats were also discussed.

Representing the NPS were Dr. Turkiya Lowe, Cynthia Walton, and Sophia Nelson of the Southeast Regional Office (SERO) along with Fort Pulaski National Monument Superintendent Melissa Memory. Raluca Filimon and Molly McLamb attended on behalf of the Georgia Historic Preservation Division (HPD). City of Savannah representatives included: Ellen Harris, Director of Urban Planning and Historic Preservation and planner Leah Michalak with the Chatham County-Savannah Metropolitan Planning Commission; Shane Corbin, Savannah Zoning Administrator; Bridget Lidy, Director of the Savannah Tourism Management and Ambassadorship Department; and Luciana Spracher, Director of the Research Library and Municipal Archives. Daniel Carey, President and CEO of Historic Savannah Foundation (HSF), was also in attendance. Members of the consultant team included Jerry Lominack, Rebecca Fenwick, and intern Erin Ward of Lominack Kolman Smith Architects and Mary Beth Reed and Patrick Sullivan with New South Associates.

The meeting attendees discussed the history of the SNHLD and its significance to Savannah, examined the features that give the SNHLD its historic character (e.g. Savannah Town Plan, architecture, trees/greenspace), and expressed their concerns about issues facing the resource. Primary areas of concern included:

- Ongoing and increased development of large-scale buildings within the SNHLD;
- Adverse impacts to African American and American Indian-related resources and landscapes within the District and at the periphery of the SNHLD (identified as a "prime concern" among the NPS and the Georgia HPD);
- Outdated zoning ordinances for properties within the SNHLD;
- Alterations, disruption, and/or closure of historic lanes and other public rights-of-way;
- Potential for increased development of air-rights; and
- Elevated automotive and truck traffic within the SNHLD.

Finally, meeting members provided suggestions of what they would like to see addressed as part of the SNHLD Integrity and Condition Assessment. Key recommendations for the project team involved:

- Comparing how NPS has conducted condition assessments of individual NHLs and other districts in the country;
- Recording the SNHLD from its interior and at its periphery;
- Addressing the archaeology of lost/demolished historic buildings in district;

- Providing a zonal analysis of the SNHLD, based on GIS mapping, depicting areas within the district that have experienced loss of plan and historic fabric, in addition to those areas that remain intact;

- Developing a context documenting the reasons for the designation of the SNHLD during the mid-1960s and the intervening years of changes and stewardship;

- Identifying answers to such questions as, "What makes the SNHLD unique?" and "What are its measurements of success?;"

- Conducting outreach to inform the public about the condition assessment, disseminating the final report to the relevant local repositories (i.e. the Savannah Research Library & Municipal Archives, the Georgia Historical Society, local libraries, etc.), and presenting findings at public meetings.

Following the meeting, project team members conducted research to gather information about the history of the SNHLD and notable changes or impacts that have occurred within the resource since its original designation in 1966. Cynthia Walton with the NPS provided copies of the agency's SNHLD-related correspondence with local, state, and federal organizations dating from the late 1960s to the present. The NPS files also included a copy of the 1999 SNHLD draft addendum, a few photographs, and a chronology prepared by Dr. Mark Barnes in 2011of NPS involvement with the SNHLD. Photocopies of the original 1966 SNHLD nomination, the 1977 boundary revision, and a 2004 draft update were collected from the Georgia HPD. County-level database records of tax credit projects in Chatham County from 1991 - 2016 and all Section 106 projects conducted in the county from 1995 - 2016 were also gathered at HPD; however, issues with file formatting and a lack of locational information has limited the research value of these documents. The MPC provided GIS building data and access to current and previous preservation planning surveys that had been conducted over time within the SNHLD. The historic newspaper scrapbooks and a copy of the 1968 building inventory housed at the HSF offices proved to be a rich source of information for the history of the SNHLD. Visits were also made to the Savannah Research Library & Municipal Archives and the Georgia Historical Society for historic photography, historic newspaper articles, and research of secondary source materials.

GIS Mapping

Several geospatial data repositories were consulted to assemble geographic data depicting the SNHLD. Savannah Area Geographic Information System (SAGIS) served as a primary data source. SAGIS possessed GIS files for property parcels, building footprints, as well as contributing and non-contributing statuses for buildings within the NHL. SAGIS spatial data was combined with street data and aerial photography to produce maps that supplemented evaluation of the district. One element needed for analysis, not present in SAGIS data, was the year of construction for each of the buildings within the landmark district.

GIS staff at the Chatham County of Board of Assessors supplemented the project GIS dataset with tabular lists of the years of construction for the buildings within the SNHLD. The year of construction list was organized by numerical parcel identifiers. These parcel identifiers were used to merge the year of construction with the parcel data provided by SAGIS. The merged dataset was then used to map district buildings by their year of construction. Evaluation of the SNHLD focused on buildings constructed after 1966 to the present, but unsympathetic additions on historic buildings observed during the reconnaissance survey were also noted. The accuracy of county tax assessor dates of construction can vary from county to county. The survey team took this into account as the reconnaissance survey was conducted. The team had experience working with Chatham County tax data previously and have found it largely to be accurate, but were aware of potential inaccuracies as the survey was conducted; no major inaccuracies were observed.

Photography

The project scope of work required current photographs that matched the views in the original nomination to the best possible extent. Dennis Darling of the Georgia Historical Commission photographed 25 representative views of the district in May of 1973 that were appended to the 1966 nomination. Rebecca Fenwick of Lominack Kolman Smith Architects recreated the 25 photographic views over the course of several days using a Nikon® D40 SLR camera (Appendix B). These before and after photographs, when viewed collectively, show a district that has remained intact over the last 40 years, with some change occurring, but in most views captured, the district retains integrity. In two cases, the views of the Savannah Cotton Exchange and Factors' Wharf, ground floors have been renovated into retail spaces with non-historic storefronts.

Front and rear elevation photography was performed of all individually listed NHLs within the SNHLD. Property owners were contacted as needed, particularly to gain access to the roof of the DeSoto Hilton Hotel. Additionally, representative photographs were taken of the individually listed William Scarborough House and representative buildings at the Central of Georgia Railroad NHL during a tour graciously provided by Becki Harkness of Coastal Heritage Society on December 14, 2016.

Other photography that was performed gathered representative views of historic, non-historic land areas, and development areas in addition to topographical, spatial, and landscape elements that define the character and significance of the district, as well as views of additions, alterations, intrusions, and dependencies. The riverfront was also documented.

Challenges included tree growth, cover, and new development, much of which has aged or been added to the landscape since 1973. This often obscured the viewshed of the photographer; an illustration of how the district's context and setting has changed over time. Parked vehicles and pedestrian traffic was consistently dense during daytime hours within the district, which proved true on photography days. Upon the completion of fieldwork photography, files were uploaded and minor edits performed using Adobe Photoshop to include straightening, cropping, and improvements to brightness and contrast.

Reconnaissance Survey

Architectural historians Rebecca Fenwick and Patrick Sullivan conducted the walking reconnaissance survey of the SNHLD over the course of three days from December 13-15, 2016 and again on March 14, 2017. Preparation for the survey involved the creation of digital survey forms using Google Sheets® to collect the following data: X and Y spatial location of the observation point; a photograph of the survey viewshed; the general condition of the integrity of Oglethorpe's Savannah Town Plan in the area and associated notes; conditions of building and landscape integrity within the viewshed; the density and type of infill, if noted; the presence of vacant/surface parking lots; and the volume of automotive traffic in the survey area.

The digital survey forms were uploaded into Motorola® Moto G cellular phones for the purposes of both field navigation and data collection. In addition to the survey forms, digital maps of the SNHLD were uploaded into the PDFMaps® cellular device software, a global positioning system (GPS)-enabled application that allows the user to observe their location on the device. All recorded data was loaded into the mobile database application, Memento®. This allowed each individual record to be updated with the collected data at each location point.

The size of the SNHLD, as calculated in GIS, is just over an eighth of a square mile (0.825 square miles or 8.3 square meters). The walking survey involved recording conditions at the four sides of all squares within the SNHLD project area, at the northern, southern, eastern, and western peripheries, and in areas that have experienced substantial non-historic infill development (Appendix C). High-resolution digital

photographs were also taken of each observation location viewshed. Each photograph number, a general description of the picture, and the direction of the view (i.e. north, southeast, etc.) were manually recorded into a photographic log.

The survey focused on the integrity of the 22 squares contained within the SNHLD. Although each square is contained in a larger ward, the scope of this project's survey emphasized integrity of the squares and their immediate surrounds. Therefore, the larger wards were not surveyed as part of this particular assessment.

A total of 126 observation points were collected over the course of the reconnaissance survey. The data was loaded into an online spreadsheet and depicted as points (with an accompanying photograph) on a Google® map. The geographic data was also exported in a point shapefile format for use in GIS.

Online Survey

The *SNHLD Online Survey* was developed as a public outreach component of the SNHLD Integrity and Condition Assessment. The purpose of the survey was to gather information about the SNHLD as it currently exists. The question-based online survey was prepared using the web-based SurveyMonkey® platform and distributed to 40 individuals. Selected participants included those who had attended the project orientation meeting and various business and civic community leaders at the local, regional, state and national levels, who have an interest in historic preservation and a professional association with the SNHLD.

The 10-question survey included multiple-choice questions with pre-selected answers that could be easily quantified, priority rankings, and text answers that allowed for extended comments. Respondents were asked to provide their association with the SNHLD, rate the features (in order of importance) that they believed defined the resource, identify the greatest threats to the district's integrity, and note where those impacts were occurring. Other questions involved the efficacy of local preservation laws and educational outreach in helping to protect the SNHLD and promote its significance to the wider public.

The SurveyMonkey® back-end programs provided data analysis, sample selection, bias elimination, and data presentation tools of the respondent answers. The *SNHLD Online Survey* invitation was initially distributed via email on February 15, 2017. It was closed two-and-a-half weeks later on March 3, 2017. A total of 28 people provided full or partial responses. The complete survey results are provided in Appendix E.

Integrity Evaluation

The NPS Bulletin How to Apply the National Register Criteria for Evaluation (1995) provides the process used for the integrity evaluation of the SNHLD, beginning with the following definition - integrity is the ability of a property to convey its significance. Consideration of the seven aspects that define integrity, structured the analysis.

A property retains integrity if it possesses one, some, or all of these aspects:

- *Location* – This aspect refers to the critical relationship between a property and its actual location when it was constructed and within which historic events took place during the period of significance.

- *Design* – The form, plan, space, structure or style of a property is highlighted in this aspect. For districts, such as the SNHLD, design concerns are elevated to a more holistic level of analysis clued in by how buildings, sites and structures are spatially related, the visual rhythms within the streetscape, circulation patterns, and the relationship of other features.

- *Setting* – Either natural or manmade, this refers to the physical environment of a property. It is important particularly for districts that an evaluation should look not only within the district boundary but also at its immediate surroundings.

- *Materials* – This aspect speaks to the physical elements that compose and configure the property and help it speak to its sense of time and place.

- *Workmanship* – How a property is crafted is also an aspect of integrity, displaying cultural trends, technological advances, and/or traditional practices in its construction and its finishes.

- *Feeling* – This aspect highlights the property's ability to express its historic time and place through its character.

- *Association* – For integrity of association, a property needs to have a direct link between a historic event or a person and needs to be sufficiently intact to demonstrate that link. Notably, because of the subjectivity of feeling and association, their retention alone is not considered sufficient in an evaluation of integrity.

The integrity and condition assessment's first task was to identify the character-defining features of the SNHLD that convey its significance and then to use their condition in 1966 when it was designated as a NHL, as the integrity baseline for the assessment. The early date of the nomination precluded a full analysis of the district's character-defining features so their identification was an important first step for this study. As noted, this was completed by survey and through gathering public comment from the preservation community. Survey also helped to further establish if the character-defining features critical to the SNHLD's significance remain sufficiently visible and to pinpoint the specific aspects of integrity that count in the SNHLD's ability to convey its significance.

NPS guidance for a district evaluation of integrity states that the plurality of the features that compose a district such as the SNHLD need to possess integrity and that spatial relationships between those features must be substantially unchanged. Moreover,

> When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance.
>
> A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment (NPS 1995:46).

Chapter 4. Assessment Results

GIS Analysis Findings

GIS mapping guided the survey effort and analysis. First, the existing squares were plotted, followed by the buildings and structures.

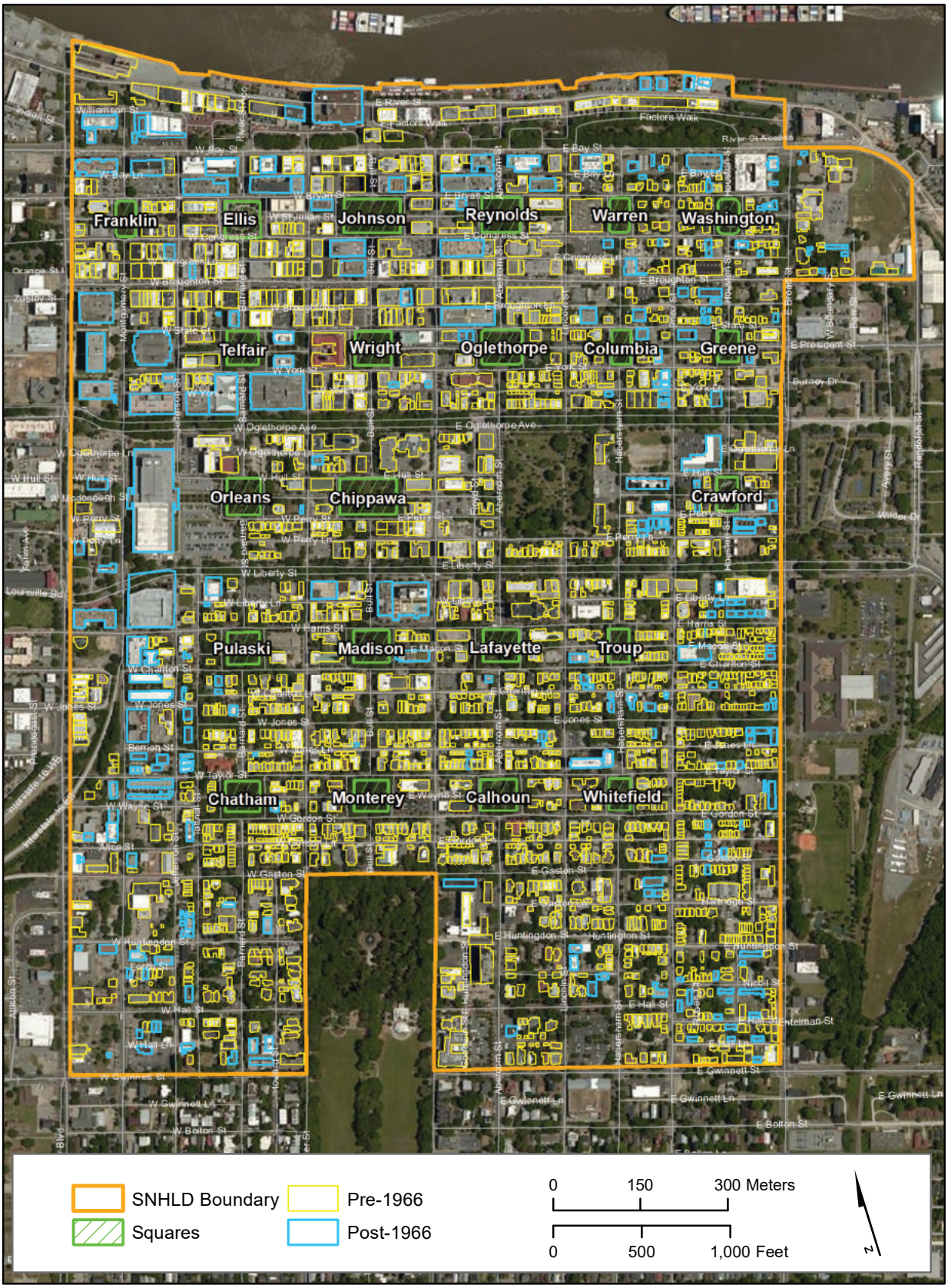
Using build dates from tax records, a map was created showing buildings and structures in the SNHLD extant at the time of its nomination and those that post date 1966 (Figure 4.1). Overall the core of the district appears fairly intact in regard to its historic architecture with some intermittent infill occurring throughout the SNHLD after 1966. Boundary blocks on the edges of the SNHLD are far less intact. While the NHL boundaries exist along the centerline of the streets framing the district, both sides of these streets were examined to fully understand the integrity and condition of the district and its context. Specific areas of concern include the blocks along the western boundary where large-scale hotel development is clustered: western Oglethorpe Avenue, the band of blocks running east-west between Bay and Bryan streets, and the eastern boundary to some extent. These areas were targeted for survey to see to what extent the post 1966 construction had impacted the integrity of the district.

A second map concentrates on post 1966 development and shows the scale, location, and decade of construction within the SNHLD providing a more chronological analysis, supplementing the data provided in the context (Figure 4.2). New construction was sparse in the late 1960s. Ten years later, the district saw scattered new construction with the exception of the blocks along Martin Luther King, Jr. Boulevard. The area between Bay and Bryan streets has been the location of new development from the 1970s onward, most of it catering to hotels. After 2000, development moved southward along the district's western border between West Liberty Street and the southern boundary. Between 1990 and 2015, new buildings, mostly residential and small in scale, began to appear along the SNHLD's eastern boundary along East Broad Street in Crawford Ward.

Reconnaissance Survey Results

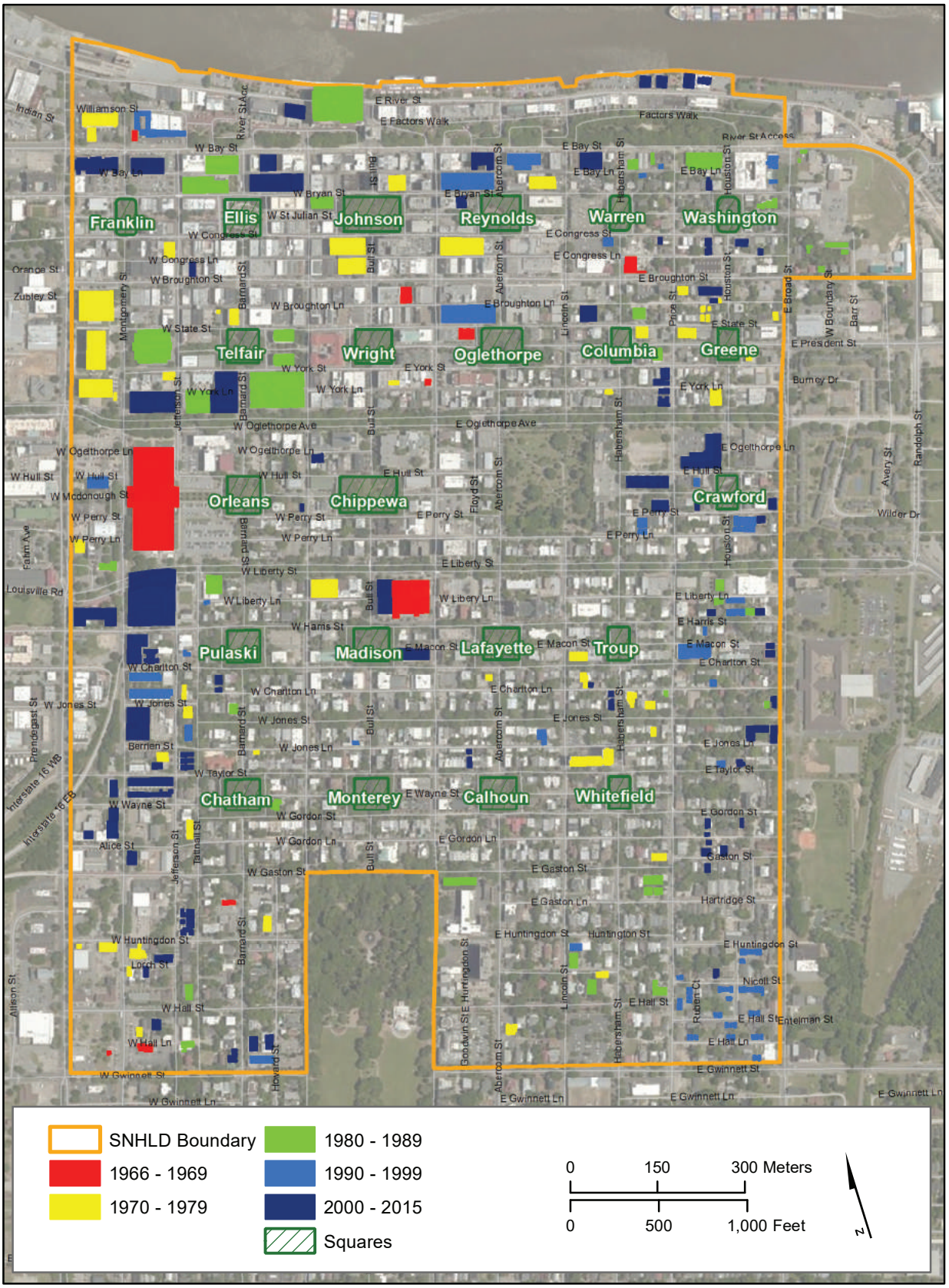
Architectural historians Rebecca Fenwick and Patrick Sullivan performed a pedestrian reconnaissance survey of the SNHLD on December 13-15, 2016 and March 14, 2017. All photographs included in this section were taken by Sullivan and Fenwick at the time of survey. The survey observed changes to the district since the 1966 Landmark designation.

The first survey goal was to determine if Savannah's Oglethorpe-designed Savannah Town Plan is still intact. Assessments of integrity were made for each of the 22 extant ward square plans, noting the post-1966 retention or loss of surrounding trust blocks, tything blocks, and original street patterns (service streets, connecting streets, lanes, and trust streets)(Figure 4.3). The retention of historic square dimensions were also taken into account; however, many of the squares have been refurbished or restored since 1966 as part of various beautification and urban redevelopment programs, while others have lost some measure of trees through disease or storm damage. Therefore, the interior landscape designs (vegetation, monuments, hardscaping, street furniture, etc.) of these spaces were not a strong variable in our survey assessment.



Source: Bing Aerial Photography (2010)

Figure 4.1 All Buildings within the SNHLD



Source: Bing Aerial Photography (2010)

Figure 4.2 Post-1966 Building Infill within the SNHLD by Decade of Construction

At each observation point, the levels of integrity of the Savannah Town Plan and historic buildings/ structures within the viewshed were recorded as "high" or "diminished." Surveyed squares with a high level of integrity retain the components (square dimensions, blocks, street patterns) of the Savannah Town Plan as it existed at the time of the 1966 Landmark designation. Sections of the district where the Town Plan was disrupted prior to 1966 (e.g. the 1899 Tomochichi Federal Building and U.S. Courthouse on the west side of Wright Square) were still noted as having a high level of integrity. Areas of the SNHLD where the plan was partially destroyed after 1966 were recorded as having diminished integrity. An example of a diminished plan includes Jackson Ward, where the construction of the Savannah Civic Center and associated surface parking lots in the late 1960s eradicated some blocks and streets to the south and west of Orleans Square.

The integrity of historic architecture around the squares was measured in a similar manner, with assessments (high, diminished, none) based on the post-1966 retention, significant alteration, or loss of historic buildings in the survey viewshed. The levels of infill density (high, moderate, low, none) consisted of the amount of post-1966 development present on all four sides of the squares. The type of infill (compatible, incompatible, mix) involved how the new buildings or additions related to surrounding historic architecture, existing block faces, and the general character of the SNHLD with regard to height, massing, and setback. Finally, the presence (or absence) of vacant lots or surface parking and general levels of automobile traffic in each survey area were also recorded. The traffic volume was informally assessed through general observation during the survey and was subject to the time of day the team was surveying each square. It is noted in the following tables to provide some sense of traffic volumes, as traffic has been an ongoing concern for the SNHLD, and was discussed in this project's public meeting.

A majority (n=86 or 68%) of the 126 observation points were collected at the 22 intact or reconstructed ward squares within the SNHLD.

GIS analysis guided further areas to survey and the remaining 40 points were primarily gathered at the periphery of the SNHLD and in areas with a concentration of post-1966 infill properties. These additional observations included the locations of Elbert and Liberty squares, which were destroyed as part of highway development along Montgomery Street in the 1930s.

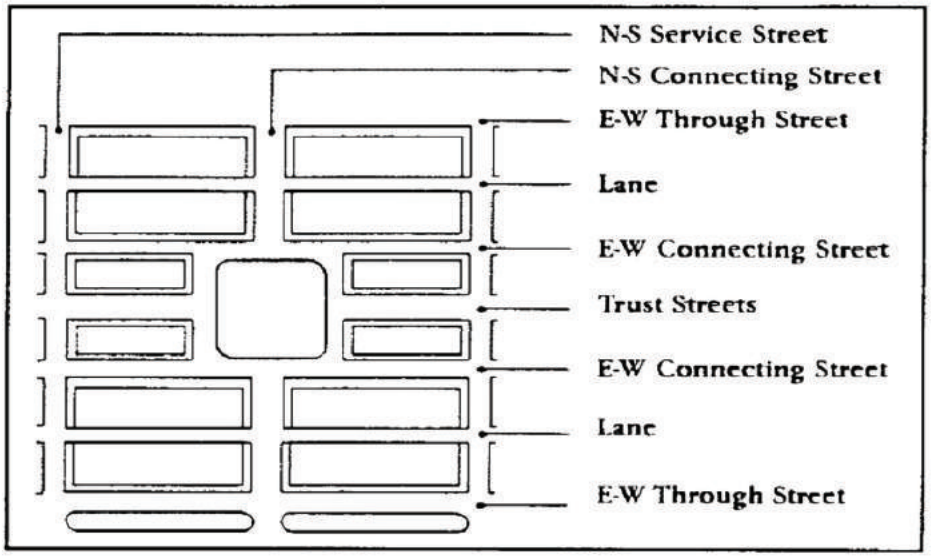


Figure 4.3 Diagram Showing Savannah Square Street Terminology (Source: City of Savannah Code of Ordinances Section 8-3030)

SAVANNAH TOWN PLAN - SQUARE SURVEY

Observation data points and views were recorded from the north, south, east, and west sides of each square. Photographs were also taken of the square interiors. Survey notes and an aggregate assessment of integrity and condition in the viewshed around each square are included in the associated tables. Figure 4.4 illustrates the overall view of the SNHLD boundary that will be used in this section as an inset for each square

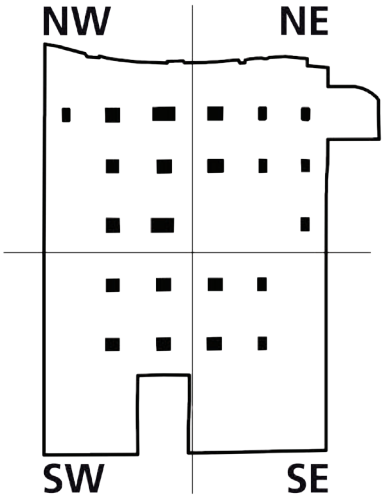
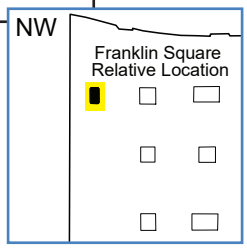


Figure 4.4
SNHLD Boundary
Quadrants Key

FRANKLIN SQUARE

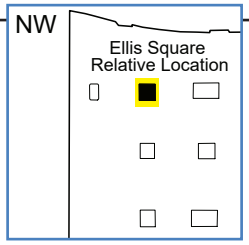
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished	High	Moderate	Mix	Yes	Moderate
Point Nos.:	1, 2, 3, 4				



Originally laid out in the early 1790s, Franklin Square was partially destroyed in the 1930s as part of the development of the U.S. 17 corridor and later restored in 1985. The monument to the Haitian Volunteers who fought in the Battle of Savannah during the Revolutionary War was installed in 2007 (Williams et al. 2016:90). While the east, west, and south sides of the square have a high degree of architecture and landscape integrity, the blocks to the north along Montgomery Street include parking garages, a surface parking lot, and post-1966 large-scale hotel development. Immediately adjacent to the east, a portion of West St. Julian Street was converted to pedestrian-only traffic in 1985.

ELLIS SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Moderate	Mix	No	Moderate
Point Nos.:	5, 6, 7, 8				



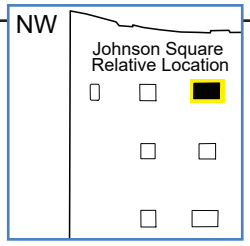
Ellis Square (originally known as Decker Square) was laid out in 1733 as one of Oglethorpe's first four wards. The current incarnation of Ellis Square is the product of a 2010 redesign by EDAW AECOM with Lominack Kolman Smith Architects that adheres to the form of the historic Savannah Town Plan (Williams et al. 2016:63–64) (Figure 4.5). While the south and west sides of the square have little infill development, the areas to the north and east include a mix of compatible and incompatible large-scale development and parking garages. Immediately adjacent to the west is a continuation of City Market, a portion of West St. Julian Street converted to pedestrian-only traffic.

Figure 45 Interior of Ellis Square, Looking Northwest.

Figure 4.6 Looking Southwest from Johnson Square at Sun Trust Bank

JOHNSON SQUARE

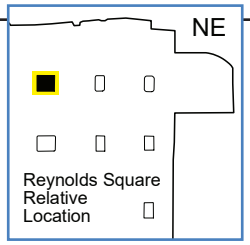
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	Diminished	High	Mix	Yes	Moderate
Point Nos.:	9,10,11,12				



Johnson Square is one of the city's largest squares and dates from 1733. The square was last landscaped in the late 1960s (Williams et al. 2016:33–34). While city blocks around Johnson Square display a high degree of integrity with regard to retention of the Savannah Town Plan, a mix of surface parking and bank office tower infill development dating from the 1980s and 1990s is present to the south, northeast, and northwest (Figure 4.6).

REYNOLDS SQUARE

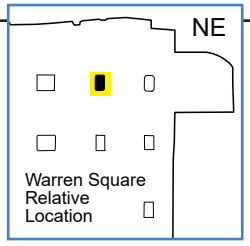
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	Diminished	High	Incompatible	Yes	Low
Point Nos.:	13, 14, 15				



Reynolds Square was laid out in 1734 and most recently re-landscaped in 1969 (Williams et al. 2016:42). Save for the historic Emmaus House, incompatible infill development dominates the north side of Reynolds Square and large parking garages are sited at the northwest and southwest corners. An inappropriate rooftop addition was also noted on the Planters Inn on the southeast corner of the square.

WARREN SQUARE

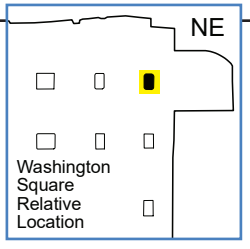
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished	High	Moderate	Incompatible	Yes	Low
Point Nos.:	16, 17, 18, 19				



Warren Square dates from the early 1790s and was beautified (re-landscaped) in 1962 (Williams et al. 2016:81). While the north, east, and south sides retain a high degree of integrity of plan and architecture, a 1955 parking garage dominates the west side of the square and occupies the Ward's two western trust lots. Vacant lots are present at the northwest corner and surface parking lot is located just off the square on a southwest tything lot facing Lincoln Street.

WASHINGTON SQUARE

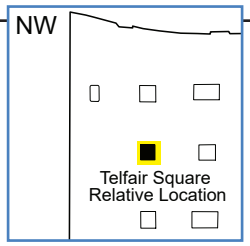
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Compatible	Yes	Low
Point Nos.:	20, 21, 22, 23				



Washington Square dates from 1790 and was beautified in the early 1960s prior to the SNHLD designation (*Savannah Evening Press* 1964c; Williams et al. 2016:79). The area around the square is primarily residential and has a high degree of integrity with regard to the historic plan, architecture, and landscape features. Two 2015 houses on the southwest corner of Washington Square, one faux historical the other contemporary, both received HSF design awards.

TELFAIR SQUARE

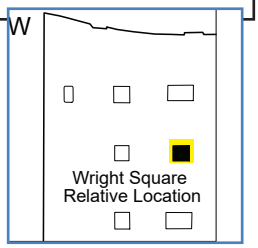
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished	High	High	Mix	Yes	Moderate
Point Nos.:	24, 25, 26, 27				



James Oglethorpe laid out St. James Square in 1733. In 1833 it was renamed Telfair Square for the prominent family who lived on the northwest trust lot until 1875. The current landscape design of the square dates from 1962 (Williams et al. 2016:59). The areas south and east of the square contain a high degree of non-historic infill development, most notably, the 1985 Juliette Gordon Low Federal Complex on the eastern trust lots, the U.S. Army Corps of Engineers federal office building on southeast corner, and the contemporary Jepson Center for the Arts building on southwest corner. A parking garage was recorded on the west of the termination of West President Street as well as surface lots on State Street. Currently plans are in development to demolish the 1985 complex and construct another annex to the historic Tomochichi Courthouse.

WRIGHT SQUARE

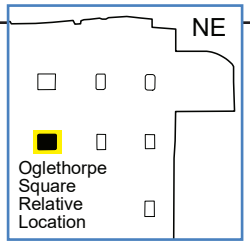
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Compatible	Yes	Low
Point Nos.:	28, 29, 30, 31				



Wright Square was laid out in 1733 and was originally known as Percival Square (renamed in 1762) (Williams et al. 2016:55). The Savannah Town Plan in this section of the SNHLD retains its pre-1966 integrity and many notable buildings face the square, including the Tomochichi Federal Building and United States Courthouse, the Chatham County Courthouse, and the Lutheran Church of the Ascension. One service parking lot was noted to the east behind the Wells Fargo Bank Building to the southeast; however, this appears to predate the 1966 NHL designation. A number of trees in Wright Square have suffered recent storm damage and have been removed.

OGLETHORPE SQUARE

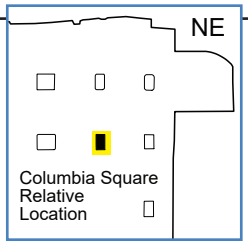
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Moderate	Mix	Yes	Low
Point Nos.:	32, 33, 34, 35				



Oglethorpe Square dates from 1734. Originally known as Upper New Square, it was redesigned with new walkways and hardscaping in 1970 (*Savannah Morning News* 1970). The 1983 State Street Parking Garage (and MPC offices) dominates the northwest corner of the square, while the NHL-designated Owens-Thomas House, which was designed by William Jay, frames the northeast side. Non-historic infill development in this square is modern with the MPC offices and garage occupying an entire tything lot and the infill of two trust lots with surface lots and a 1967 building that houses county offices.

COLUMBIA SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Mix	Yes	Low
Point Nos.:	36, 37, 38, 39				



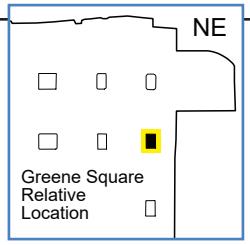
Columbia Square was platted in 1799; however, the square's current design is the product of an urban renewal beautification project from the early 1970s (Williams et al. 2016:83). The Davenport House occupies the northwest corner. Aside from the non-historic office development located at the northeast trust lot and the presence of a few small surface parking lots, this section of the SNHLD exhibits a high degree of integrity in the retention of the Savannah Town Plan and historic architecture (Figures 4.7 and 4.8).

Figure 4.7 Looking Northwest from Columbia Square

Figure 4.8 Looking Northeast from Columbia Square

GREENE SQUARE

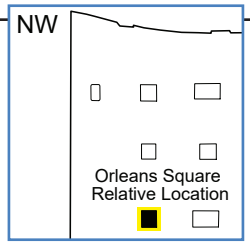
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Compatible	Yes	Low
Point Nos.:	40, 41, 42, 43				



Greene Square was created in 1799 and relandscaped shortly after the 1966 designation of the Savannah NHL District (Williams et al. 2016:87). The Second African Baptist Church frames the northwest corner of the square. Vacant lots were noted on the north side of the square; however, the north, west, and south sides have a very low level of non-historic infill development, save for one infill house facing York Street and a one-story infill commercial building on Houston Street. The east side of Greene Square contains newer buildings on the southeast trust lots closer to East Broad Street.

ORLEANS SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished	Diminished	High	Incompatible	Yes	Low
Point Nos.:	46, 47, 48, 49				

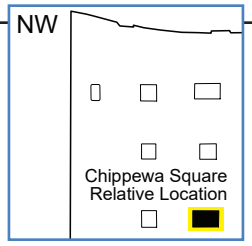


Orleans Square dates from 1815 and was named to commemorate the Battle of New Orleans. While the north and east sides of the square retain a high degree of integrity (plan and architecture) and low infill, the construction of the Savannah Civic Center and its attendant surface parking lot in the late 1960s has erased the Oglethorpe-designed town plan to the immediate west (Figure 4.9). A smaller parking lot for a building facing Whitaker Street is also present on the northeast trust lot.

Figure 4.9 Looking West from Orleans Square at Civic Center

CHIPPEWA SQUARE

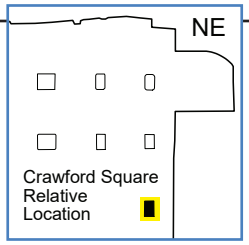
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	None	None	No	Low
Point Nos.:	50, 51, 52, 53				



Chippewa Square was platted in 1815 and, like Johnson Square, is one of the Savannah's wider squares (Williams et al. 2016:106). This area of the SNHLD has a high degree of integrity in its plan, architecture, and landscape features. The First Baptist Church and the historic Savannah Theatre (seen in the top photo of Appendix C, page 26) anchor the northwest and northeast corners, respectively.

CRAWFORD SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished	High	Moderate	Compatible	No	Low
Point Nos.:	54, 55, 56, 57				

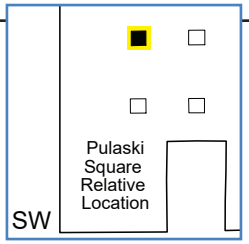


Crawford Square was created in 1841 and has undergone redesigns in 1981 and again in 2005. It is notable for its association with Savannah's African American residents as the city's only racially accessible square (Williams et al. 2016:119; Zimmerman 1980). Crawford Square is also distinctive for its hardtop basketball court (which predates the 1966 SNHLD designation), perimeter fencing, gazebo, and historic cisterns (Figure 4.10). This area of the SNHLD is largely residential and a moderate amount of non-historic townhouse infill development is present on all sides of the square; however, these properties are relatively sympathetic to the character of the district in their materials, heights, and massing.

Figure 4.10 Interior of Crawford Square, Looking West

PULASKI SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished	High	Low	Compatible	Yes	Low
Point Nos.:	58, 59, 60, 61				

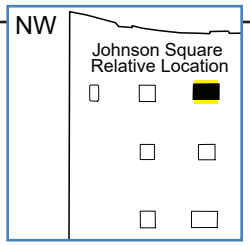


Created in 1839, Pulaski Square is largely surrounded by historic residential development. The Savannah Town Plan in this section of the SNHLD has been diminished with the loss of West Macon Street on the east side of the square, which now serves as an access drive for the adjacent surface parking lot. Two infill houses face the square, but both are compatible in their design with the surrounding architecture.

MADISON SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
Diminished*	High	Moderate	Mix	No	Low
Point Nos.:	62, 63, 64, 65				

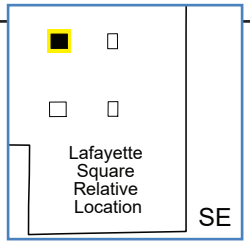
* May predate 1966.



Madison Square was platted in 1839 and commemorates President James Madison, who died three years prior to its creation. The square's current landscaping plan is the product of a beautification project conducted in the late 1980s (Williams et al. 2016:142). The integrity of the Savannah Town Plan is diminished with the abandonment/closure of Macon Street on the west side of the square; however, this alteration may predate the 1966 Landmark designation. Despite the presence of the infill DeSoto Hilton Hotel to the immediate north, the other historic buildings facing the square on the east, west, and south have a high degree of architectural integrity, including the NHL-designated Green-Meldrim House, St. John's Episcopal Church, and SCAD's Poetter Hall (formerly the Savannah Volunteer Guards Armory). Finally, new infill town houses are under construction beyond Madison Square, closer to Drayton Street to the east, between Macon and Charlton streets.

LAFAYETTE SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Mix	Yes	Low
Point Nos.:	66, 67, 68, 69				

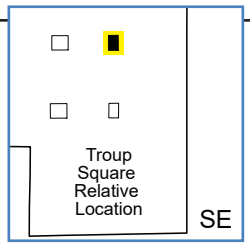


Lafayette Square was created in c. 1837 and re-landscaped in the 1940s following the removal of streetcar tracks through the square (Williams et al. 2016:148). This section of the SNHLD retains integrity in its plan and architecture (Figure 4.11). Pre-1966 infill consists of the c. 1960 St. Vincent Academy Building. Post-1966 infill consists of a Colonial Revival house built for commercial use on the southwest corner that dates to 1972. Surface parking is present on the southeast trust lot and additional parking lots are located along Drayton Street at the southwest corner of the square.

Figure 4.11 Interior of Lafayette Square, Looking Northwest

TROUP SQUARE

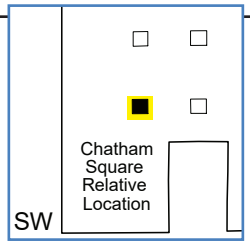
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Compatible	No	Low
Point Nos.:	70, 71, 72, 73				



Troup Square was platted in 1851 and refurbished in the late 1960s as part of the city's urban renewal-financed beautification projects (Williams et al. 2016:152). Unique to this square, McDonough and Kennedy Rows, which sit on the eastern trust lots, have entrances that face south. Two infill houses, one dating from 1973 the other from the 2000s, are visible beyond Troup Square, facing Jones Street.

CHATHAM SQUARE

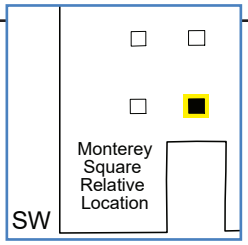
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	None	None	No	Low
Point Nos.:	74, 75, 76				



Chatham Square was created in 1847. The integrity of plan, architecture, and landscape features in this section of the SNHLD appear intact. Some buildings on the trust lots do not face the square, however some carriage houses are oriented to the square.

MONTEREY SQUARE

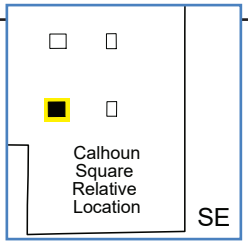
Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	None	None	No	Low
Point Nos.:	77, 78, 79, 80				



Monterey Square dates from 1847 and includes a prominent monument dedicated to Casimir Pulaski, the Polish-born Revolutionary War hero. The area around Monterey Square retains a high degree of integrity in the retention of the Savannah Town Plan, in addition to integrity of architecture. The Mercer House (also known as the Mercer-Williams House Museum) is located on Bull Street at the southwest corner of the square and the Congregation Mickve Israel temple sits on the southeast trust lot.

CALHOUN SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	None	None	No	Low
Point Nos.:	81, 82, 83, 84				



Calhoun Square was platted in 1851 and a portion of the site was re-landscaped during the late 1930s (Williams et al. 2016:156–57). Survey of this section of the SNHLD shows the area's plan and architecture retains integrity and little to no post-1966 infill development. The 1878 Wesley Monumental United Methodist Church is located on the trust lot at the southwest corner of the square while the Massie Heritage Center (formerly the Massie Common School) occupies the tything lot to the southeast along E. Gordon Street (Figure 4.12).

Figure 4.12 Looking Southeast from Calhoun Square at the Massie Heritage Center

WHITEFIELD SQUARE

Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots / Parking	Traffic Vol.
High	High	Low	Incompatible	No	Low
Point Nos.:	85, 86, 87, 88				

Whitefield Square was laid out in 1851 and later re-landscaped in 1973 as part of a series of square beautification projects in the SNHLD from the 1960s through the 1980s (Williams et al. 2016:155). While the square boasts a high degree of architectural integrity on its south, west, and east sides, out-of-scale, post-1966 infill development (the Rose of Sharon senior high-rise apartments) has occurred on the northeast corner of the square. The 1895 First Congregational Church occupies the northwest trust lot. At the northeast corner is the International Style Madonna Hall (a former dormitory and hospital building), which was completed in 1955 (Williams et al. 2016:154).

SNHLD BOUNDARIES

The pedestrian reconnaissance survey of the SNHLD also inspected the boundaries of the district and interior areas that showed concentrations of post-1966 infill development or the presence of vacant or paved parking lots as these areas were determined to be areas of lost integrity worthy of examination. Brief descriptions of these areas are provided in the sections below.

NORTHERN BOUNDARY

Beginning in the northwest corner, significant changes were identified that include numerous active construction projects within the district's bounds such as the Plant Riverside District project that includes the renovation of the Savannah Power Plant (Figure 4.13). This project is utilizing both federal and state historic tax credits. Additionally, a new hotel is under construction directly south of the Power Plant

Figure 4.13 Plant Riverside District under Construction on River Street, Looking West

Figure 4.14 Panorama of the Savannah Riverfront, Looking South

property, where a non-contributing hotel was demolished (Point No. 89). Continuing east along River Street, Hutchinson Island across the Savannah River frames the SNHLD's northern boundary, where the Savannah Convention Center and Westin Hotel were constructed in 1998. New buildings along River Street include numerous hotels, the most notable of which is the 1980 Hyatt Hotel, which covers close to one acre and extends over River Street (Point Nos. 90, 92-95; Figure 4.14). At the northeast corner, the SNHLD has seen considerable change. In 2016 the Homewood Suites hotel was built just outside interior district, west of the Marriott Hotel, which was built just outside the district boundary in 1997 (Point No. 98; Figure 4.16). Adjacent to the east, a large, undeveloped site known as Savannah River Landing, has been the subject of recent proposals by planners and developers, to include rezoning for the site's reuse for mixed use construction. Immediately south, the Kehoe Iron Works at Trustees' Garden, located within the district's only extension or arm, is undergoing historic renovation (Figure 4.16). A panoramic of the SNHLD's riverfront further illustrates development along the waterfront looking south into the district (Figure 4.14).

Figure 4.15 Marriott Hotel Infill Development, Looking Northeast, Located Outside the District's Boundary

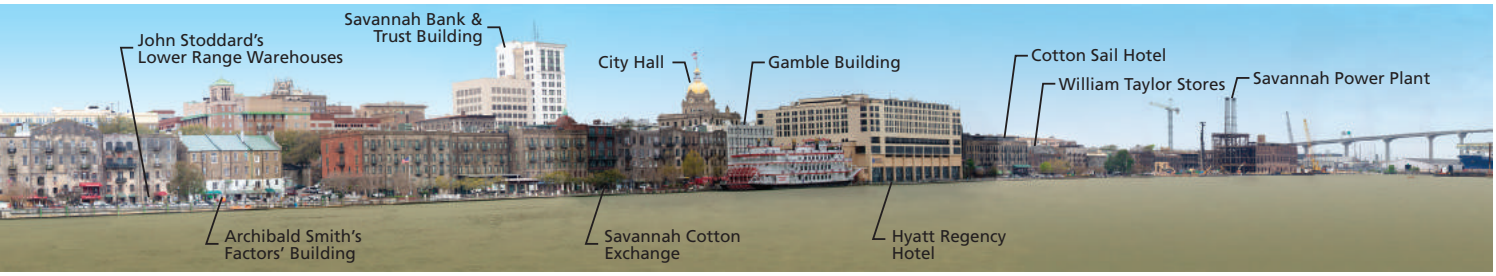


Figure 4.16 Looking South within the Trustees' Garden at Kehoe Iron Works

EASTERN BOUNDARY

The SNHLD's east boundary along East Broad Street is predominantly characterized by post-1966 residential infill and non-contributing commercial buildings (Point Nos. 99-101). A considerable amount of development has occurred outside the district's bounds, to include the addition of a Health Clinic and public housing community at President Street and the construction of the East Broad Street School to the south, at the terminus of East Charlton Street. Further south are compatible infill residential townhouses located just within the district boundaries, while the Union Employment Mission Center anchors the lot at the district's southeast corner (Point Nos. 102-104). Just outside the district is the derelict East Side Theater, a historic African-American Art Moderne movie theater, known today as "Hungry World," from its more recent use as a soup kitchen (Figure 4.17).

SOUTHERN BOUNDARY

The SNHLD borders the Savannah Victorian National Register Historic District to the south, cutting around Forsyth Park before carrying forward north along Martin Luther King Jr. Boulevard (formerly West Broad Street). Located along Gwinnett Street between Lincoln and Habersham streets, just south of the district, a Kroger supermarket was built in 1995, its form taking cues from the historic City Market structure that stood on Ellis Square before the Landmark District was established. Associated with the

Figure 4.17 The Corner of East Broad and Gwinnett Streets at the Southeast Corner of the SNHLD, Looking Northwest

Figure 4.18 Looking East at the Corner of Martin Luther King Jr. Boulevard and Gwinnett Street, Just Outside the District's Southwest Corner

supermarket is a large parking lot that is immediately adjacent to the north, inside the district's bounds, which interrupts East Hall Lane and covers two blocks (Point No. 105). West Gwinnett Street, on the other side of Forsyth Park, has likewise seen alteration, with the creation of the used car lots on the northwest and northeast corners of Montgomery and Gwinnett streets, both of which are inside the district (Point Nos. 106-108). Immediately south of the district's southwest corner, a Kentucky Fried Chicken was built in 1994 at the intersection of Gwinnett Street and Martin Luther King Jr. Boulevard (Figure 4.18).

WESTERN BOUNDARY

Following north, the SNHLD's western boundary has experienced the greatest number of changes. Numerous parking lots, fast-food restaurants, hotels, gas stations, and a grocery (now a Habitat ReStore) sit adjacent to the district to the west (Point Nos. 109 -110). Along the east side of Martin Luther King Jr. Boulevard, several lots have been converted to surface parking lots. The intact 300 block on the east side of Martin Luther King Jr. Boulevard is currently undergoing renovation. In 2001, the Courtyard Marriott Hotel was constructed at the intersection of Martin Luther King and Liberty streets (Point No. 114). South of the intersection of Oglethorpe Avenue, a fragment of Ellis Square is still present on the west side of Montgomery Street where a City Cultural Arts Center is under construction (Figure 4.19). To the east sits the City's Civic Center building, built in 1971 (Figure 4.20). Adjacent to the north, a City parking garage and County Courthouse and Jail buildings from 1978 extend from Broughton to Oglethorpe streets (Point Nos. 116-118). The jail is currently proposed to be demolished. The individually landmarked William Scarbrough House sits adjacent to the district, to the west, at the terminus of West Congress Street, and is in excellent condition (Figure 4.21). Continuing toward the SNHLD's northwest corner, additional hotels flank the street, built in the 2000s. As of August 2017, three additional hotels had been proposed in this area, one inside the district at the northwest corner of West Bay and Jefferson streets, and two west of the district's western boundary at 63 Martin Luther King Jr. Boulevard and 630 West Bay Street (Point No. 119).

Figure 4.19 Looking northwest, south of Oglethorpe Avenue, where a fragment of Ellis Square is still present on the west side of Montgomery Street near the City Cultural Arts Center (under construction)

Figure 4.20 Looking northeast at the City's Civic Center building, built in 1971, on the east side of Ellis Square

Figure 4.21 William Scarbrough House Northeast Oblique, Located Just Outside the District's West Boundary

OTHER DISTRICT INTERIOR AREAS

Observed areas within the SNHLD included the western section where I-16 Exit 167B deposits onto Montgomery Street. The blocks surrounding this area, just south of Liberty Street, contain large-scale hotel infill development, a municipally-owned parking garage, and vacant lots where a new hotel is

currently proposed (Point Nos. 111-113, 121). Further to the east and north, a new hotel is currently under construction on Drayton Street, between Liberty Street and Oglethorpe Avenue (Point No. 122; Figure 22). Other monitored areas within the District included disrupted blocks of the Savannah Town Plan at the 400 and 500 blocks along East Oglethorpe Avenue (Point No. 124) and the east side of Forsyth Park between Drayton and Abercorn streets, which contains a few large surface parking lots and pre-1966 high-rise developments (Point No. 125; Figure 4.23).

Figure 4.22 Drayton Street, Looking North

Figure 4.23 Oglethorpe Avenue, Looking Southwest

Summary

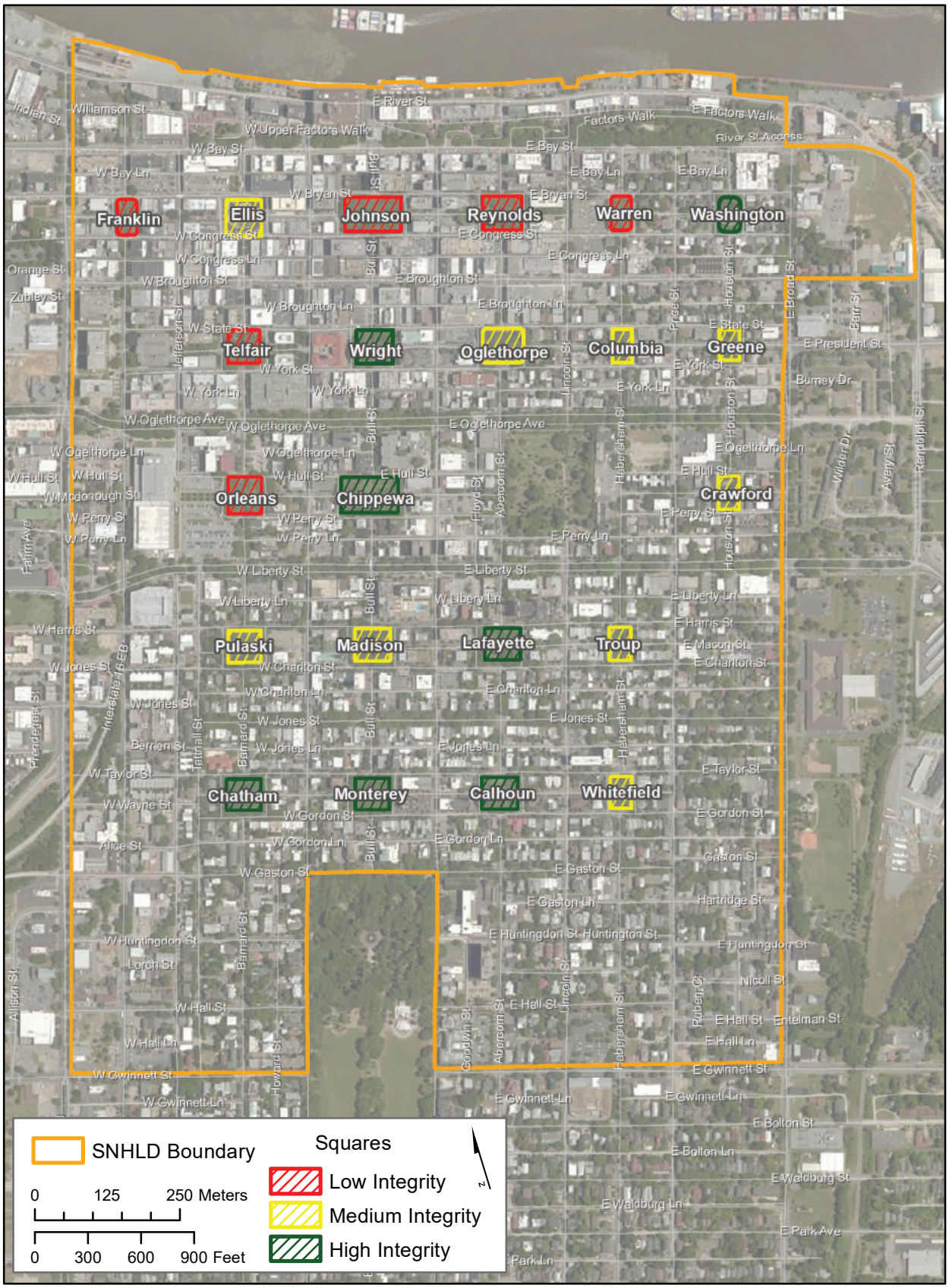
Survey results revealed that the majority of Savannah's squares retain a high level of integrity in relation to their retention of the Savannah Town Plan, architectural integrity, and landscape integrity (Table 4.1, Figure 4.24). Those squares with the highest integrity received high marks in all three categories with few to no alterations to the plan, architecture, and landscape since the district's listing in 1966. Other factors that were considered include the amount of infill development visible from each square and its compatibility to each square's historic architecture and setting, as well any parking or vacant lots that were visible from each square, both of which equated to low marks in these categories.

Table 4.1 Square Integrity Assessment Summary

Square	Plan Integrity	Architecture Integrity	Infill Density	Infill Type	Vacant Lots/Parking
Franklin	Diminished	High	Moderate	Mix	Yes
Ellis	High	High	Moderate	Mix	No
Johnson	High	High	High	Mix	Yes
Reynolds	High	Diminished	High	Incompatible	Yes
Warren	Diminished	High	Moderate	Incompatible	Yes
Washington	High	High	Low	Compatible	Yes
Telfair	Diminished	High	High	Mix	Yes
Wright	High	High	Low	Compatible	Yes
Oglethorpe	High	High	Moderate	Mix	Yes
Columbia	High	High	Low	Mix	Yes
Greene	High	High	Low	Compatible	Yes
Orleans	Diminished	High	High	Incompatible	Yes
Chippewa	High	High	None	None	No
Crawford	High	High	Moderate	Compatible	No
Pulaski	Diminished	High	Low	Compatible	Yes
Madison	Diminished*	High	Moderate	Mix	No
Lafayette	High	High	Low	Mix	Yes
Troup	High	High	Low	Compatible	No
Chatham	High	High	None	None	No
Monterey	High	High	None	None	No
Calhoun	High	High	None	None	No
Whitefield	High	High	Low	Incompatible	No

Chippewa, Chatham, Monterey, and Calhoun squares all received high marks in plan retention, architectural integrity, low infill density and incompatibility, and do not have any parking or vacant lots in the immediate vicinity. Interestingly, three out of four of these squares are in the southernmost row of squares, adjacent to one another, and are largely residential. Chippewa is the northernmost square with a high level of overall integrity, located in the central row of squares, equidistant from the northernmost and southernmost rows of squares.

Not surprisingly, the squares that have seen the most change related to degradation of the Savannah Town Plan and a high amount of incompatible infill are those located in the highly commercial areas of the district. Undoubtedly, the squares that have been lost in entirety or in part, Liberty and Elbert squares, are the greatest casualties of change within the district. The squares that remain that have the greatest amount of diminished integrity include Johnson, Reynolds, Warren, and Orleans squares. All of these squares have significant incompatible infill development, parking or vacant lots within sight, and/or have lost or interrupted portions of the Savannah Town Plan. Some squares have significant infill construction but retain high levels of integrity otherwise, such as Whitefield and Telfair squares.



Source: Bing Aerial Photography (2010)

Figure 4.24 Map Showing Integrity of Squares

Many of Savannah's squares have received updates since 1966 to include added landscaping, paving materials, furniture, lighting, and monuments. Unless these additions were known to have removed or replaced historic elements of significance, the incorporation of these additions did not equate to diminished integrity. In many instances, these alterations served to restore the original intent of the square, such as the 2010 restoration of Ellis Square that included the removal of a parking garage at this location.

Finally, the survey reinforced the trends shown in the GIS mapping of the district, primarily showing that the district's boundaries have lost integrity. The character of the western boundary is considered the most problematic. Its lack of integrity was noted in earlier NPS assessments and this lack has intensified as municipal, county and federal development that spills into West Oglethorpe Avenue has occurred there. The area that has received the most large-scale infill lies in a band at the northern edge for the district between Bryan and River streets.

Chapter 5. Threats to the SNHLD and Public Input

There are a variety of threats, or elements that can cause a negative impact on a historic property's integrity, that have plagued the SNHLD in various forms since 1966. While the threats of the 1960s and 1970s could easily be tied to the lack of interest in the downtown area as evidenced in its deterioration and neglect, the issues the district faces today are more closely linked to growing pains as nearly 13.7 million people visit the city each year (Savannah Area Chamber of Commerce 2017). Savannah's twenty-first century challenges revolve around balancing the growing tourist population while maintaining and enhancing infrastructure within the district. Threats tied to this growth include:

- Incompatible construction;
- Infrastructure upgrades;
- Noise; and
- Incompatible zoning standards.

There are also significant threats to the maintenance and restoration of the Savannah Town Plan related to public projects and private residential rehabilitations. Other threats are less tangible and include:

- Natural disasters; and
- The subtle vibrations caused by heavy truck traffic.

Incompatible Construction

Since 1966, growth is now at an all time high as developers aim to capitalize on Savannah's expanding tourism industry. Over the last 50 years, 16 hotels have been built within, or bordering, Savannah's Landmark District. Twelve additional new hotel buildings are currently under construction or proposed to be built within or bordering the district, with one additional hotel proposed to be located in an existing building (Figure 5.1). While hotels are largely constructed on lots that are vacant, these lots are often paired with neighboring parcels where demolition of non-contributing buildings is allowed. These new hotel buildings typically have a larger mass, height, and scale than their historic predecessors, highlighted in Sanborn map and Certificate of Appropriateness (COA) applications research. This has an effect not only on the overall skyline but on the human scale of the district. The design approach of the street-level floors does not typically address the pedestrian experience as well when compared to historic buildings. These intrusions are concentrated in the commercial core between the Savannah River on the north and Liberty Street to the south.

Figure 5.1 Homewood Suites Hotel, 611 East River Street, Looking West, Built 2016. Source: HomewoodSuites.com

Figure 5.2. Alice Street Between Montgomery and Jefferson Streets, Looking Southeast

While there are many individuals and entities involved in facilitating, encouraging, and managing new construction, the involvement of the Tourism Leadership Council (TLC), an area trade organization, is often a key player. Other organizations that play a role include Visit Savannah, an arm of the Savannah Area Chamber of Commerce, and the municipal Tourism Management and Ambassadorship Department.

Another new construction venture that has become a more frequent addition to the district's landscape is the development of large lots for new townhouse, apartment, and condominium construction. Largely driven by the strength of the real estate market, the growing number of part-time residents and vacation rental properties, and the growth of SCAD's population paired with the desire of students to live in non-campus housing, these buildings represent a significant percentage of new construction in the district. Of these types, townhouses are most common, however all new units built, whether condominium or apartment, meet only the demands of those able to pay sums of $1,500 or more a month, on average, to live downtown. These projects are typically constructed as large masses built of concrete masonry units or wood framing with brick or stucco veneer, with repeated forms and details gathered from neighboring buildings and designed to read as individual houses or units (Figure 5.2). This type of new construction is primarily concentrated south of Liberty Street in the district's residential core.

Trends for site selection for new construction in the district are driven by the historic district ordinance. Sites that are vacant of existing buildings, sites that contain buildings that were built in the last fifty years, and swaths of contiguous sites that meet one of these requirements, all are targets for development.

Regarding the fifty-year rule, this likewise poses a threat to mid-twentieth-century resources in the district, which are not listed as contributing resources in the NHL nomination but may be eligible for listing on the National Register. While there have been updates to the contributing properties list associated with the local Savannah Historic District, which encompasses the SNHLD, by and large mid-twentieth-century resources in the district are not protected.

There has also been a surge in applications for rooftop additions to historic commercial buildings within the SNHLD which are becoming more prominent. While currently, they are to "not be visible from the front elevation" there is some disagreement as to where the point of visibility is to be examined. In the case of wide streets, such as Martin Luther King Jr. Boulevard, there is significant visibility of rooftops from the west side of the street when looking back at the district's western boundary, for example. This ultimately changes the mass and scale of the building, when additions are visible.

The only recourse for thwarting all of these concerns is the independent judgment provided by members of the Historic District Board of Review (HDBR) who are charged with interpreting the historic district ordinance and making determinations of compatibility. This safety valve, however, is not always guaranteed, as variances, appeals, rezoning requests, and text amendments to the City's Code of Ordinances are often granted. While typically this begins with an application to the Zoning Board of Appeals (ZBA), when the petitioner and the HDBR disagree, other managing bodies play a role, such as in the case of rezoning, which is reviewed by the Metropolitan Planning Commission. In either case, if the applicant and governing body are still in disagreement, the case can go before City Council, which does not always side with the MPC, ZBA, or HDBR. Thus, it is not uncommon for variances for additional stories, excess lot coverage, and the rezoning of lots for multi-family or hotel use to be allowed.

In recent months, there have been attempts to address some of these issues, as City Council proposed a hotel moratorium within the SNHLD on March 30, 2017. The moratorium was denied, and the City has petitioned the Metropolitan Planning Commission (MPC) to remove the residential density restrictions within the local Savannah Historic District in an effort to "level the playing field" for residential projects competing with hotel construction, the application for which will be read August 29, 2017.

Archaeology

In addition to the threat large-scale development poses to the district's setting, context, feeling, and association, the action of constructing new structures in the district poses an additional, less tangible threat to its potential to yield history. With no archaeological ordinances in place, Savannah's historic resources preserved underground are continually lost when the earth is turned and altered as part of new construction activities. This is a significant threat within SNHLD, as one of the state's earliest and most intensively occupied areas with many layers of history evidenced and preserved below ground. Much can be gleaned from what remains in situ, however, it is extremely rare for formal archaeological efforts to ever be performed.

Infrastructure Changes

The elements of the district that make up the setting that surrounds the historic architecture of the landmark district define its context, adding a variety of additional traits which contribute to the integrity of the SNHLD's setting. These streets, squares, sidewalks, street elements, trees and other plantings, monuments, and parks are largely maintained by the City however are not afforded complete protections through ordinance or regulation.

Since 1966, portions of the city's historic sidewalk and street paving materials have been lost or replaced. As cataloged by architectural historian Dr. Robin Williams as part of a larger historic paving study in Savannah, several areas were recorded to have lost their historic paving materials in recent years (Figure 5.3). In 2014, the ramp to River Street at the terminus of Whitaker Street, which formerly contained cobblestone, was replaced with stamped concrete to look like cobblestone. Since, the Landmark District has experienced a loss of asphalt block in 2015 on Randolph Street north of President Street, on West Perry Street between Montgomery and Martin Luther King Jr. Boulevard, East State Street between Habersham and Drayton streets, and West York Street between Bull and Whitaker (Williams 2017).

Figure 5.3 East State Street at Northwest Corner of Oglethorpe Square Showing Historic Pavement Removal and Replacement with Pervious Pavers in 2014. Image Courtesy of Dr. Robin Williams.

The City is currently undergoing the development of new streetscape designs for Bay, River, and Broughton streets, the result of which will include traffic calming measures, new street layout, street elements, trees, bicycle amenities, and lighting (Figure 5.4). While this on-going work has included numerous public meetings and will be influenced by public interest in the district's history and patina, the district's current paving materials, trees, and street features could be susceptible to alteration as part of this work.

Figure 5.4 Rendering of New Streetscape Design for Broughton Street from final Presentation. Looking West. Public Meeting by EDSA. City of Savannah, March 2017. Source: http://savannahga.gov/DocumentCenter/View/9997.

The City maintains the Park and Tree Commission and Historic Monuments and Sites Commission. The City's Park and Tree Department administers the care and maintenance of Savannah's squares, the riverfront, public monuments and fountains, City and neighborhood entrances and medians, and neighborhood passive parks and all trees on public property. Unlike alterations to historic pavement, the alteration of trees within the district, to include trimming, pruning, or removal, must be reviewed by the Park and Tree Department. Further, the City of Savannah Landscape and Tree Protection Ordinance prohibits the damage of trees on rights-of-way or on public property. This does not provide protection to trees on private property, unless deemed exceptional. Exceptions and violations do occur, leaving the trees of the SNHLD vulnerable to loss and alteration.

Overseen by the Metropolitan Planning Commission, the Historic Site and Monument Commission is tasked to ensure that existing markers, monuments, and works of art are restored and/or repaired, and that new appropriate markers, monuments, and works of art are erected. Their purview extends to monuments and sites on public property, as well as those on private property that are visible from the right of way within local historic districts, to include the entire Landmark District.

Threats to the Plan

When examining the original Savannah Town Plan today, there is evidence that elements of the plan have been compromised or are threatened to be compromised. While three squares on Montgomery Street were lost prior to 1966, only Franklin Square has been restored. Currently, the City is constructing a new Cultural Arts Center on a parcel that is adjacent to the original bounds of Elbert Square. This square will only be partially restored as a result of the project, which overlaps part of the original square. Likewise, the existing City parking garage and County courthouse constructed in 1978, sit on parcels which overlap the location of Liberty Square. While there have been proposals in recent years to demolish and replace this building, there have been no plans put forth to restore Liberty Square.

Likewise, much of the growth that has occurred in the district has been in the open space between buildings and their corresponding lanes. Often the only undeveloped area on many lots, this has led many to build additions in these spaces for additional living space and the integration of elevators. The greatest culprit has been those additions which connect street facing residences with their associated carriage houses. This interrupts the house-courtyard-carriage house rhythm and east-west sightlines of continuous courtyards visible from north-south collector streets (Figure 5.5 and 5.6).

Figure 5.5 Looking West on Bull Street North of Jones Lane Showing Carriage House, Courtyard, Main House Rhythm Visible from Streets Running North-South

Figure 5.6 Jones Lane Looking South Between Abercorn and Drayton Streets Showing a Recent Addition that Interrupts the Main House, Courtyard, Carriage House Rhythm

On a larger scale, other more prominent buildings have also not honored the plan in their design. In 1985, the GSA located a complex of federal buildings on Telfair Square, demolishing two contributing buildings and moving others. Known as the Juliette Gordon Low Federal Building, the largest of three GSA buildings occupies an entire tything block, eliminating the lane, while two other federal buildings fill the trust lots on the east side of Telfair Square (Figure 5.7). Recently, Congress approved funding for the demolition and replacement of the two smaller buildings. While these are not contributing buildings, the proposal to construct a replacement annex in their place threatens possible alteration or closure of West

Figure 5.7 Juliette Gordon Low Federal Buildings, Built 1982, Looking Southeast at Barnard and West State Streets

Figure 5.8 Monterey Square looking West Showing Storm Damage from Hurricane Matthew

President Street at this location, which was painstakingly preserved, albeit for private parking, in the design of this complex. All other alterations that have occurred to the Savannah Town Plan took place before 1966.

Natural Disaster

Additionally, many of Savannah's aged live oak trees suffered during Hurricane Matthew at the end of 2016 (Figure 5.8). Some buildings in the district were likewise damaged, however, none were beyond repair. As part of this, some archaeology has been initiated as part of the upheaval of large trees in Forsyth Park, exposing artifacts from the park's military past. Since storm clean up is managed by Federal Emergency Management Agency (FEMA), it is subject to Section 106 of the National Historic Preservation Act and thus triggered this archaeological examination.

As evidenced in the aftermath of Hurricane Matthew in October 2016, it should be noted that the City does not have any specific plans or processes in place to handle historic debris removal or emergency repairs needed after catastrophic events, leaving the district's character defining features vulnerable to removal or alteration by looters. For example, architectural details detached from buildings that remain in the street after a storm can be determined a detriment or hindrance to public safety or emergency vehicle access, prompting their removal without a set protocol to follow. No individual or organization has provided a plan or formed a committee related to these matters. As such, there is no one point of contact or plan of action in place should such an event occur.

Studies show that climate change is predicted to increase the devastation caused by hurricanes as sea levels rise due to global warming. Further, some research shows that climate change has also increased the intensity and frequency of storms. Thus, natural disaster is becoming an increasingly significant threat, warranting the creation of disaster plans and protocols for historic district clean up (Worland 2015).

Intangible Threats

Noise continues to play a large role in the overall ambiance of the SNHLD. While many sounds within the district could be considered contributors to its historic context, such as the sound of horse drawn carriages and the horns of both trains and boats, other sounds are more intrusive. Noises that can be attributed to recent changes include the sound of trolley tours, "slow-ride" bicycle tours, hearse ghost tours, airplanes, as well as the sound of truck brakes on Bay Street. Noise pollution is largely a threat to the ambiance, or feeling (one of the 7 aspects of integrity of the NRHP), of the district. The trailers on Bay Street also pose an additional threat, that of vibration. Pedestrians on Bay Street are immediately aware of the intensity of neighboring traffic as tractor trailers often make the ground noticeabley shake. The tremors caused by the passing of trucks over potholes and other irregularities in downtown streets can undermine the structural integrity of neighboring historic buildings, albeit this occurs slowly over time.

A contributor to noise in the SNHLD is a significant number of short term vacation rentals (STVRs), which have been incorporated into existing structures and planned for in new developments with the increasing popularity of this alternative lodging option. Defined as the rental of an entire dwelling unit for 30 days or less, many houses have been subdivided into individual dwelling units for this purpose. As of June 2017, 939 or 82 percent of the city's STVRs were located in the local Savannah Historic District, which encompasses the SNHLD. As reported by the Department of Tourism Management and Ambassadorship, the most common issues concerning STVRs reported included noise, compliance with local ordinances, parking, and quality of life as related to trash, tree lawn maintenance, etc. Further, Savannah was recently highlighted in the National Trust for Historic Preservation Forum Blog post "Do Short-Term Vacation Rentals Change the Character of Historic Neighborhoods?" and was the impetus for a position statement from the same entity dated June 7, 2017 which states "research shows that historic neighborhoods thrive best when they remain active communities, not just empty theme parks for heritage travelers." In an effort to curb the influx of STVRs, the City proposed a revision to the STVR ordinance to cap the number of STVRs to 20 percent of each residential zoned ward in three of Savannah's local historic districts, including residential zoned areas within the Landmark District. This went into effect on September 28, 2017 when this change was adopted by City Council.

While pollution continues to play an active role in climate change and the environment, modern advancements to automobile technology have meant decreased carbon emissions and subsequently, less pollution and subsequent degradation to the built environment. As such, pollution was not identified as a threat to the overall integrity and condition of the landmark district.

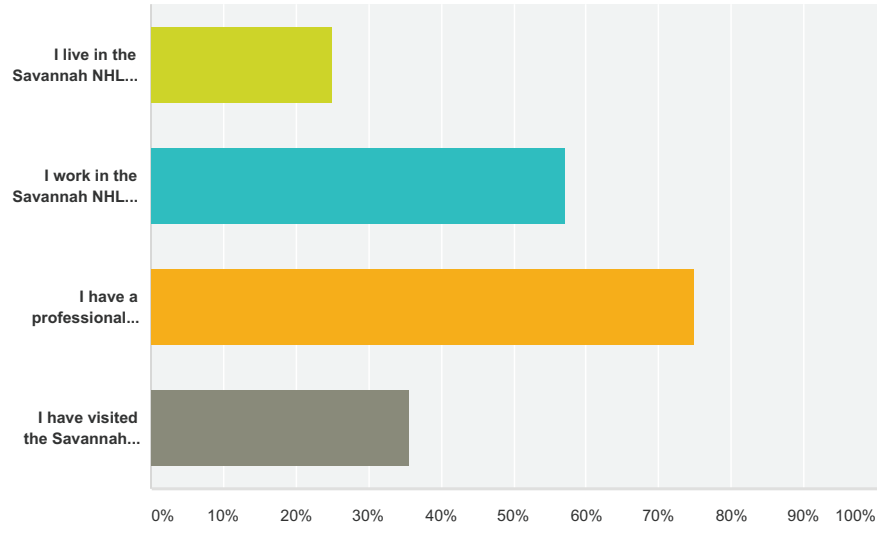
An additional challenge is the enforcement of standards, particularly in relation to large scale development. The historic district ordinance associated with Savannah's Landmark Historic District allows for the incorporation of a "bonus" story in new buildings if specific criteria are met. Hotels that have been granted a bonus story based on their proposal to incorporate uses or businesses accessible to the general public on their first floor, for example, are not held accountable when they do not follow their original plans. Therefore, they are able to receive a Certificate of Occupancy (CO) upon completion with no fines or other penalties imposed. Further, the current zoning ordinance favors hotel development over multi-family construction. Not only is less square footage required per unit but fewer parking spaces are needed, making hotel construction more economically viable.

Potential Threats

While many of the threats outlined can be identified on the ground, others are merely proposals; however, their potential impact on the district should not be discounted. One proposal that has the potential to have a significant impact is the alteration of state law to allow for the construction of a casino in Savannah. Currently, there are no casinos in Savannah, however, there are state representatives that are working to make their construction possible. This could occur in a variety of locations, but state law would supersede any local regulations preventing casino construction. Specific legislation that has been proposed and may directly affect casino development includes House Bill 158, which would create the Georgia Gaming Commission and Senate Bill 79, or the 'Destination Resort Act.' Both would allow the creation of two destination resorts with casinos.

Public Input - Online Survey Results

In addition to the analysis above, the team prepared an online survey to gather comment about the integrity of the SNHLD and threats to it. Among the 40 invitations to take the *Savannah NHL District Online Survey*, a total of 28 individuals (or 70%) provided full or partial (meaning one or more questions were skipped) responses to the survey. The following section provides the responses to the 10 survey questions broken out by each question. Overall response trends and an analysis of the responses are provided. The full responses of all anonymous participants are included in Appendix E.



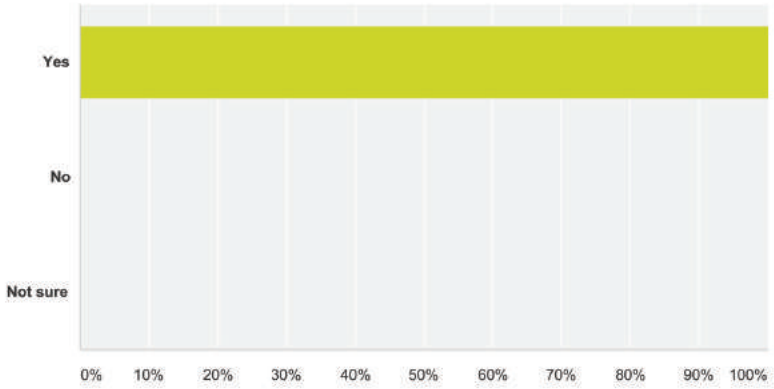
Answer Choices	Responses	
I live in the Savannah NHL District	25.00%	7
I work in the Savannah NHL District	57.14%	16
I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)	75.00%	21
I have visited the Savannah NHL District	35.71%	10
Total Respondents: 28		

QUESTION 1: WHAT IS YOUR ASSOCIATION WITH THE SAVANNAH NATIONAL HISTORIC LANDMARK (NHL) DISTRICT?

All 28 survey participants provided an answer to this question, which allowed for multiple responses based on applicability. A sizable majority of respondents (75%) replied they had a professional association with properties located within the Savannah NHL District and many (57%) also worked in the district.

QUESTION 2: ARE YOU FAMILIAR WITH THE DEFINED BOUNDARIES OF THE SAVANNAH NHL DISTRICT?

Answered: 28 Skipped: 0

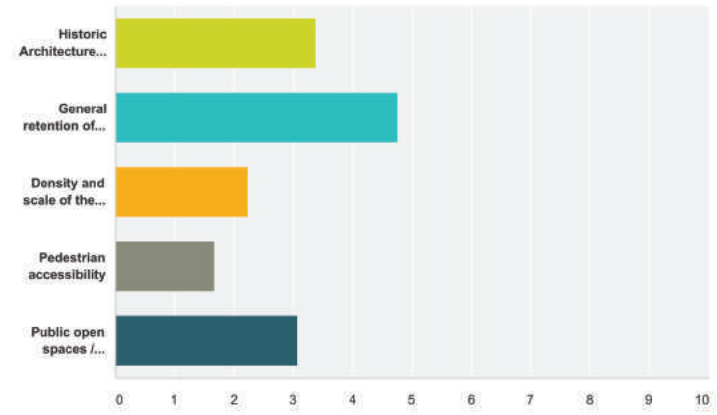


Answer Choices	Responses	
Yes	100.00%	28
No	0.00%	0
Not sure	0.00%	0
Total		28

One hundred percent of respondents answered they were familiar or knowledgeable of the SNHLD's boundaries. This response rate was somewhat surprising considering the revision of the district boundaries over time.

QUESTION 3: WHICH FEATURES DO YOU BELIEVE DEFINE THE CHARACTER OF THE SAVANNAH NHL DISTRICT AND GIVE IT A SENSE OF PLACE? (PLEASE RANK, 1 BEING OF GREATEST IMPORTANCE)

Answered: 27 Skipped: 1



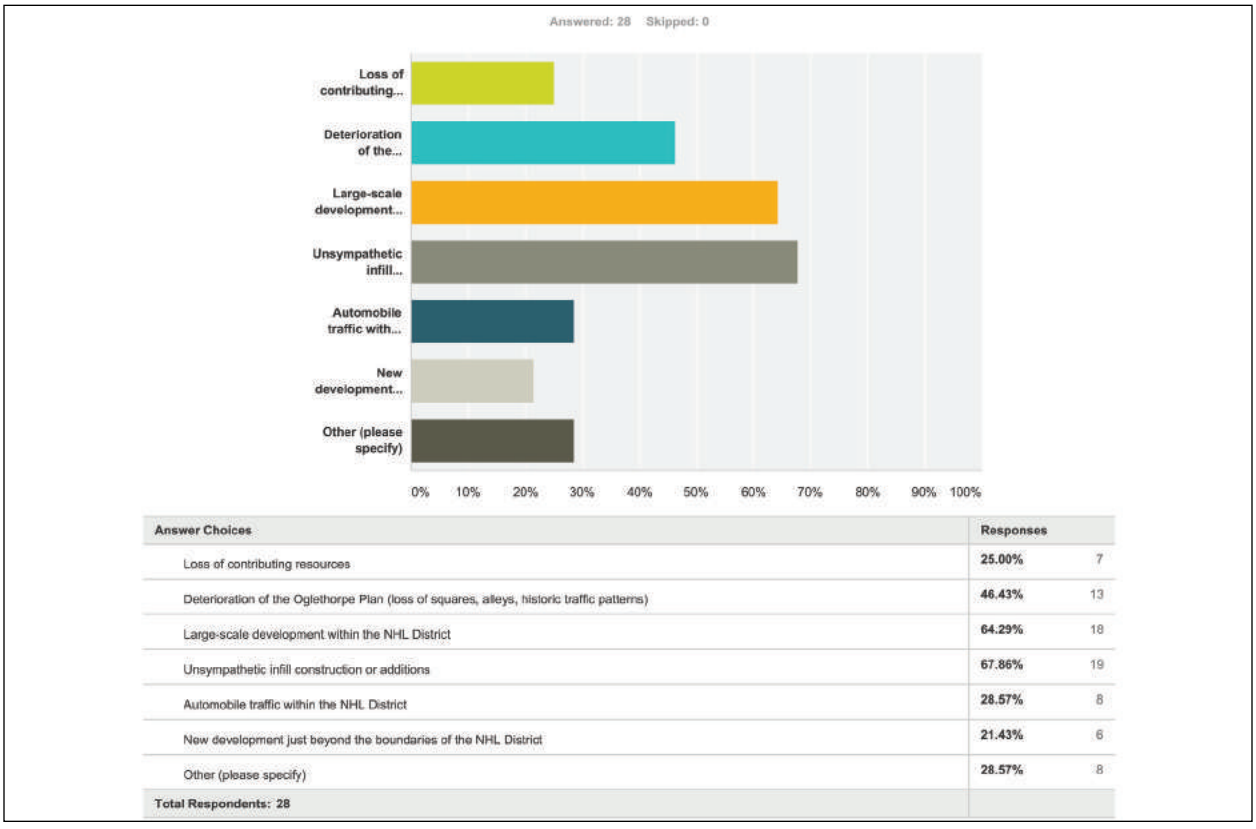
	1	2	3	4	5	Total	Score
Historic Architecture (mix of building types and architectural styles)	7.69% 2	46.15% 12	30.77% 8	7.69% 2	7.69% 2	26	3.38
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	88.46% 23	7.69% 2	0.00% 0	0.00% 0	3.85% 1	26	4.77
Density and scale of the built environment	0.00% 0	11.54% 3	23.08% 6	42.31% 11	23.08% 6	26	2.23
Pedestrian accessibility	0.00% 0	3.70% 1	18.52% 5	18.52% 5	59.26% 16	27	1.67
Public open spaces / landscaping / tree canopy	7.41% 2	29.63% 8	29.63% 8	29.63% 8	3.70% 1	27	3.07

Twenty-seven participants chose to answer this question, while one individual skipped it altogether. Among the respondents, the "General retention of the Savannah Town Plan" within the SNHLD was ranked the highest with a cumulative score of 4.77. It was followed in the rankings by "Historic Architecture" and retention of "Public open spaces/landscaping/tree canopy." The SNHLD's "Density and scale of the built environment" was ranked fourth and "Pedestrian accessibility" came in fifth with a 1.67 cumulative score.

QUESTION 4: WHICH FEATURES LISTED IN THE PREVIOUS QUESTION DO YOU FEEL ARE MOST IN NEED OF PRESERVATION? PLEASE EXPLAIN.

This question required a detailed response from participants. Twenty-six of the 28 participants chose to provide answers (see Appendix E). With just a few exceptions, most respondents stressed the need for protection of the city's historic Savannah Town Plan and the need for greater controls on the density and scale of new infill development within the SNHLD. The words of one individual captured the character of other participants: "the Savannah Town Plan is the platform on which everything else sits, therefore its preservation is of paramount importance" while going on to say, "the greatest threat I see is the growth of the city and infill or new construction that detracts from the historic character of the district." Many echoed this view, saying "density and scale of the built environment in the district may be the most threatened currently with development and new construction being proposed." Some argued that both new architecture and the adaptive use of historic buildings was also lacking in quality - "there seems to be a lot of bad infill and bad rehabilitation in several parts of the district," said one person. Another warned against applying a false historicism to new development in the SNHLD, claiming that, "new architecture tries to copy old…[the city] should encourage modern architecture as old architecture is a mix of what was once modern, what makes Savannah awesome is its layers of architectural styles." Interestingly, one individual provided a differing opinion to the majority of those expressed, saying they would like to see the "retention of the Savannah Town Plan while providing opportunities for more density."

QUESTION 5: WHAT DO YOU PERCEIVE TO BE THE GREATEST THREATS TO THE INTEGRITY OF THE SAVANNAH NHL DISTRICT? (PLEASE SELECT THREE)

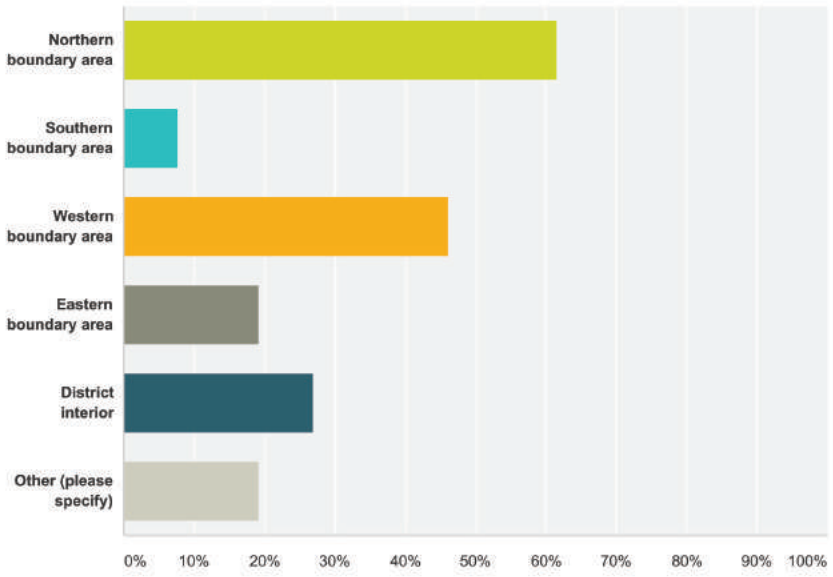


Answer Choices	Responses	
Loss of contributing resources	25.00%	7
Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns)	46.43%	13
Large-scale development within the NHL District	64.29%	18
Unsympathetic infill construction or additions	67.86%	19
Automobile traffic within the NHL District	28.57%	8
New development just beyond the boundaries of the NHL District	21.43%	6
Other (please specify)	28.57%	8
Total Respondents: 28		

The integrity issues expressed in Question 4 were reiterated in the answers for Question 5, where "Unsympathetic infill construction or additions" and "Large-scale development within the SNHLD" were the two most selected answers at 68 percent and 64 percent, respectively. "Deterioration of the Savannah Town Plan" was the third most selected answer at 46 percent from among the six choices provided. Among the 29 percent of respondents who selected "Other," concerns about new development just beyond the boundaries of the NHL district was cited multiple times.

QUESTION 6: BASED ON YOUR KNOWLEDGE OF THE SAVANNAH NHL DISTRICT, WHERE DO YOU THINK THE GREATEST NUMBER OF THREATS ARE OCCURRING WITHIN THE DISTRICT?

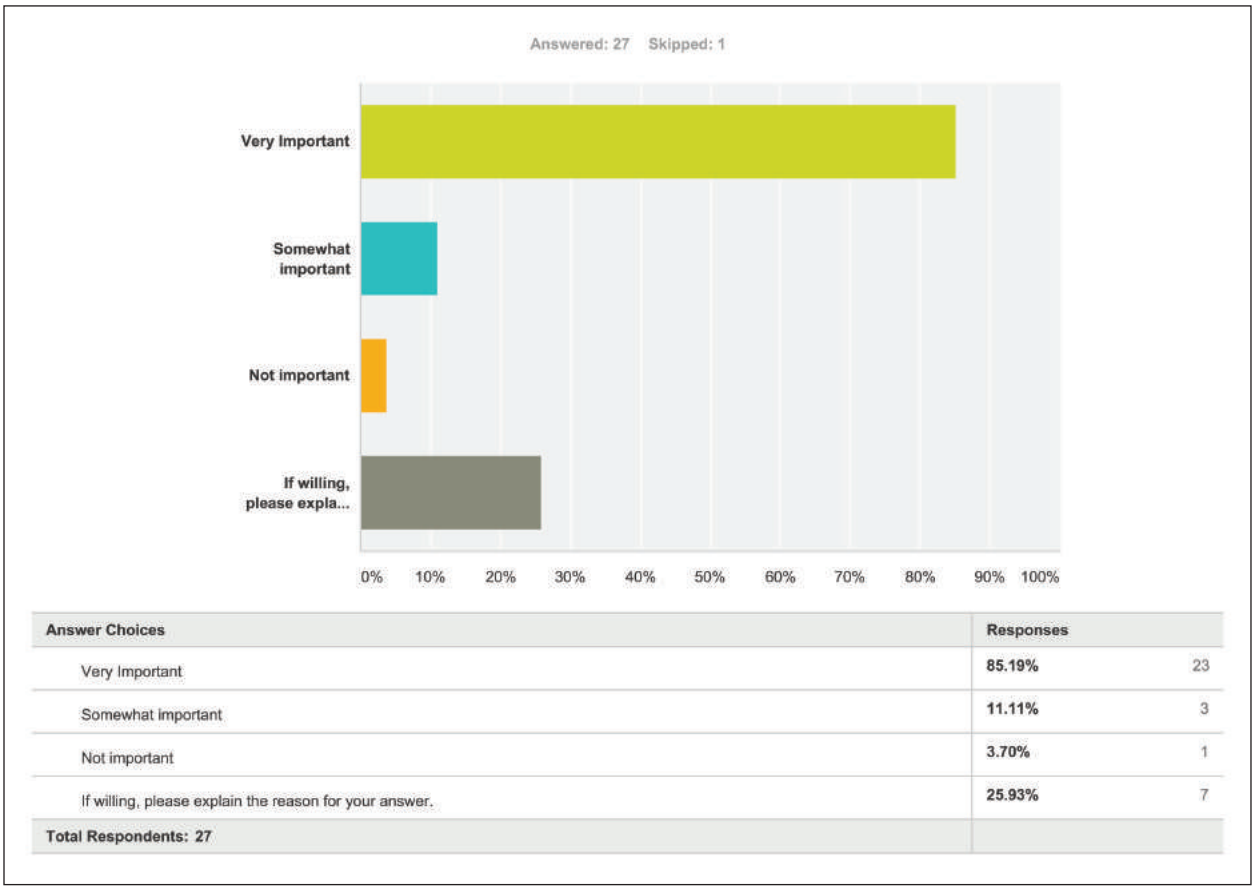
Answered: 26 Skipped: 2



Answer Choices	Responses	
Northern boundary area	61.54%	16
Southern boundary area	7.69%	2
Western boundary area	46.15%	12
Eastern boundary area	19.23%	5
District interior	26.92%	7
Other (please specify)	19.23%	5
Total Respondents: 26		

Again, most participants were in agreement with their answers by identifying the Northern boundary area (62%) and the Western boundary area (46%) as the two areas within the Savannah NHL District experiencing the highest level of threats. The District interior was selected as third at 27 percent. Within the comments in the "Other" answer, one respondent identified Bay, West Broad, and East Broad Streets as areas where the threats were most concentrated, while another pointed to the potential replacement of the Juliette Gordon Low Federal Building complex and new annex design as a concern.

QUESTION 7: HOW DO YOU RANK THE IMPORTANCE OF THE SAVANNAH NHL DISTRICT IN TERMS OF LOCAL PRESERVATION PLANNING EFFORTS?



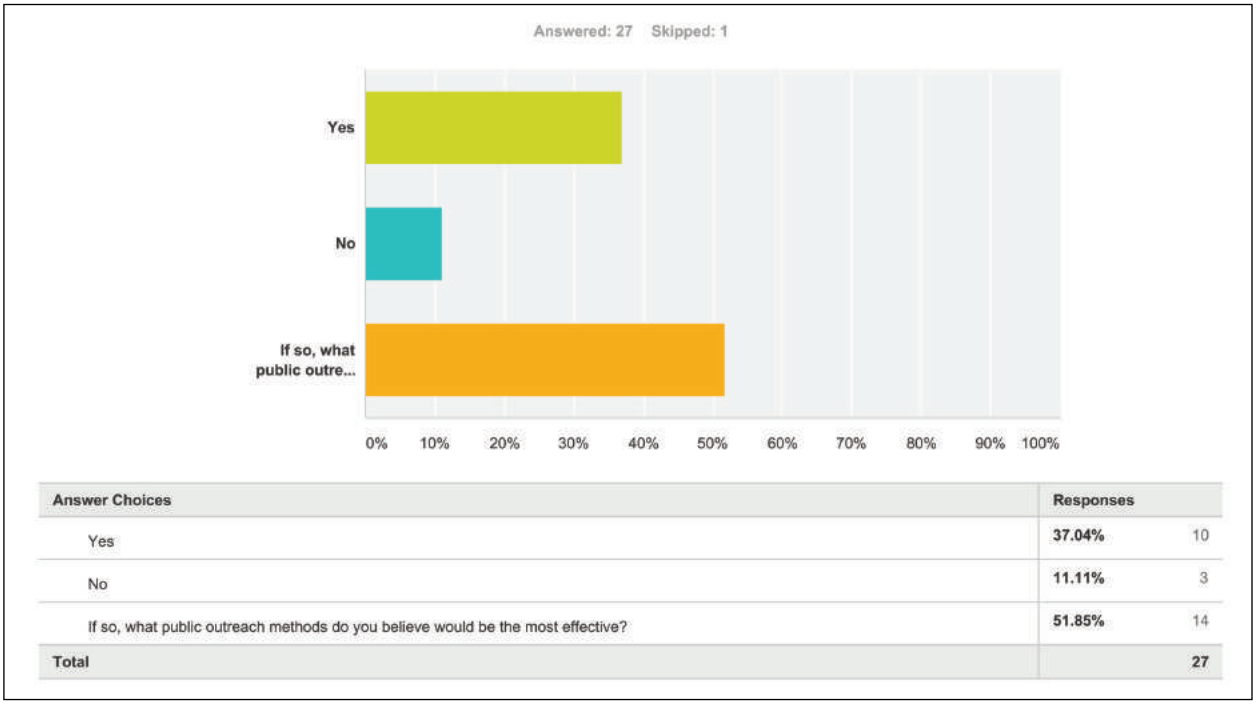
Answer Choices	Responses	
Very Important	85.19%	23
Somewhat important	11.11%	3
Not important	3.70%	1
If willing, please explain the reason for your answer.	25.93%	7
Total Respondents: 27		

A total of 23 respondents (or 85%) answered the Savannah NHL District was "very important" in terms of local preservation planning efforts. Three participants (11%) said the SNHLD was "Somewhat Important," while one individual felt it was "Not Important." A few of the people who explained the reasons for their answers, felt that the SNHLD was taken for granted by some elected city officials. Others stressed how significant the district was to the city and local preservation efforts, describing it as "THE MOST important thing in terms of local preservation" and "critical to the economic viability of heritage tourism in Savannah, and general revitalization efforts in the city… these forces are not going to have they impact they currently do without this district's continued distinctiveness."

QUESTION 8: WHAT LOCAL PRESERVATION OR ZONING EFFORTS DO YOU BELIEVE HAVE BEEN THE MOST SUCCESSFUL IN PROTECTING HISTORIC RESOURCES WITHIN THE SAVANNAH NHL DISTRICT?

Almost all of the 22 survey participants who chose to answer this question pointed to the local Historic District Ordinance and the Savannah Historic District Board of Review as the two most important tools to protect historic resources within the SNHLD. However, many articulated a need to bolster existing laws, with one individual writing, "they are constantly threatened with variances and could afford to be strengthened." Another generally concurred this sentiment, explaining that, "the establishment of the review board in the 1970s was key. But there have not been any laws/plans passed since to sustain/ fortify this key act." One respondent believed the oversight process should be expanded to include mid-twentieth-century modern buildings and landscape features, such as "historic pavement" and "landscape designs of the square."Finally, a few answers praised the advocacy work conducted by the Historic Savannah Foundation and the role of the organization's revolving fund in restoring much of the city's historic architecture.

QUESTION 9: DO YOU BELIEVE MORE OUTREACH IS NEEDED TO BETTER EDUCATE THE PUBLIC ABOUT THE SAVANNAH NHL DISTRICT AND THE BENEFITS OF THE NHL PROGRAM?



Answer Choices	Responses	
Yes	37.04%	10
No	11.11%	3
If so, what public outreach methods do you believe would be the most effective?	51.85%	14
Total		27

Ten respondents felt more public outreach was necessary to better inform the public about the Savannah NHL District and the benefits of the NHL program in general. Three people (11%) believed these efforts to engage the public were not necessary while 14 respondents (51%) provided opinions on public outreach methods they felt would be most effective, including educational campaigns aimed at local school children and creating an internet and social media presence that could include video tours and "guided walking tours that can be downloaded into phones." Others sought to connect with developers and property investors with "rehabilitation-focused outreach," as well as seasonal owner-occupants…[who] must be educated…of the review process."A few answered that the Savannah NHL District was deserving of its own general publicity campaign. One person wrote, "more emphasis needs to be placed on educating Savannahians about the significance and rarity of the landmark district," while another added "the fragility [of the SNHLD resources] is what should be emphasized – I don't think people get that."

QUESTION 10: IS THERE ANYTHING YOU WOULD LIKE TO ADD? ANYTHING WE'VE OVERLOOKED?

The final question elicited some varied thoughts and answers from the 12 participants who elected to respond. One person noted that "African American Savannahians take pride in the NHL even though they can not afford to live in the Beach Institute portion anymore" while another sought to draw attention to the "social, economic, and racial history of the NHL." They urged "outreach/education to [African American] churches on those threatened edges such as…St. Phillips on West Broad, St. Benedict the Moor and St. John Baptist in the Beach portion, and Second Ebenezer Baptist in the Hitch Village area." Others called for "recognition that preservation needs to extend beyond buildings, monuments and the urban plan" and include "the physical features of the landscape -- street and sidewalk pavement, curbs, lawns, notable tree specimens, landscape designs in the squares, historic street signs, and other street furniture, historic manhole covers," etc. Finally, a few individuals urged the city to adopt the proposed new zoning ordinance as a means of managing the "proliferation of vacation rentals," hotels, and minimal parking requirements attendant with such development in downtown Savannah, which was characterized as "a menace to the entire fabric of the SNHLD." One person pleaded, "We must keep the historic district as a living vibrant organism-that means residents year round - reduce the congestion – [it] must be affordable to regular families-there is a very fine tipping point between residents and tourists and we have gone over the edge. We used to be authentic - now I don't think so."

Chapter 6. Conclusions and Assessment

The objective of this study was the development of a narrative that addresses all seven aspects of integrity for the SNHLD using the condition of the district when it was listed as its baseline for analysis. For the evaluation of setting, the team was tasked with not only addressing the setting within the SNHLD, but also addressing properties adjacent to the district's boundary. Per the scope, the primary task of this Integrity and Condition Assessment report was to recommend, after thorough evaluation of the current integrity of the SNHLD, the appropriate condition category for the NHL under study. Four "condition categories" provide a measure of the health of the NHL in terms of its ability to convey the significance that lead to its designation.

- Satisfactory (Priority 3) indicates that there is no known current or potential threat to the landmark.
- Watch (Priority 2) indicates NHLs that face impending actions or circumstances that likely will cause a loss of integrity.
- Threatened (Priority 1) indicates NHLs that have suffered, or are in imminent danger of, a severe loss of integrity.
- Emergency indicates that recent catastrophic damage has occurred that requires immediate intervention.

Using a variety of analysis methods, much was gleaned about the current and potential state of the integrity and condition of the SNHLD. Through fieldwork examination, photographic documentation, archival research, first person interview, third party platform survey, and report and timeline appendix compilation, it is clear that many changes have occurred within and adjacent to the SNHLD since 1966; and, there are many changes on the horizon. The NPS's seven aspects of integrity: location, design, materials, workmanship, feeling, and association framed the analysis. Additionally, a list of character defining features that were significant and valued elements of the district were developed. The assessment team and the majority of the survey respondents agreed that the Savannah Town Plan was the defining feature of the SNHLD. One respondent stated: "the Savannah Town Plan is the platform on which everything else sits, therefore its preservation is of paramount importance." The density and scale of historic architecture from the period of significance within that plan was the second most important character-defining feature.

With this knowledge as the backbone of all work, our analysis showed that the district's greatest challenges are related to the loss of the Savannah Town Plan and large-scale development, particularly in relation to height and mass. Through the creation of the timeline of events since 1956 included as Appendix D, it was determined that approximately 28 buildings within the district had been demolished since the beginning of 1966. Two squares were lost to development prior to 1966 but since that date the construction of the Savannah Civic Center, Chatham County Courthouse and Jail, and the Cultural Arts Center (in-progress) has and will interrupt the Savannah Town Plan. The most common infill types, entertainment facilities, hotels, and townhouse buildings constructed since 1966, can be seen throughout the district, with the majority of hotel development located north of Liberty Street and the majority of townhouse construction south of Liberty Street. The western boundary's integrity has been a continued subject of discussion and as it has further developed into a governmental/commercial corridor in the past decades, its integrity has worsened. The Bay Street corridor has likewise seen significant change, as home to the

largest concentration of hotels. The northwest and northeast corners of the district have the potential to see intensive alteration as significant development has been proposed, including hotels and mixed-use buildings adjacent to Savannah's riverfront and at the Savannah River Landing site, east of the district.

Further threats to the district include the loss of archaeological remains, paving and historic infrastructure; construction of historic house additions removing courtyards set between carriage and main houses, rooftop additions to historic commercial buildings; noise pollution and truck vibration; and natural disaster. Combined, these threats have had a profound effect on the district's overall context and setting, and subsequently its location, design, feeling, and association.

Several larger forces were identified as the root cause of many of the district's most imminent threats, such as the rise in tourism and continued use of an outdated zoning ordinance. With tourism at an all time high, efforts to accommodate this population has led to many of the threats previously mentioned, such as the incorporation of numerous new hotel buildings, reuse of existing structures as STVRs, as well as a variety of other changes. Likewise, outdated zoning ordinances have allowed developers to find greater benefit to constructing hotels over multi-family buildings.

As the context has demonstrated, the SNHLD has been considered a Priority 1 or Threatened resource for a great deal of its existence. While that designation changed to a Watch or Priority 2 status at some points, it quickly reverted to Threatened when a new development that would adversely impact the Savannah Town Plan or its historic architecture took shape. City ordinances have made inroads, providing guidance that allows growth and preservation, but threats identified on the ground will continue with the potential to affect the fragile character of the SNHLD, specifically its plan, squares, and architecture. As its popularity as a tourist destination, as a governmental center, and as a desirable urban twenty-first century residential area increase, so will the preservation challenges that lay ahead. These factors make clear that the integrity and condition of the SNHLD is the most threatened it has ever been and this assessment recommends that it be categorized as a Priority 1 Threatened NHL.

In regard to potential boundary changes, the current SNHLD boundary generally follows the Savannah River on the north, Martin Luther King, Jr. Boulevard (formerly West Broad Street) on the west, Gwinnett Street on the south cutting through Forsyth Park to include its northern portion, and East Broad Street and Trustees' Garden (East Bay, Randolph Street, and Broughton Street) on the east. This study does not recommend a reduction in the size of the district, despite the disruption of the Savannah Town Plan at the western edge of the district and considerable loss of historic fabric between Martin Luther King, Jr. Boulevard and Montgomery Street. No explanation was given for the original delineation of the SNHLD's boundary at the time of the landmark designation in 1966, in the 1969 nomination form, or in the 1977 boundary extension, which was expanded to include the Trustees' Garden area. While questions remain among NPS staff about the viability of the western boundary with the loss of integrity along the Martin Luther King, Jr. Boulevard corridor, the current bounds contain the full extent of the Savannah Town Plan as it was originally laid out by James Oglethorpe in 1733 and expanded over the next 118 years. While early twentieth-century highway construction and subsequent late-twentieth century public development have resulted in the destruction of the original layout of the Elbert and Liberty wards, there remains a cadence to the geography of the Savannah Town Plan, which is evident within the SNHLD. Furthermore, planning policies adopted by the City of Savannah to restore the Oglethorpe Plan to its original design, as illustrated by the restoration of Franklin Square in 1985 and redesign of Ellis Square in 2007-2010, provide the opportunity to reestablish these "lost" wards into the larger mosaic of the district.

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Appendix A
NHL FORMS, 1966, 1977, 1985

File Copy

Form 1[illegible]300
(Dec. 1[illegible]8)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Georgia
COUNTY: Chatham
FOR NPS USE ONLY
ENTRY NUMBER | DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Savannah Historic District
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Boundaries as shown on annexed map
CITY OR TOWN: Savannah

STATE	CODE	COUNTY:	CODE
Georgia	10	Chatham	051

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District [X] Building [ ]	Public [ ]	Public Acquisition:	Occupied [X]	Yes:
Site [ ] Structure [ ]	Private [ ]	In Process [ ]	Unoccupied [ ]	Restricted [X]
Object [ ]	Both [X]	Being Considered [ ]	Preservation work in progress [X]	Unrestricted [X]
				No: [ ]

PRESENT USE *(Check One or More as Appropriate)*

Agricultural	[ ]	Government	[X]	Park	[X]	Transportation	[ ]
Commercial	[X]	Industrial	[X]	Private Residence	[X]	Other *(Specify)*	[ ]
Educational	[ ]	Military	[ ]	Religious	[X]		
Entertainment	[X]	Museum	[X]	Scientific	[ ]		

Comments [ ]

4. OWNER OF PROPERTY

OWNERS NAME: Multiple public and private
STREET AND NUMBER: City of Savannah

CITY OR TOWN:	STATE:	CODE
Savannah	Georgia	10

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Chatham County Courthouse
STREET AND NUMBER:

CITY OR TOWN:	STATE	CODE
Savannah	Georgia	10

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1,300

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: National Survey of Historic Sites and Buildings
DATE OF SURVEY: August 1966 Federal [X] State [ ] County [ ] Local [ ]
DEPOSITORY FOR SURVEY RECORDS: Office of Archeology and Historic Preservation
STREET AND NUMBER: National Park Service, Department of the Interior

CITY OR TOWN:	STATE:	CODE
Washington	District of Columbia	08

STATE: Georgia
COUNTY: Chatham
FOR NPS USE ONLY
ENTRY NUMBER | DATE

7. DESCRIPTION

CONDITION	(Check One) Excellent ☐ Good ☒ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed ☐	
INTEGRITY	(Check One) Altered ☒ Unaltered ☐	(Check One) Moved ☐ Original Site ☒

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The present historic district encompasses approximately two square miles and contains about 1,100 noteworthy buildings. Architectural styles represented are Georgian, Federal, English Regency, Greek Revival, Italian Villa, Gothic Revival, and several examples of row houses. Building materials most commonly used were wood, gray brick, and stucco on brick. Both homes and commercial buildings representative of these styles exist within the historic area, and all of the original six public squares survive. Good examples of public structures are the numerous churches, the United States Customhouse, the city hall, and Telfair Academy.

DESCRIPTION OF BOUNDARIES OF HISTORIC DISTRICT (see map):

Bounded on north by south bank of Savannah River, on east by East Broad Street, on south by Gwinnett Street, and on west by West Broad Street.

SEE INSTRUCTIONS

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

Pre-Columbian ☐	16th Century ☐	18th Century ☒	20th Century ☐
15th Century ☐	17th Century ☐	19th Century ☒	

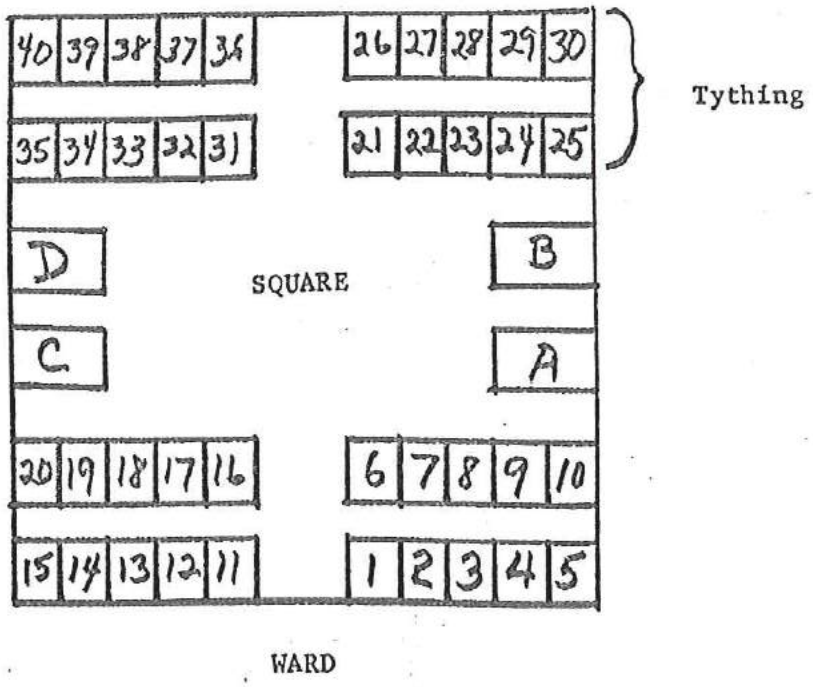
SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	☐	Education	☐	Political	☒	Urban Planning	☒
Prehistoric	☐	Engineering	☐	Religion/Philosophy	☐	Other *(Specify)*	☐
Historic	☐	Industry	☐				
Agriculture	☐	Invention	☐	Science	☐		
Art	☒	Landscape Architecture	☐	Sculpture	☐		
Commerce	☒			Social/Humanitarian	☐		
Communications	☐	Literature	☐				
Conservation	☐	Military	☐	Theater	☐		
		Music	☐	Transportation	☐		

STATEMENT OF SIGNIFICANCE *(Include Personages, Dates, Events, Etc.)*

Savannah is unusual because of its physical plan. James Edward Oglethorpe, founder of the colony of Georgia, was responsible for this innovation in urban design. Savannah was laid out in 1733 as a square of four wards, two of which fronted on the Savannah River. In the center of each ward was an open square. Each square was bounded on the north and south by a pair of trustee lots (A, B, and C, D) which were reserved for the construction of public or semi-public buildings. On all four corners of the ward were located tythings or blocks of ten house lots, each measuring sixty by ninety feet. Streets separated the upper block (five lots) from the lower block (five lots) within each tything, and broad avenues divided the tythings within the wards on those sides not bounded by trustee lots. By 1735 the number of wards had increased to six, and the city continued to develop according to Oglethorpe's plan through the middle of the 19th century.



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10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
NW	81 ° 05 ' 45 "	32 ° 05 ' 02 "
NE	81 ° 05 ' 00 "	32 ° 04 ' 51 "
SE	81 ° 05 ' 20 "	32 ° 03 ' 54 "
SW	81 ° 06 ' 04 "	32 ° 04 ' 07 "

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE

LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
° ' "	° ' "

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Jerry L. Rogers

DATE: 1/23/69

ORGANIZATION: National Register

STREET AND NUMBER: 801 19th Street, N.W.

CITY OR TOWN: Washington

STATE: D.C. 20006

CODE: 08

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

N/A for National Landmarks

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____

Chief, Office of Archeology and Historic Preservation

Date January 25, 1969

ATTEST:

_____

Keeper of The National Register

Date January 25, 1969

SEE INSTRUCTIONS

Form 10-300a
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Georgia	
COUNTY	
Chatham	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

SAVANNAH HISTORIC DISTRICT

6. Historic American Buildings Survey (federal)

1933-1965

Library of Congress

Washington, D.C. Code: 08

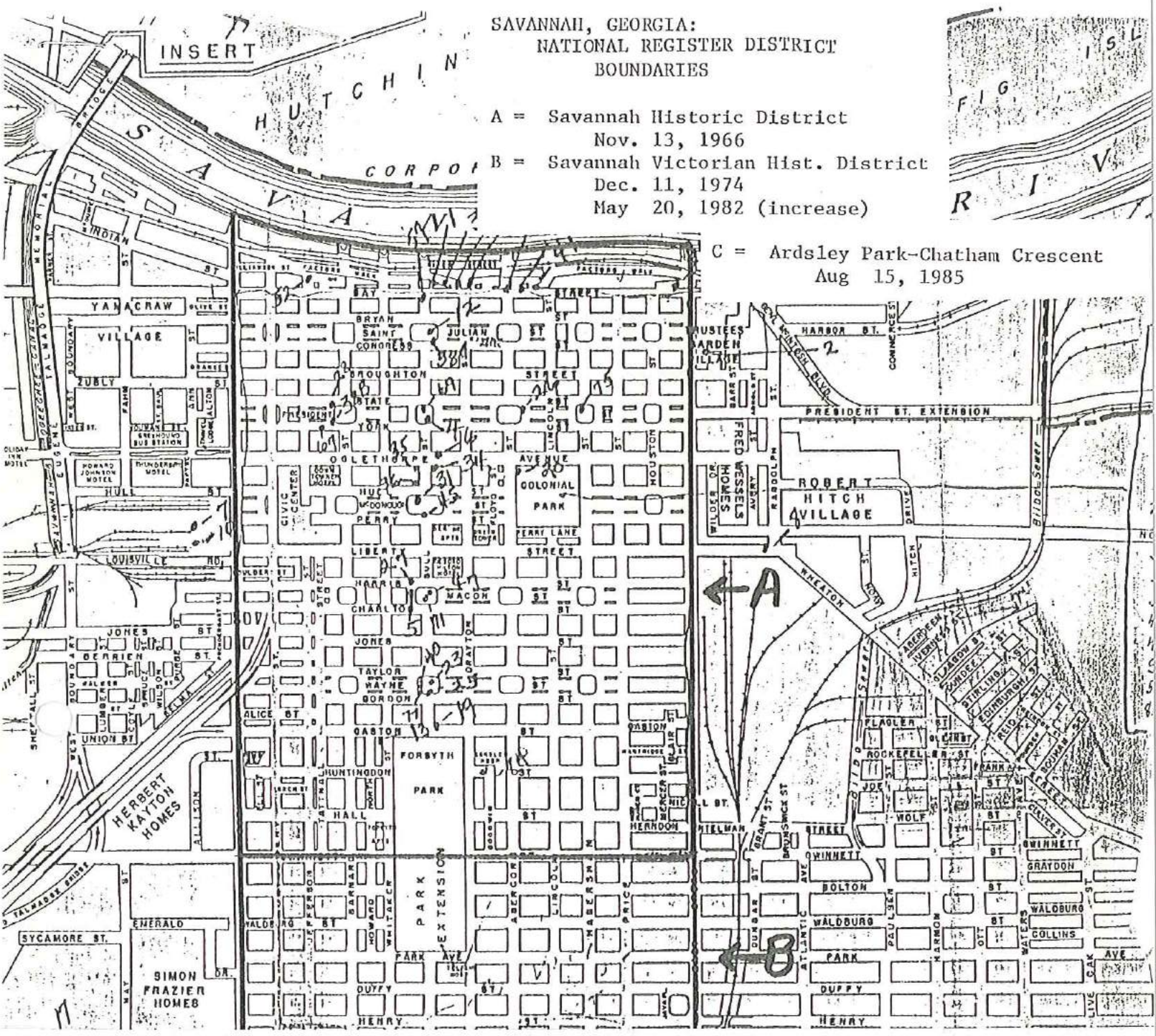
Historic Savannah Architectural Inventory (local)

1962, 1966

Historic Savannah Foundation, Inc.

P.O. Box 1771

Savannah, Georgia Code: 10



SAVANNAH, GEORGIA:
NATIONAL REGISTER DISTRICT
BOUNDARIES

A = Savannah Historic District
Nov. 13, 1966

B = Savannah Victorian Hist. District
Dec. 11, 1974
May 20, 1982 (increase)

C = Ardsley Park-Chatham Crescent
Aug 15, 1985

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
The Savannah Georgia NHL Historic District

AND/OR COMMON
same

2 LOCATION

STREET & NUMBER

__NOT FOR PUBLICATION

CITY, TOWN
Savannah __ VICINITY OF

CONGRESSIONAL DISTRICT
001

STATE	CODE	COUNTY	CODE
Georgia	13	Chatham	051

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	X MUSEUM
X BUILDING(S)	__PRIVATE	__UNOCCUPIED	X COMMERCIAL	X PARK
__STRUCTURE	X BOTH	X WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	X GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
numerous, public and private

STREET & NUMBER

CITY, TOWN
mostly Savannah __ VICINITY OF

STATE
Georgia

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Office of the Clerk of the Superior Court

STREET & NUMBER
Record Room 101, P.O. Box 10094

CITY, TOWN
Wright Square, Savannah

STATE
Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic American Buildings Survey

DATE
various buildings at various dates X FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Prints and Photographs, Library of Congre

CITY, TOWN
Washington

STATE
D.C

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	X DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

It is an exceptionally difficult challenge to convey, through a written document, the meaning of an essentially spatial experience like the Savannah National Historic Landmarks District. In many other cases, an urban district can be grasped, to some extent, through a description of its architectural components or an explication of the important historical associations identified with the area. While Savannah does posess a number of very distinguished buildings, and while it has certainly played its role in the events of American history, the real meaning of this area lies in something else. It lies in the wholeness of the place, in the rational nature of the rhythmic placement of streets, buildings, and open areas, and it lies in the great variety of spatial experience throughout the fabric of the district.

The essence of Savannah may be said to revolve around the character of her squares. Each of them is unique and assumes the tone and accents of the ward which surrounds it, this individual identity being expressed in the monuments, statues, and buildings around the square. Heathcote Ward for instance can be identified with visual arts, since it holds the city's most important picture gallery, the Telfair Academy on Telfair Square, and noble architecture, both the Academy and the Trinity Methodist Church. Now numbering more than twenty, the example of the original four squares laid out by Oglethorpe near the Savannah River was faithfully followed until the political and economic disaster of the Civil War.

Savannah is laid out with its streets lying directly North-South and East-West, with development having begun near the river at the North and progressing southward, and with a framework composed of four major elements:

1. The Ward: This is the basic element which was repeated over twenty times from Oglethorpe's 1732 beginning, until the Civil War. A ward is composed of its streets and three important units: the square, the tythings, and the trust lots.

. The Square: This is the core of the ward, around which are gathered both public and private buildings. Most of the squares were landscaped in the nineteenth century after having been barren, muddy patches in the eighteenth. Many are now fitted out with monuments, sculpture, fountains, and garden structures like gazebos and bandstands.

he Trust Lots: At the eastern and western end of each square are two "trust lots," reserved for the public buildings of the colony and of the city. Although all four of the trust lots are not always used in each of the squares, most of them are, supporting the churches, synagogues, museums, courts, and so on.

ythings: At the northern and southern sides of each square are four tythings, reserved for private homes, two tythings to each side. Each tything was divided into ten house lots, thereby providing living accomodations for forty families on a square.

8 SIGNIFICANCE

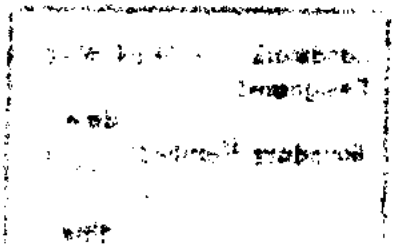
PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	X OTHER (SPECIFY)	
		__INVENTION		Town Planning	

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The pre-Civil War section of Savannah Georgia, now commemorated in the Savannah National Historic Landmark District, stands practically alone as a city of historic importance that has grown in an orderly way upon a distinctive city plan, incorporating many urban amenities with high-quality architecture. The essence of the system lies in the wards and squares of Savannah, modules established in the early eighteenth century by the colony's English founder, James Oglethorpe, and then continued by the townsmen for a hundred and twenty years. Although adversely affected by both serious fires and a pair of damaging wars, Savannah survives today as an essentially nineteenth century collection of buildings, built upon Oglethorpe's eighteenth century plan, a truly superlative urban environment.



9 MAJOR BIBLIOGRAPHICAL REFERENCES

The Foundation for Historic Savannah, Historic Savannah (Savannah, 1968).
Savannah Chamber of Commerce, Sojourn in Savannah (Savannah, 1970).
Ships of the Sea Museum, Savannah Revisited, A Pictorial History (University of Georgia Press, 1969).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY c. 1300

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	490940	3549580
B	17	492460	3549040
C	17	491580	3547480
D	17	490380	3547820

VERBAL BOUNDARY DESCRIPTION

The boundary of the National Landmark District has extended since Savannah's designation in 1966, from the Savannah River on the north, to Gwinnett Street on the south, while East and West Broad Streets have formed the east and west boundaries.

The city of Savannah, through the Historic Savannah Foundation Inc., has been one of the most knowledgable of overseers of its heritage, and has put together a (cont'd)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
James Dillon, Architectural Historian

ORGANIZATION
National Historic Landmarks, OAHP

DATE

STREET & NUMBER
1100 L Street N.W.

TELEPHONE

CITY OR TOWN
Washington

STATE
D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE (NATIONAL HISTORIC LANDMARKS)

TITLE

DATE

Landmark Designated: date

Boundary Certified: 3/3/77 date

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE 3/3/77

KEEPER OF THE NATIONAL REGISTER (NATIONAL HISTORIC LANDMARKS)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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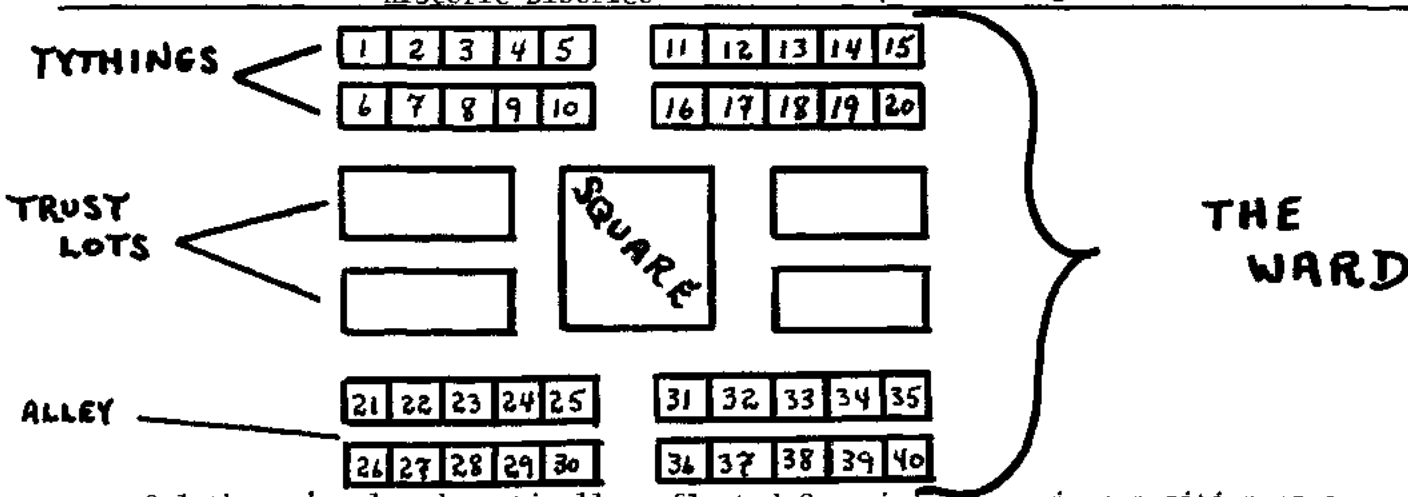

Oglethorpe's plan dramatically reflected Georgia's precarious position as a military outpost between Carolina to the north and the Indians and Spanish to the south. Oglethorpe organized his town to face emergencies just as any good field commander would plan temporary encampments to preserve order, control and discipline among his troops. The plan of Savannah's first ward had been textbook proeedure for two hundred years, and Oglethorpe, a great soldier, was undoubtedly familiar with the classical principles of fortress construction and campsite planning that had been developed by European military architects and tacticians since the Renaissance. Each ward was run by a Constable to whom four Tythingmen reported for the welfare and good conduct of the families of each tything. Ten men in each tything were ready to bear arms, and until other colonists arrived, they would take turns standing watch every fourth night. In case of attack, farm animals and colonists from outside the walls could take refuge in the squares, where more than a century later General Sherman would bivouac the Union troops occupying Savannah during the Civil War.[1]

The passage above clearly reflects the defensive nature of the early days of the colony. In fact, it can reasonably be argued that the difficult early years of the colony were a direct result of this pre-occupation. Despite downright cordial relations with the local Indians, elaborate restrictions were enforced to ensure a hearty militia; rum was prohibited, slaves were prohibited since they might revolt behind a battle line, and only men doing military service were allowed to own land. General Oglethorpe, founder of the colony in 1732, ruled like a despot, and the colony's population dwindled from 5,000 in 1737, to just 500 souls in 1742. By 1751, the trustees had to surrender their charter to the King, at which point the fortunes of the colony turned around and began to prosper.

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[1]Ships of the Sea Museum, Savannah Revisited, A Pictorial History (University of Georgia Press, 1969), p. 24.

If the squares were organized for defensive purposes in the eighteenth century, and became social centers in the nineteenth, they have become inviting oases in the tedious urban desert of the twentieth. Volumes can and have been written about old Savannah, attempting to dissect and analyze the scale, the materials, and above all, the serene human quality of these streetscapes which combine to form one of America's most outstanding successes in planning and growth.

Among the more important architectural structures in the district, one should name the Owens-Thomas House (Regency style, 1816-19), the Davenport House (Federal, 1820), the Independent Presbyterian Church (neo-classical, 1817-19, very much after the work of James Gibbs), the Scarbrough House (Regency, 1818), the Habersham, or "Pink" House (neo-classical, 1789), the Low House (Italian Villa, 1847-48), the Green-Meldrim House (Gothic Revival, 1856), Gordon Row (urban row houses, 1854), Scudders Row (urban row houses, 1852), Christ Episcopal Church (Greek-revival, c. 1838), the United States Customs House (Greek-revival, 1847-1850), Factors Row (Commercial, 19th century), Gibbons Range (Commercial, c. 1837), and the Cathedral of Saint John the Baptist (Gothic-revival, 1872-79, 1890). These are just some of the fine old buildings which enrich the urban environment of old Savannah.

While serious fires and demolition have terminated the lives of most of Savannah's eighteenth century buildings, there do remain enough to suggest the earliest character of the city. It is the following century however whose buildings are most characteristic of Savannah. Houses, public buildings, and commercial works, were done in virtually all of the variety of styles typical of that century. The delicate grace of the Federal period is sprinkled throughout the city, and in a work like John Holden Greene's Independent Presbyterian Church, one has one of the country's most important Gibbs-type churches of the period, which at the same time reveals an awareness of Sir John Soane, in its oval-domed central columned space.

William Jay is considered by many to be the most notable of the architects to have worked in Savannah during the early part of the century, and he seems to have been largely responsible for the Regency style buildings introduced there. Particularly in his Owens-Thomas House, the Telfair House, and the Scarbrough House, he brought the attempt to incorporate the neo-classical variety of shapes popularized by Soane, to America. The 1818-19 Owens-Thomas House is his most assured work, using polygons, curved walls, columniated spaces, and a double-durved stair, to excellent effect.

A little later in the century, about 1840, Savannah joined "the battle of the styles", which so typifies the nineteenth century. By 1847-48, it had a charming Greek-revival work called the Low House by New York architect John Norris, who combined a typical plan with knowledgable classical detail. Norris also built the U.S. Custom House, c. 1852, a Greek-revival building of real distinction.

It was at this time that Savannah also saw the spread of Italian Villa houses, and a few Gothic-revival buildings. The city skyline is largely low-rise, and is enlivened by the spires of a number of the gothic church buildings.

The commercial structures of Savannah, particularly near the waterfront, are one of the city's greatest assets. Shortly after the Civil War, Savannah made a quick economic recovery, due to a great demand for cotton, from New York and Lancashire. To the ante-bellum development of Factors Row, Stoddard's Range, and Cluskey's Embankment Stores, one of the finest commerical building groups in the country, was added in 1887, the centerpiece of these buildings devoted to the cottom trade, the Savannah Cotton Exchange, completing the group. Constructed on the bluff overlooking the Savannah River, these buildings create a handsome transition between the city and the river. Ballast stones were used here to construct a retaining wall, and to pave the ramp to the river, while a system of iron bridges spans Factors Walk, along which the factors inspected and bid on the cotton.

Condition

Old Savannah is not by any means perfect. It has intrusions into the continuity and spatial patterns of the plan. It has gasoline stations, gaping parking lots, crude commercial adaptations of fine old buildings, and an occasional building badly placed or out of scale with the rest. On the whole though, a great deal more is left of the best of Savannah's unique fabric of streetscapes, than is not, so that the occasional tear in the material is just another chore for the now-vigilant local guardians to recognize and repair.

comprehensive inventory of its distinguished environment. Although the professional survey study they commissioned, originally did not consider structures any further south than Gaston Street, the whole area of the National Landmark District has now been surveyed as well, and is included in the exemplary published inventory report, Historic Savannah.

Additionally, that study has included one area not included in the National Landmark District, i.e. the so-called Trustees' Garden area at the northeastern edge of the district. Aside from its association with the earliest days of the colony, the city of Savannah holds a particular pride for this section of the city where in 1948, after an extended period of neglect, a restoration program was begun which then led the way to a tremendous effort to restore the larger old area of Savannah.

Besides the recent history though, there are good reasons why Trustees' Garden should now be included in the National Landmark District. It was set aside by Oglethorpe himself in his original plan for Savannah, as an experimental farm of approximately ten acres. Laid out along the lines of Chelsea Botanic Gardens in London, the garden was immediately planted with seeds and plants donated to the colony from many parts of Europe and the Carribean Islands. In addition to fruit trees, spices, and herbs, there was included a packet of seeds which gave rise, ultimately, to the great cotton empire that supported the economy of the South for decades to come. White mulberry trees were also planted here in an attempt to establish silk as an export of the colony.

While the experimental farm faltered early in the life of the Georgia Colony, the area does represent an important part of Oglethorpe's original concept for the city.

In 1759, Fort Savannah was built here, later renamed Fort Wayne, and rebuilt in 1813. Soon after, Fort Wayne was abandoned, and in 1848 the whole Trustees Garden area was acquired by the Savannah Gas Company and developed as a manufacturing plant. The area steadily declined to a slum until 1948.

Two houses in the Trustees' Garden area are of particular interest: The so-called "Pirate's House," associated with Blackbeard the pirate and other buccaneers, and the Herb House, c. 1734, which may be the oldest house in Georgia.

The boundary of the National Landmark District therefore is as follows: the Savannah River on the north, West Broad Street on the west, Gwinnett Street and Forsyth Park on the south, and East Broad Street and Trustees' Garden on the East.

Trustees' Garden is connected to East Broad Street by Bay Street (the north east-west connector) and East Broughton Street (the south east-west connector). The eastern side of Trustees' Garden is made up by Reynolds Street which runs north as far as the edge

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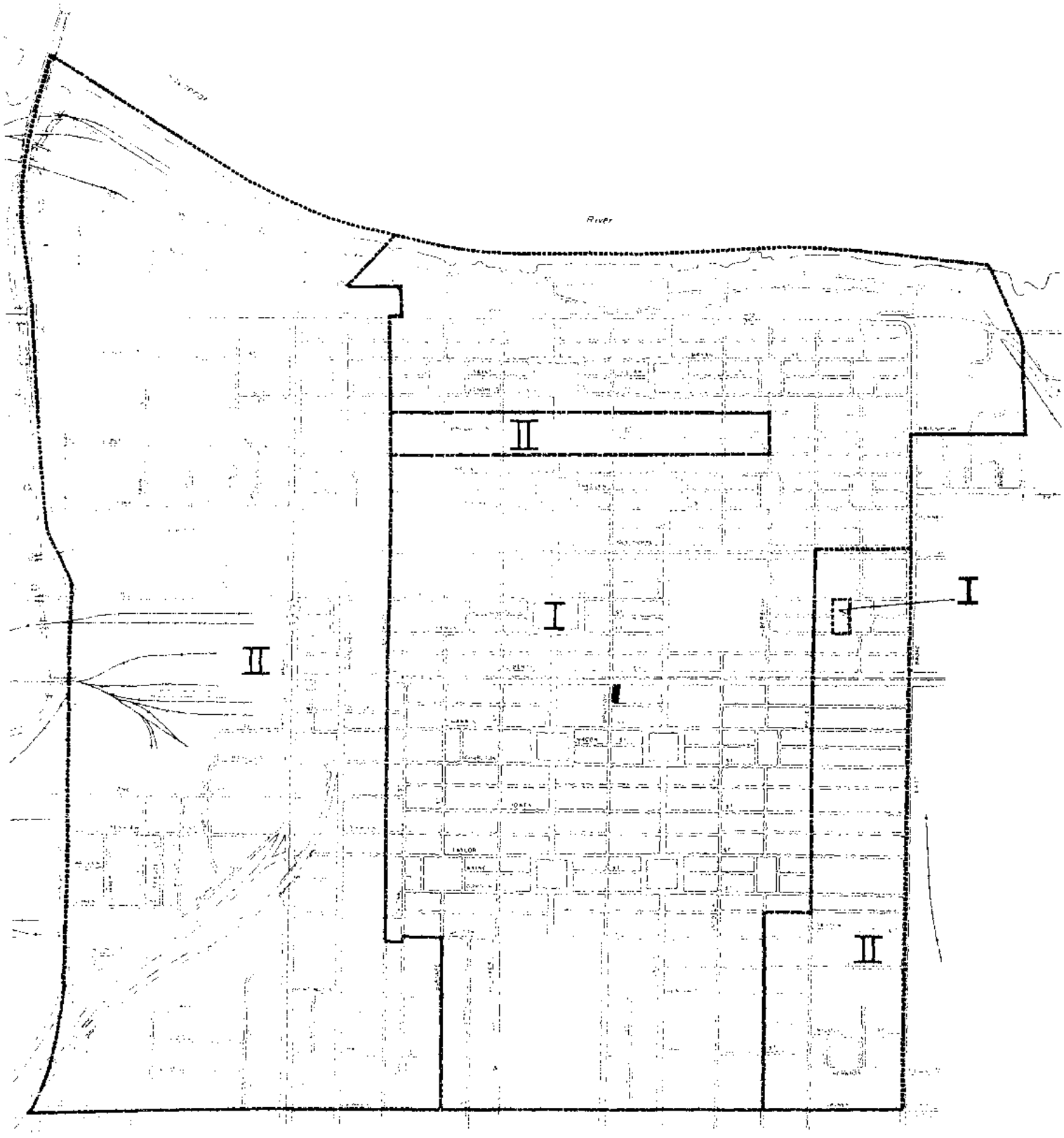
of the wall of Fort Wayne, which continues north to Bay Street. A 25-foot drop-off to East Bay Street marks this edge of the garden.

The area of the National Landmark District is approximately 2 square miles (c. 1300 acres), including within its boundary, over 1100 historic buildings. This area is shaded in red on the accompanying U.S.G.S. 7.5 minute series map, SAVANNAH QUAD.



locating 101 E. Liberty St.

SAVANNAH, GEORGIA

HISTORIC DISTRICT
ZONING ORDINANCE MAP

NORTH

RC

United States Department of the Interior

NATIONAL PARK SERVICE
P.O. BOX 37127
WASHINGTON, D.C. 20013-7127

IN REPLY REFER TO:
H32 (413)

MAY 28 1985

Dr. Elizabeth A. Lyon
Chief, Historic Preservation Section
Department of Natural Resources
270 Washington Street SW., Room 703C
Atlanta, Georgia 30334

Dear Dr. Lyon:

The National Register of Historic Places staff has reviewed and accepted the documentation received on April 2, 1985, to extend the period of significance for the Savannah Historic District, a National Historic Landmark. We acknowledge the inclusion of an analysis of each structure dating from this new period of significance, c. 1900 through 1934 as well, and urge you and your staff to continue its efforts to update this National Register property in the future.

Sincerely,

Carol D. Shull

Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

JUN 4 1985

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

SUPPLEMENTARY DOCUMENTATION

EXTENSION OF PERIOD OF SIGNIFICANCE

SAVANNAH NATIONAL REGISTER HISTORIC DISTRICT,
CHATHAM COUNTY, GEORGIA

Background Information

The Savannah Historic District was listed in the National Register of Historic Places in 1966. Bounded by the Savannah River, East and West Broad Streets, and Gwinnett Street, the district encompasses the original Oglethorpe plan for the city. Documentation contained in a 1969 nomination form prepared by the National Register office and in a 1977 National Historic Landmark form discussed the historic resources in Savannah from its founding through the late nineteenth century. Historic resources dating from the turn-of-the-century through the early twentieth century, although widely recognized as important to Savannah, were not discussed explicity in the supporting documentation.

To remedy this situation, and to officially extend the benefits of National Register listing to Savannah's turn-of-the-century and early twentieth century historic resources, requires extending the period of significance for the Savannah National Register Historic District from the late nineteenth century to the early twentieth century. The Georgia State Historic Preservation Office (The Historic Preservation Section) has worked through a grant contract with the Historic Savannah Foundation to compile the supporting documentation necessary to sustain extending the district's period of significance. This documentation consists of: (1) an upgraded survey of the district, which focuses on its turn-of-the-century and early twentieth century resources, (2) assessments of the district's late nineteenth and early twentieth century resources, and (3) background information which creates the context for evaluating all of Savannah's historic resources.

The proposed upgrade of the Savannah Historic District will extend its period of significance to 1934. This date corresponds to the National Register's standard 50-year cut-off, and the early to mid 1930s constitute a watershed of sorts between Savannah's historic and modern periods. Resources in the district recognized by extending the period of significance to 1934 are varied: commercial buildings along Savannah's "main street" (Broughton Street); hotels, banks, skyscrapers, and other office and business buildings; warehouses and loft-type buildings; automobile-related structures including gas stations and auto dealerships; movie theaters; schools and fire stations; and residential structures including a variety of houses and apartment buildings. No changes in the district's boundaries are proposed.

Overview

The boundaries of the Savannah National Register Historic District represent the growth of the city from its founding on the banks of the Savannah River to the mid-nineteenth century when the orderly pattern of streets and squares first laid out by General Oglethorpe in 1733 and continued well into the next century were abandoned in favor of the grid plan of the Victorian Historic District. Superimposed on this eighteenth-century plan is a well-preserved, almost uniformly low-scale, built environment representing a chronology of historic architecture from the seventeen-nineties through the nineteen-thirties. Residential, institutional, and commercial in character, these buildings reflect the history of the first capital of Georgia which was founded both as a military outpost and a haven for religious and economically displaced refugees, rose to prosperity in the nineteenth century as a thriving port and early railroad center and became in the twentieth century what it is today: a moderately sized southern city whose business activities continue, to a large extent, to be oriented toward its waterfront.

By and large the first decades of the twentieth century respected the city's established forms and traditional architectural motifs. The many fine nineteenth-century structures continued in use and Savannah remained relatively secure from the type of commercial urbanization which drastically altered the architectural vistas of many American cities. Indeed, the compelling characteristics of the National Register District are its prevailing nineteenth-century scale, its unique and well-preserved town plan enhanced by landscaped squares and tree-lined streets, and its distinguished time line of a variety of architectural types, including residential, commercial and institutional buildings.

Urban Design and Landscape

From an urban design perspective, Savannah is world famous for its eighteenth-century plan initiated by Oglethorpe, according to which the city was divided into wards, each containing a regular grouping of building lots around a central square. To the east and west of the square were two large Trust Lots usually reserved for public buildings and prestigious houses. The remaining parcels were divided into ten deep, narrow lots. The typical site plan for these lots consists of a main structure abutting the right-of-way, behind which is a courtyard with a dependency, such as a carriage house or small dwelling, adjoining the lane. The squares, originally intended for purposes of defense, have now become tree-shaded parks, imparting to the district a unified urban landscape.

The rhythm of the city is defined by the relationships of the squares which create long vistas punctuated by church steeples, the elegant cornices of occasional classically styled twentieth-century-skyscrapers; and the public monuments which give character to the various squares, among them the Nataniel Greene Monument by William Strickland on Johnson Square and the Oglethorpe Monument by Daniel Chester French on Chippewa Square. Other public open spaces are the Colonial Cemetery on Oglethorpe Avenue

and Forsyth Park at the south end of the district, a former military parade ground and Victorian promenade.

Late Eighteenth Century

Frame construction predominated in the eighteenth century and the few structures of the period which survived are residences dating mainly from the 1790s. In general these are five-bay, one- and two-story buildings with a central hall and dormered attic, two of the most distinguished examples being the Spencer-Woodbridge House (112 Habersham Street, c. 1795), and the Charles Oddingsells Cottage (510 East St. Julian Street, c 1797). The Hampton-Lillibridge House of 1796-1798 (507 East St. Julian Street) is an unusual three-story, gambrel-roof structure, which, with the exception of its high basement, is probably less typical of Savannah homes of the period than of the styles of New England. A departure too is the brick-and-stucco Georgia residence built for James Habersham, Jr. in 1797 with its Palladian motif and prominent quoins. The best examples of late eighteenth-century Savannah architecture have survived in the vicinity of the four squares which make up the extreme northeast corner of the Historic District. Later in the nineteenth century, builders also fostered the area's predisposition toward simple frame construction, lending a sense of continuity to the architectural heritage of the neighborhood.

First Quarter of the Nineteenth Century

With the prosperous advent of the nineteenth century, the architectural gems of Savannah were the mansions of wealthy merchants, particularly those stuccoed mansonry residences designed in the Regency manner by the British architect William Jay: The Richardson-Owens-Thomas House (Oglethorpe Square, 1818), the William Scarbrough House (41 West Broad Street, 1819), and the Alexander Telfair House (Telfair Square, 1820). The Wayne-Gordon House (10 East Oglethorpe Avenue, 1820), attributed to Jay with alterations by Detlef Lienau, is more important for its national historical associations as the birthplace of the founder of Girl Scouting. The red-brick Davenport House (Columbia Square, 1821), constructed as his own residence by the Rhode Island builder Isaiah Davenport, is significant as the district's best example of a free-standing federal mansion.

The 1820s witnessed the proliferation of federal style brick townhouses with sidehall plan, paired (as a 114-116 West Hull Street, 1817) or in rows (101-107 East Oglethorpe Avenue, 1821-1822). These buildings have their main entrance on the parlor (second) floor level. But a widely used variation, of which the Samuel Bryant House (West Oglethorpe Avenue) is the sole survivor, emphasized the verticality of the structure by placing the narrow fanlit doorway on the ground floor. Contemporary views inform us that some of the buildings on Bay Street near the intersection with Bull Street (5-11 West Bay Street, 15-23 East Bay Street), now altered, were once similar in appearance to the Samuel Bryant House, but they combined commercial and residential uses. Also along West Bay Street is the building (521 West Bay) attributed to William Jay, constructed in 1821 as the City Hotel.

There are few notable institutional buildings dating from this period; however, The Independent Presbyterian Church, which burned late in the nineteenth century, was immediately reconstructed in 1891 according to the original 1817 plans of John Holden Greene. It is an outstanding example of a Neoclassical temple front church with a graceful spire and delicately proportioned domed interior.

1830-1860

Spurred by the commercial production of local "Savannah grey" brick, builders from the eighteen-twenties onward relied increasingly on masonry construction (often-stuccoed), although frame building continued in the old city until prohibited by fire ordinance in the late 1840s. The freestanding and double-frame townhouses of the 1830s and 1840s were usually constructed over a brick basement and include such handsome examples as the Bernard Constantine House (321 Barnard Street, 1845) and 14-18 West Harris Street (1842). High style residential design of the eighteen-forties was dominated by the Greek Revival interpretations of the Irish architect Charles B. Cluskey who was also responsible for the now demolished Hermitage plantation house west of the city. Cluskey's surviving work includes the imposing Aaron Champion House (230 Barnard Street, 1844) whose Corinthian portico faces Orleans Square and the delicately refined Francis Sorrel House (6 West Harris Street, Madison Square, 1841). Residential architecture at mid-century was enlivened by the stylistic eclecticism most apparent in the mansions designed by John Norris. The Andrew Low House (Lafayette Square, 1849), the Hugh Mercer House (Monterey Square, 1861) and the Charles Green House (Madison Square 1853) all reveal a preference for Italianate composition and decoration, although Norris often employed Gothic ornamental detailing. The Greene House with its oriel windows, crenellated parapet, iron tracery porch, and elaborate interior plasterwork is frequently cited in studies of the Gothic Revival in America.

Other large townhouses of the 1850s show the influence of Greek Revival, Italianate and regional building traditions. The William Battersby House (119 East Charlton, 1852) was built with a side porch entrance in the Charleston manner. The Augustus Barie House (221 East Charlton Street, 1853) denotes the traditional Savannah side hall plan in the location of its trabeated and fanlit entranceway, the entire facade, however, surmounted by a pedimented gable with oculus.

Beginning in the eighteen-fifties, the residential pattern emerged which unified the urban fabric of the city: masonry row houses, usually three stories above a raised basement, became the primary housing stock of the last half of the nineteen century. The three-bay townhouse with an entrance hall in one of the end bays is the characteristic Savannah house plan, observable in Gordon Row (101-129 West Gordon Street, 1853) William Remshardt Row (102-112 West Jones Street, 1854), Marshall Row (230-244 East Oglethorpe Avenue, 1855-1856) and numerous residential developments throughout the remainder of the century.

Savannah's institutional buildings of the eighteen-thirties and forties reflect the stylistic domination of the Greek Revival, notably represented by Christ Church of 1838 (28 Bull Street, Johnson Square), Trinity Methodist Church by John Hogg (Telfair Square, 1848) and the U.S. Customs House by John Norris (1-5 East Bay Street, 1848-1852). St. John's Church of 1853 by Calvin Otis (Madison Square) is Savannah's finest Gothic Revival church of the ante-bellum era.

Undoubtedly the city's triumph in urban development of the period was the consolidation of the diverse warehouses ranged along the riverfront into a unique mercantile complex known as Factors Walk. Five to six stories high on the river side with the appearance of only two to three stories at the Bay Street elevation, these riverfront commercial rows are tied to the top and intermediate levels of the high bluff by a network of iron bridges and stairs. Traditionally the lower floors of these buildings were used for storage, the upper for business and commerce. Although riverfront structures range in date from the early nineteenth through the early twentieth centuries, the finest are those constructed in the Italianate mode of the eighteen-fifties such as 208-230 and 102-110 East Bay Street. In fact the entire area from Bay to Broughton Street contains scores of warehouse and commercial buildings from the mid-century, the most stylish displaying sandstone or cast iron lintels and cast-iron storefronts, and others of more modest yet substantial character.

1860s-1890s

Savannah in its post-war years continued to maintain previously established patterns of building, while incorporating the decorative motifs of popular architectural styles. The row house continued as the main downtown residential type through the turn of the century, although the square pillars and simple cornices of the single bay porch were being replaced by fancier Victorian versions. Bay windows and elaborate iron balconies were usually confined to domestic architecture; however, carved brackets and decorative cast-iron lintels can be found on residential and commercial buildings alike.

The French Second Empire style was never widely adopted in Savannah, yet examples exist, including the impressive Samuel P. Hamilton House on Lafayette Square. Designed by J. D. Hall in 1873 this stucco house is a classic of its style, symmetrically composed with quoins, paired windows, molded lintels, and a mansard-roofed dependency.

In general, detached and semi-detached houses in what may be considered thoroughly Victorian modes (Queen Anne, Carpenter Gothic, Romanesque Revival) with such features as wide porches, gingerbread trim, irregular massing, terra cotta and polychrome are to be found in the largest concentration in the southern portion of the district, from Gaston to Gwinnett Streets. While the most noteworthy of these homes are those designed by Alfred S. Eichberg (examples: 226-228 East Huntington Street, 1890; 118 West

Hall, Fay and Eichberg, 1888) and by William Gibbons Preston (example: 225 East Hall Street, 1888), also of particular interest are the Victorian Romanesque houses commissioned by the McMillan Brothers at 402-410 East Huntington Street, 1892.

Commercial and warehouse construction continued in the north and northwest sections of the city. In addition, the second half of the nineteenth century witnessed the increased commercialization of Broughton Street, particularly from Habersham Street west, until by the early nineteen-hundreds the broad street had become Savannah's main shopping district, a position it held until the nineteen-sixties. Although some structures have been disguised by false facades applied during the nineteen-fifties, there exists on Broughton Street an interesting assemblage of relatively intact, nineteenth and early twentieth century commercial buildings, some from as early as the eighteen-fifties. 310-316 West Broughton Street (1850s) and 318-320 West Broughton Street (1891), are just two examples. The Trustee's Garden area, so named because it was the site of the colonial botanical garden, was later the location of the Phoenix Iron Works and of the Savannah Gas Company, both of which contributed impressive examples of light industrial buildings of the period, in 1873 and 1881 respectively. Besides his aforementioned residential work, Alfred S. Eichberg was also responsible for commercial edifices in the Victorian Romanesque vein as in 136-140 Bull Street (1890) and the Guckenheimer Building at 225 West Bay Street (with Fay in 1892).

Church buildings of the second half of the nineteenth century were mostly late Gothic and Romanesque Revival inspired designs such as the Lutheran Church of the Ascension on Wright Square (George B. Clarke, 1879), Wesley Monumental Church (Calhoun Square, Dixon and Carson 1876-1890) and the Temple Mickve Isreal (Monterey Square, Henry G. Harrison, 1876-1878).

Among public buildings of the latter decades of the nineteenth century, the architectural highlights are the monumental brick-and-terra cotta, Romanesque Revival creations of William Gibbons Preston, including the Chatham County Courthouse (Wright Square, 1889), The Savannah Volunteer Guards Armory (Madison Square, 1893) and the Savannah Cotton Exchange (1886) which, exercising the principal of air rights, spans Bull Street and is the elaborate centerpiece of the Factors Walk complex at the Bay Street level. Examples of other fine institutional buildings of the period are the eclectic Italianate county jail and police department by the MacDonald Brothers of Louisville (235-239 Habersham Street, 1887), Hodgson Hall, the Georgia Historical Society Library (1876) by Detlef Lienau of New York, and the Neoclassical Independent Presbyterian Sunday School building by Charles Henry of 1894.

Late 1890s-1930s

Large downtown residences of the turn of the century through the nineteen-teens reflected the nationwide taste for the Colonial Revival and the Beaux Arts styles. Two of the largest and most distinguished examples are in the vicinity of Forsyth Park: the Georgian Revival Mills B. Lane Home of 1909 by Mowbray and Uffinger (26 East Gaston Street) and the Edmund Molyneux mansion of 1917 (443-451 Bull Street) designed

by Henrik Wallin in the Beaux-Arts fashion. While the construction of row housing continued into the twenthieth century, the prospect of the new century coincided with the introduction of small apartment buildings into the downtown residential market, of which many interesting examples still exist, such as the Henrietta Apartments (307-311 Abercorn, 1914) the Eleanor Apartments (339 Whitaker, 1916) and 314-316 East Charlton Street (c. 1915). Savannah's first (of two, downtown) highrise apartment building, the luxury DeRenne Apartments, appeared in 1924, built in classic skyscraper-style with a granite base, brick shaft, and polychrome cornice constructed around a central courtyard.

Savannah's premier commercial square continues to be Johnson Square, and the cluster of turn-of-the-century structures around the square include some impressive proto-skyscraper style buildings, among them the Sullivesque Citizens Bank (15 Drayton Street, 1896) by G. L. ~~Norrison~~, the Renaissance Revival Manger Hotel (S.E. corner Bull and Congress Streets, 1912) by W. L. Stoddard and the Beaux Arts Savannah Bank and Trust Company (2-6 East Bryan, 1911) by the firm of Mowbray and Uffinger. Mowbray and Uffinger were also the architects for the Citizens and Southern National Bank at 22 Bull Street (1907) whose Neoclassical facade exemplifies the contemporary fashion in bank building echoed by, among others, the Chatham Bank of 1912 (27 Bull Street).

Besides a relative boom in high-rises, the twenthieth century also brought a demand for new types of commercial buildings such as the showroom architecture of the early automobile trade which has fine examples in the L. A. Bryson Building (5-7 East Perry, 1904) and the Chatham Motor Company Building (330 Drayton 1927). Several early twentieth-century automobile service stations have also survived, many of whose utilitarian function was apparently best expressed by red tile roofs and light stucco (342 Drayton Street).

That Broughton Street and its vicinities continued to flourish is attested to by the construction of several large commercial buildings during the first decade of the twentieth century (222-220 West Broughton, 218-212 West Broughton, 206-202 West Broughton). The Kress Building (122 West Broughton), built by the national chain in 1923, was doubled in size in 1937 matching the existing style and materials. Shaped parapets and Art Deco and classical decorative motifs highlight the restrained two and three story Broughton Street stores of the nineteen-twenties and thirties. Throughout the district are other small commercial buildings with applied classical details and red or green tile coping (Seckinger Building, 448 Whitaker Street, 1915).

The period 1895 through 1930 witnessed the construction of several important institutional buildings. The Post Office and Federal Building on Wright Square was constructed in 1895 under the supervision of William Aiken of the U.S. Treasury. It is an eclectic Italianate/Romanesque Revival, marble and granite building, richly

textured with a rusticated base, terra-cotta frieze and a red tiled roof with a prominent overhang and carved brackets. The Beaux-Arts inspired City Hall (1905) by Hyman W. Witcover is impressively sited at the head of Bull Street. Also by Witcover is the Masonic Building of 1912, a deeply modeled five-story building with rusticated base, double height three-quarter-engaged Ionic colonnade, and a heavy polychrome cornice beneath an attic story. Witcover's versatility is again displayed in the 1908 synagogue at 116 Montgomery Street with its Moorish Romanesque motifs.

The Barnard Street School of 1901, (212 West Taylor), and the Marine Hospital of 1900 (115 East York Street) are two examples of the Spanish Colonial Revival as adapted to public building. The YWCA at 101 West Oglethorpe (1923) and the Kate Baldwin Free Kindergarden (134 Houston Street, 1925) are examples of the Georgian Revival of the 1920s and 1930. A Savannah Morning News article of 1935 described this kindergarden building as having been "designed to suit the architecture which belonged to this old section of Savannah" and it was this responsiveness to the historical environment which declined in most buildings constructed after the 1930s. Lacking surface articulation and disregarding the traditional bays, divisions and setbacks determined by established lot lines, the building trends of the nineteen forties and fifties thus mark a break in almost 150 years of design history.

Methodology

This supplementary documentation was compiled by a consultant working for the Historic Savannah Foundation. Field work consisted of canvassing the existing district by foot and car to survey, at a minimum documentation level, turn-of-the-century and early twentieth-century buildings. (Sample survey forms are attached in the Appendix.) This survey was done in accordance with procedures adopted by the Historic Savannah Foundation in its two previous surveys (1968-1979) of the district. Documentary research included investigating deeds, building permits, city directories, tax records, Sanborn Fire Insurance and other historic maps, "Ward Books" at the Georgia Historical Society, and newspaper clipping files. The results of this work were submitted to the Georgia State Historic Preservation Office (the Historic Preservation Section) for review. Subsequently, the proposed upgrade of the district nomination was approved by the Georgia National Register Review Board. Using the materials provided by the Historic Savannah Foundation consultant, Historic Preservation Section staff prepared the submission to the National Register office.

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

Elizabeth A. Lyon
Deputy State Historic Preservation Officer

3/14/85
Date

APPENDIX

Survey forms and maps for the Savannah National Register Historic District, Chatham County, Georgia, supplementary documentation (extension of period of significance).

Prepared by Historic Savannah Foundation, Savannah, Georgia, in 1983-1984.

Appendix B
SNHLD Photograph Recreations
1973, 2017

B. 2016 View of Champion-McAlpin-Fowlkes House

A. 1973 View of Champion-McAlpin-Fowlkes House

A. 1973 View of Mercer Wilder House

B. 2016 View of Mercer Wilder House

A. 1973 View of Wayne-Gordon-Low House

B. 2016 View of Wayne-Gordon-Low House

A. 1973 View of Owens-Thomas House

B. 2016 View of Owens-Thomas House

A. 1973 View of Factors' Wharf

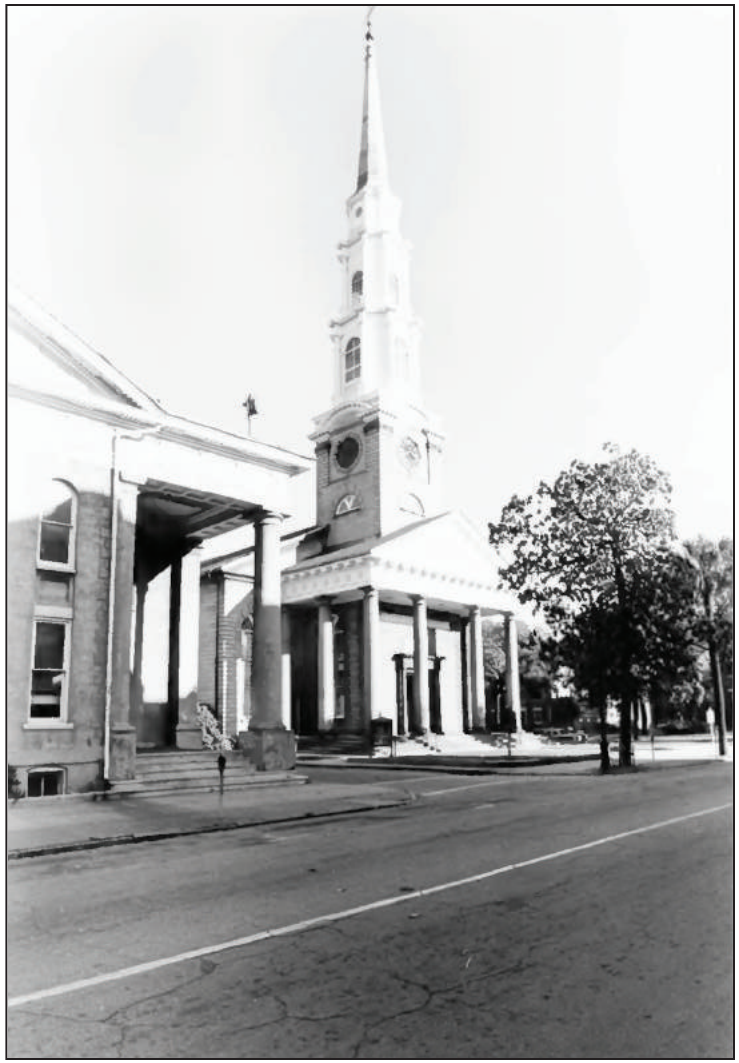
B. 2016 View of Factors' Wharf

A. 1973 View of Savannah Cotton Exchange, Rear

B. 2016 View of Savannah Cotton Exchange, Rear

A. 1973 View of Telfair Academy

B. 2016 View of Telfair Academy

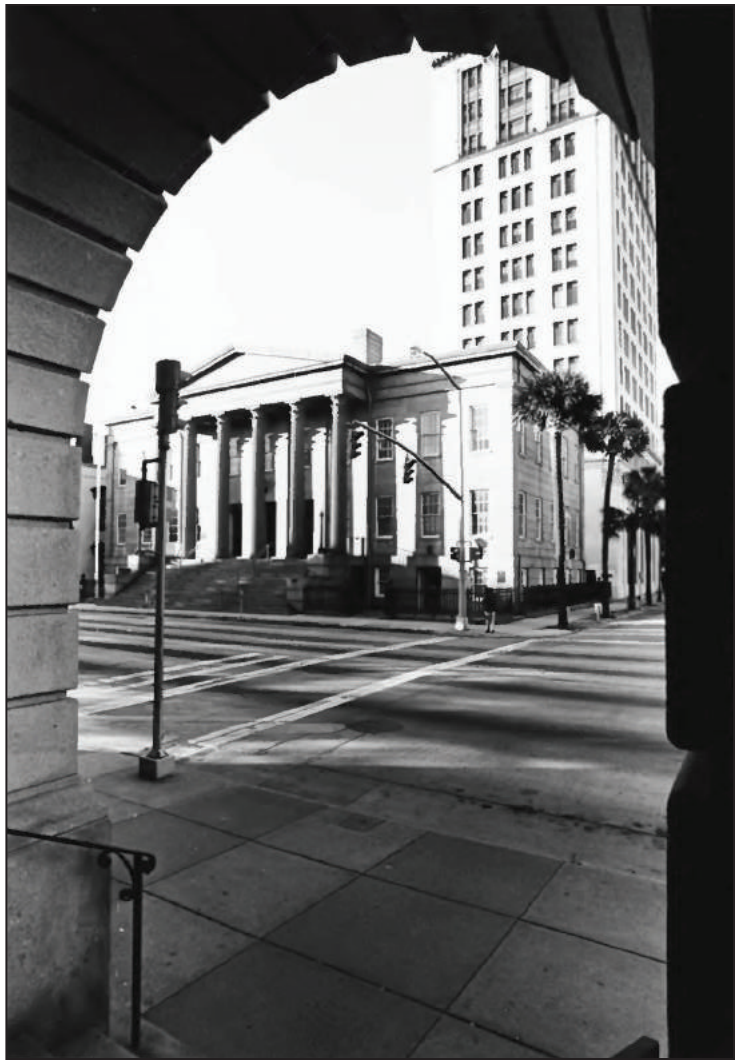


A. 1973 View of Independent Presbyterian Church

B. 2016 View of Independent Presbyterian Church

B. 2016 View of Owens-Thomas House, Detail of Balcony

A. 1973 View of Owens-Thomas House, Detail of Balcony



A. 1973 View of Customs House

B. 2016 View of Customs House

A. 1973 View of Low House, Detail

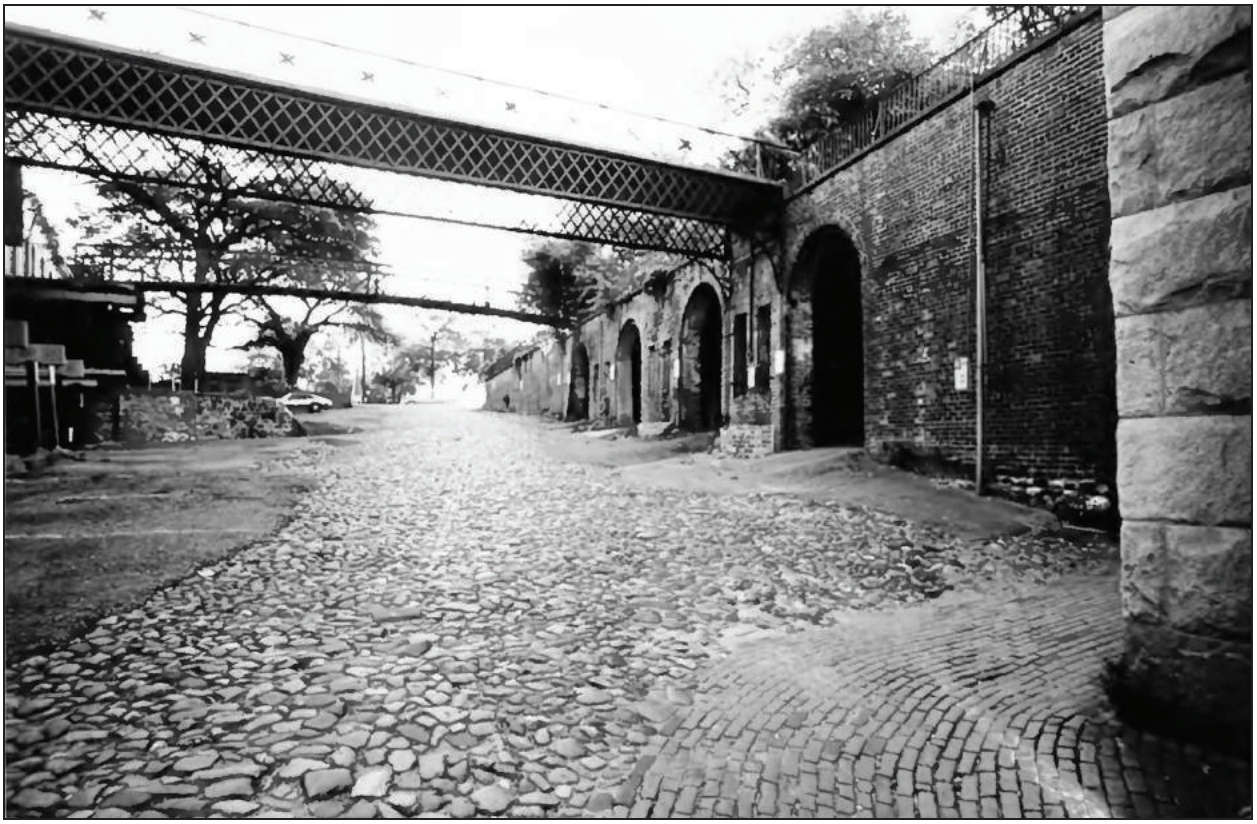
B. 2016 View of Low House, Detail

A. 1973 View of Davenport House

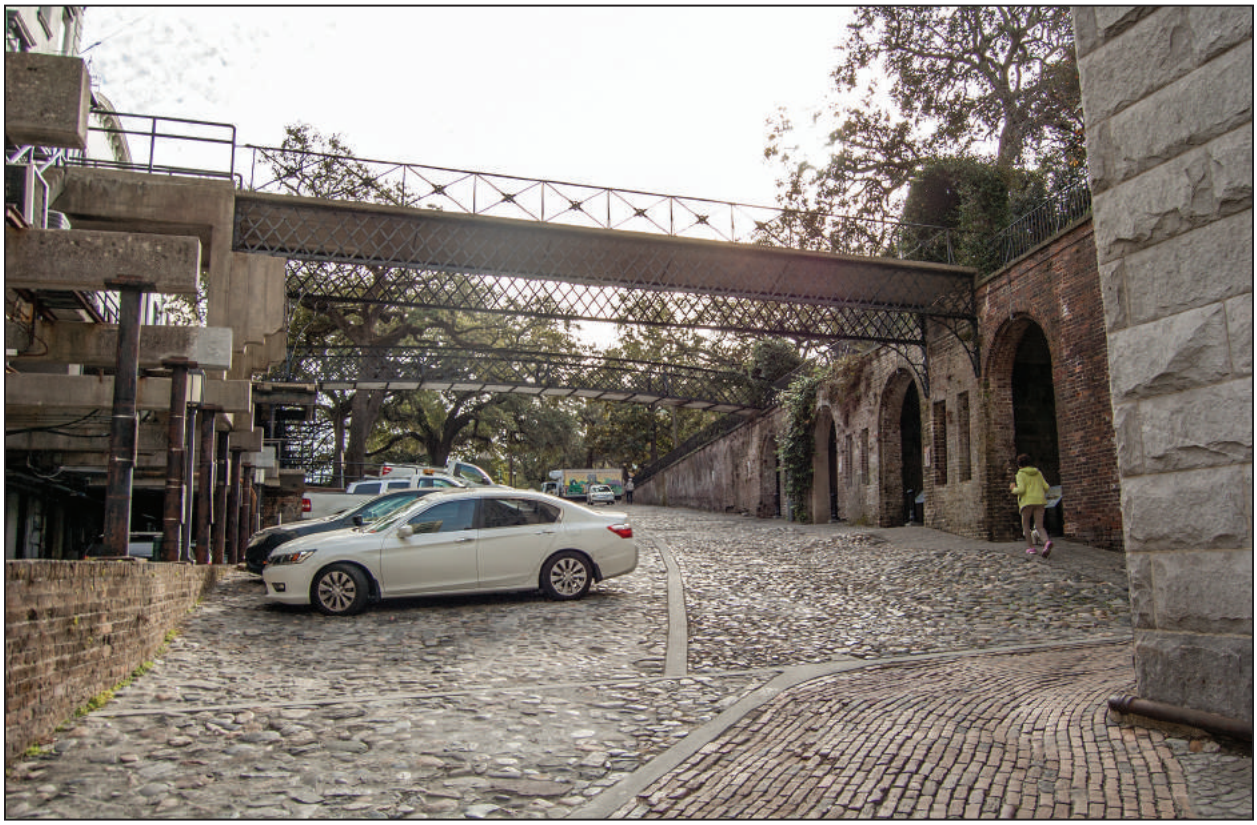
B. 2016 View of Davenport House

B. 2016 View of Factors' Wharf, Rear

A. 1973 View of Factors' Wharf, Rear



A. 1973 View of Factors' Walk, Detail



B. 2016 View of Factors' Walk, Detail

B. 2016 View of Savannah Cotton Exchange

A. 1973 View of Savannah Cotton Exchange

A. 1964 View of Savannah Cotton Exchange Building on Bay Street, Looking North

B. 2016 View of Savannah Cotton Exchange Building on Bay Street, Looking North

A. 1964 View of Factors' Row, From Western End Looking East

B. 2016 View of Factors' Row, From Western End Looking East

A. 1973 View of Troup Square, One Block North of Whitefield Square, Showing Row Houses Being Restored

B. 2016 View of Troup Square, One Block North of Whitefield Square

A. 1973 View of Whitefield Square at Wayne Street

B. 2016 View of Whitefield Square at Wayne Street

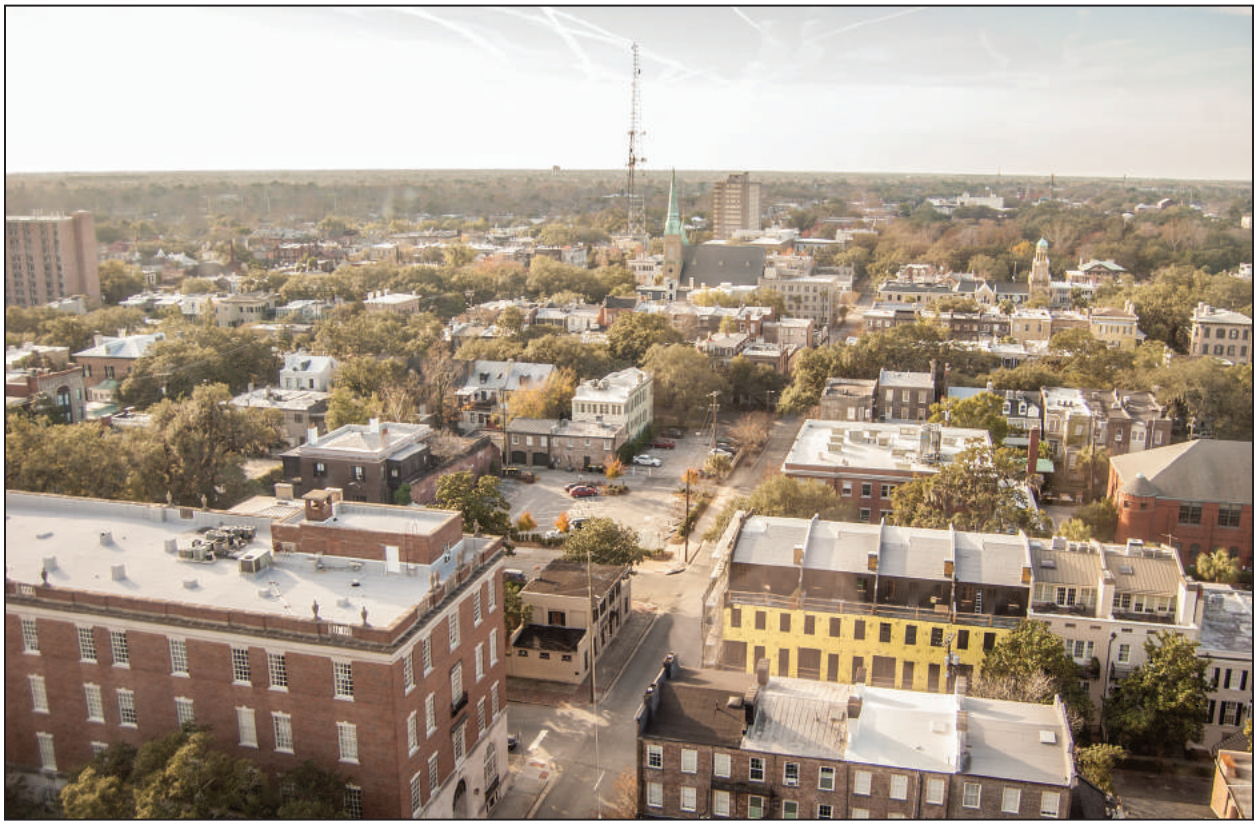
A. 1973 View One Block South of Whitefield Square

B. 2016 View One Block South of Whitefield Square

B. 2016 View of Wayne-Gordon-Low House

A. 1973 View of Mercer Wilder House

A. 1973 View South towards Whitefield Square from atop DeSoto Hilton Hotel. Note Low Profile of Buildings.



B. 2016 View South towards Whitefield Square from atop DeSoto Hilton Hotel. Note Low Profile of Buildings.

A. 1970 View of Whitefield Square Showing Construction Site and Demolition of Old Hospital

B. 2016 View of Whitefield Square

A. 1973 View South from Whitefield Square

B. 2016 View South from Whitefield Square

A. 1973 View South from Whitefield Square Showing Character of Houses

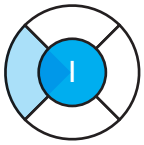
B. 2016 View South from Whitefield Square Showing Character of Houses

Appendix C
Savannah Squares Photography

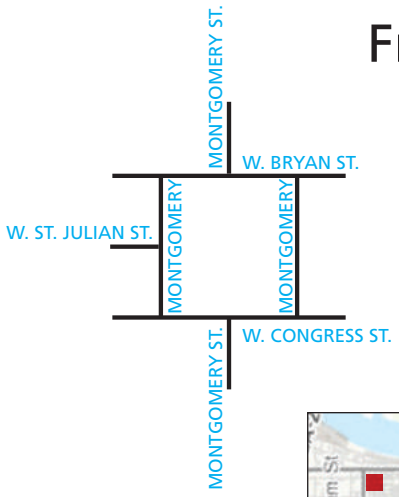
KEY

Cardinal Direction Indicator

Indicates Interior View



Franklin Square

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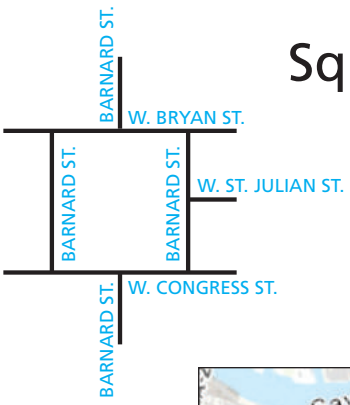


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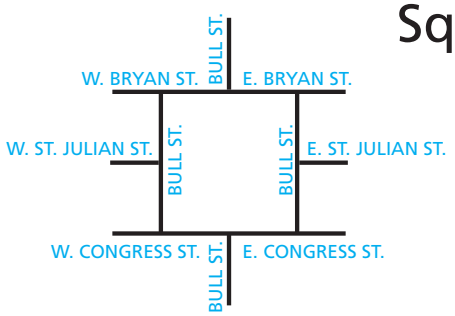


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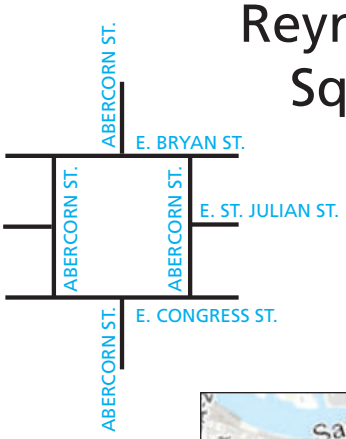


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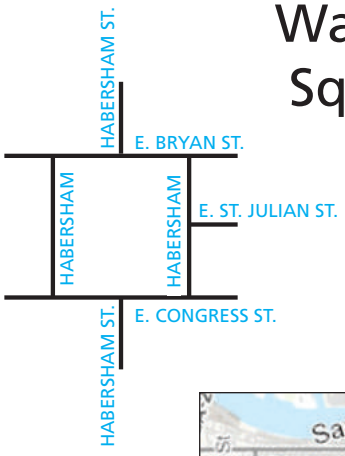


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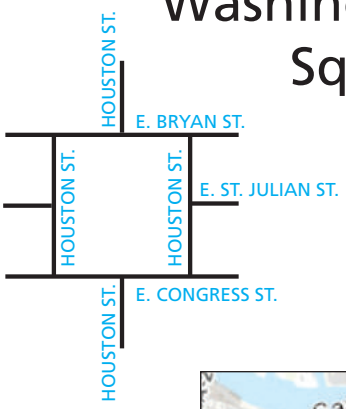


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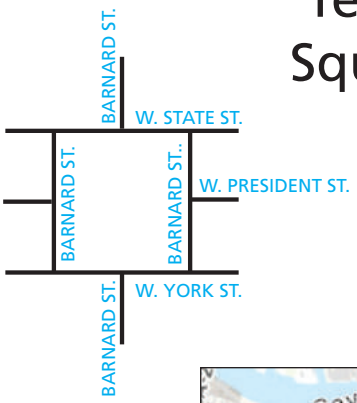
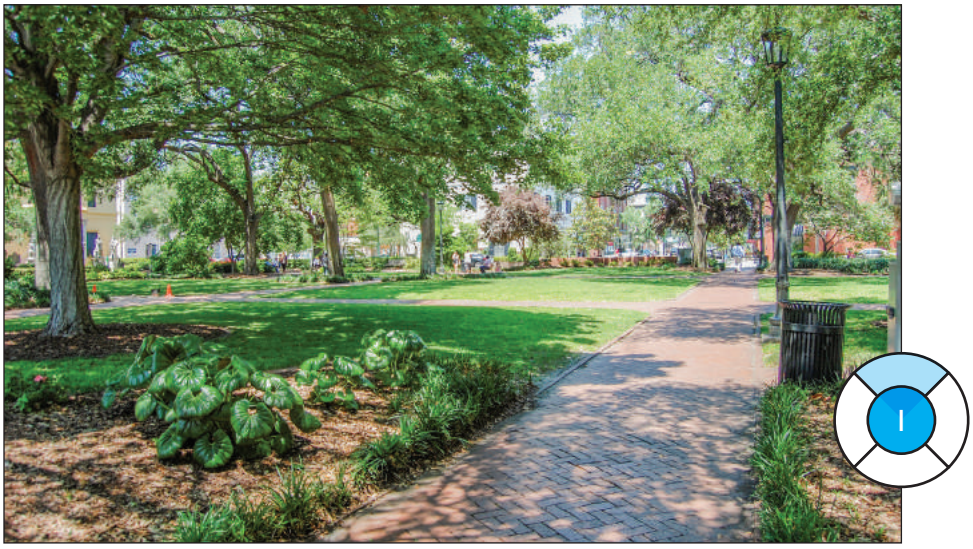
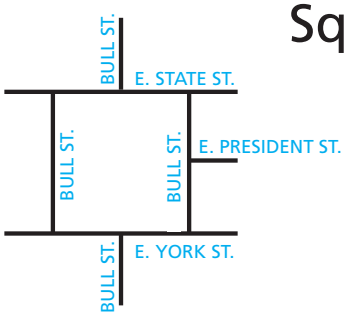
Telfair Square





Savannah NHL Survey

Wright Square

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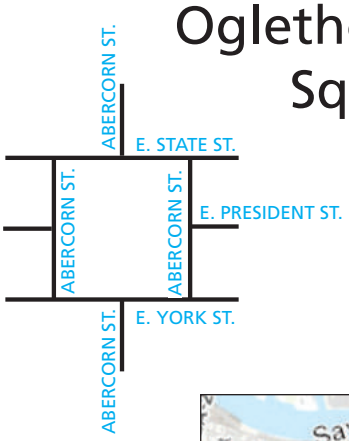
Oglethorpe Square

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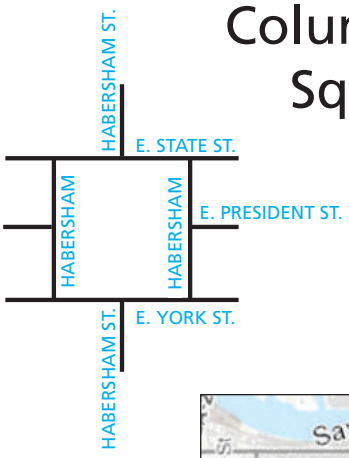


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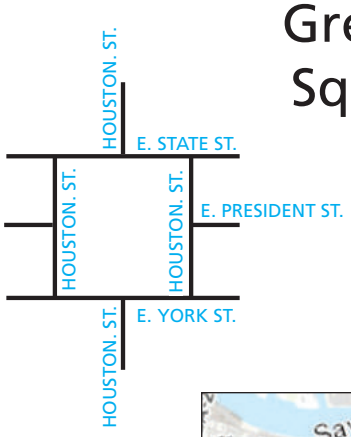
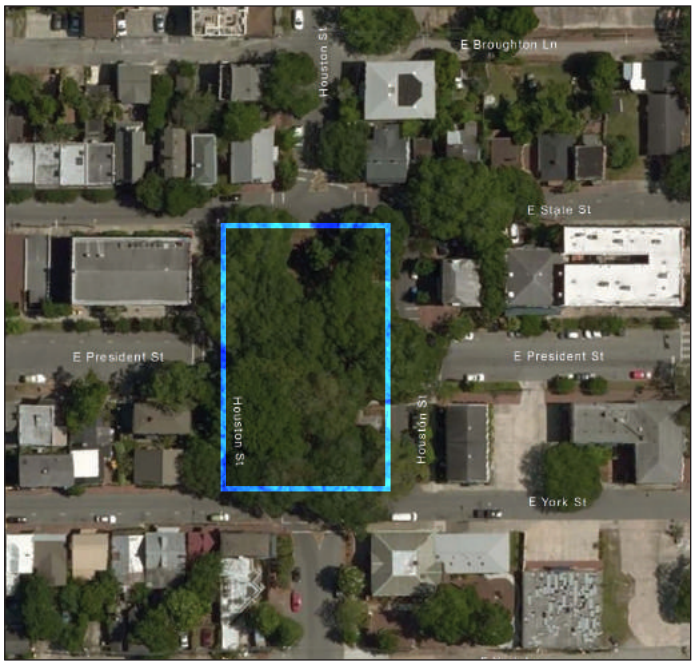
Greene Square



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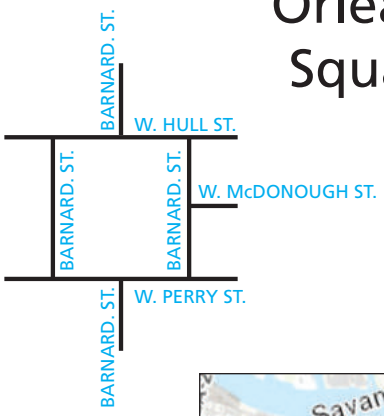
Orleans Square

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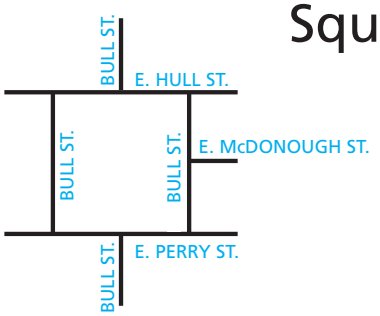


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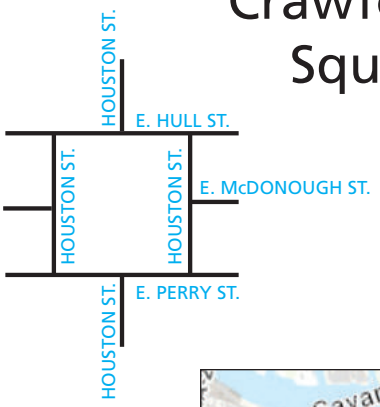


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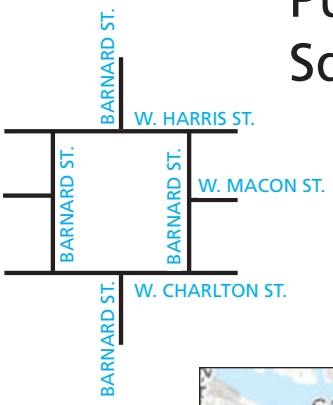


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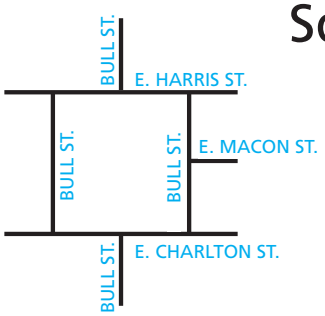


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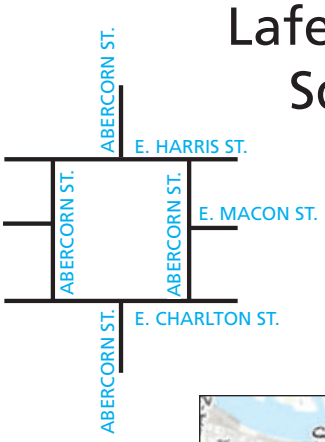


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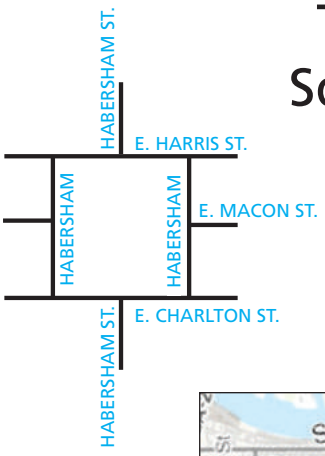


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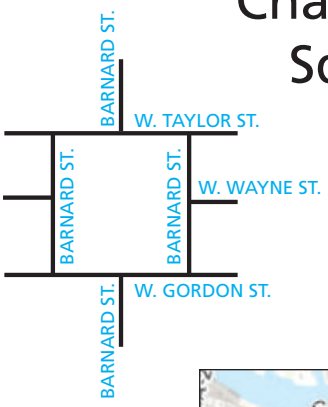


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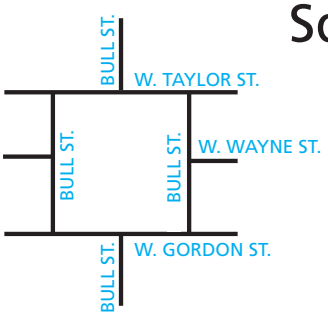


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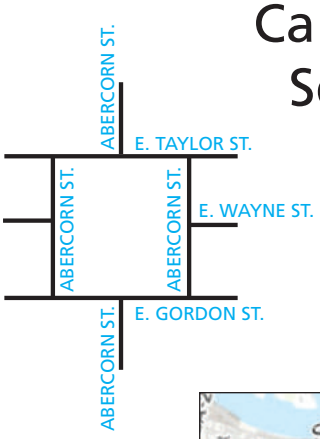


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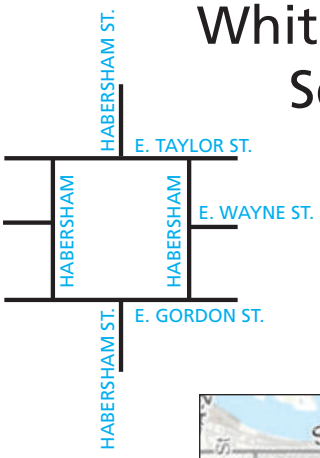


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Appendix D
TIMELINE SINCE 1956

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1956-onward					
1956	Juliette Gordon Low (James Moore Wayne) House purchased by Girl Scouts of America	Juliette Gordon Low House			HSF Scrapbooks (SMN "Girl Scout Annex" 6/23/1971)
1961	Quality Inn is built	9 Jefferson Street			MPC Hotel Map
1966	Savannah National Historic Landmark District established	N/A	National Park Service		
1966	Apartment Building at Abercorn and President Street Demolished	Abercorn & President Street	Currently President's Quarters parking lot		HSF Scrapbooks (SMN "Apartment Building Coming Down" 8/20/1966)
1966	DeSoto Hotel demolished	15 E. Liberty Street	DeSoto Hilton built in its place		*Buildings of Savannah*
1967	Whitney Hotel demolished	Johnson Square	Property of Liberty National Bank and Trust Co		
1967	104 E. Oglethorpe built	104 E. Oglethorpe Avenue	Commercial building originally occupied by Thompson and Bensen, attorneys		HSF Scrapbooks (SMN "New Remodeled Offices Growing in Number" 7/10/1967)
1967	123 Abercorn built	123 Abercorn Street	Chatham County offices today		HSF Scrapbooks (SMN "New Remodeled Offices Growing in Number" 7/10/1967)
1967	Johnson Square is relandscaped	Johnson Square	Mills B. Lane Jr. sponsored the project, which included: "paved plazas with circular pools, fountains, and underwater night illumination." Claremont Lee, Landscape Architect.		
1967	Building at Jefferson and Liberty Street demolished	Jefferson & Liberty Street	Red Dog Saloon		HSF Scrapbooks
1967	HSF Completes Survey of Downtown	N/A	Survey formed basis of *Historic Savannah* book		HSF Scrapbooks (SMN "Historic Savannah Completes Survey" 7/1/1967)
1967	House on Orleans Square relocated for Civic Center	NW corner Habersham and Bryan Street	Mills B. Lane moves house to northwest corner of Warren Square		HSF Scrapbooks (SMN "Historic House to be Moved")
1967	Downtown Neighborhood Association (DNA) formed	N/A	100 property owners "for the purpose of improving the appearance and other conditions of their area of the city" Otto A. Ewaldsen, chairman		HSF Scrapbooks (SMN "Downtowners Form Group" 9/16/1967)
1968	Georgia Constitution amended to enable historic zoning in Savannah	N/A			Timeline compiled by Beth Reiter
1968	First edition of Historic Savannah book published	N/A	Culmination of multi-year long inventory of buildings in landmark district by ward undertaken by Professor Paul S. Dulaney of UVA; sponsored by HSF		Historic Savannah, 1968
1968	Rear wing of Oglethorpe House is built	201 W. Oglethorpe Avenue	Currently SCAD dormitory		HSF Scrapbooks (SMN David Lawson "Mayor to Expand Motel" 1968)

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1968	Sheftell House and Derst Baking Co. buildings moved	Habersham and York Streets and Bay and Price Streets	Previously on Jefferson Street, where Civic Center is today; Sheftell House receives raised basement in new location, building is now Historic Savannah Foundation offices at 321 E. York Street		HSF Scrapbooks (SMN 7/15/1968)
1968	Whitaker and Liberty Parking Garage Built	Whitaker & Liberty Streets	Built by Citizens and Southern National Bank, built to match Hilton DeSoto Hotel and C&S Bank complex		HSF Scrapbooks (SMN 8/6/1968)
1968	Fires damage buildings at 207-211 W Liberty Street and adjacent apartment	Liberty & Barnard Streets	Two separate fires, both in 1968. One building the Liberty Theatre. Buildings demolished.		HSF Scrapbooks (SMN "Apartment Building Damaged" 12/26/1968)
1968	Greene Square is relandscaped	Greene Square			*Buildings of Savannah*
1968	Armstrong College's Jenkins Hall building demolished	447 Bull Street	"Jenkins Hall, an auditorium-classroom building on the old Armstrong State College downtown campus, will be razed and the property used for an "enormous garden" and a few parking spaces"		HSF Scrapbooks (SMN "Jenkins Hall Coming Down to Make Way for Garden" 1968)
1969	Home Furnishing Co. and Georgia Supply Co. buildings demolished	Bay Street	Hyatt Hotel (1980) built in place of buildings demolished		HSF Scrapbooks (SMN "Bay Row Vanishing" 7/1/1969)
1969	Alexander Grocery Co. demolished	116 W. St. Julian Street	Where Cay Building stands today, formerly the oldest commercial building with portions dating to 1700s		HSF Scrapbooks (SMN "Bids Falling Short to Save Building" 1969)
1969	Broughton Street buildings demolished for car dealership	531-537 E. Broughton Street	Southern Motors		HSF Scrapbooks (3/20/1969)
1969	House at 20 E. Gaston Street demolished	20 E. Gaston Street	Replaced with parking for Oglethorpe Club		HSF Scrapbooks SMN 1/3/1969
1969	Troup Square is relandscaped	Troup Square	Pet fountain from Forsyth Park and globe monument added		*Buildings of Savannah*
1969	Reynolds Square is relandscaped	Reynolds Square	Completed by Marshall Daugherty		*Buildings of Savannah*
1969	Save the Bay, Inc. formed to thwart high rise construction on River Street	River Street			Timeline compiled by Beth Reiter
1970s					
1970	YMCA Demolished	Macon and Bull Street	Madison Square; Henrik Wallin architect		*Images of America: Savannah College of Art and Design*
1971	Knights of Pythias Hall suffers fire, demolished	south side Telfair Square	1891 Knights of Pythias Hall and 1818 corner building		HSF Scrapbooks (SMN 6/28/1972)
1971	Municipal Auditorium demolished and Civic Center construction completed	301 W. Oglethorpe Ave	Orleans Square lost; Civic Center built 1968-1971 by Nowell and Ritzert architects		*Buildings of Savannah*
1971	Urban Renewal Plan established	N/A	"…conservation, rehabilitation, and beautification…vast improvements on the Savannah River, including bulkheading of the shoreline and a lighting system"		HSF Scrapbooks (SMN "City Launches $7.1 Million Renewal Plan" 5/25/1971)

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1971	Railroad Complex gets HUD grant for Battlefield Park	MLK Jr. Blvd. and Louisville Road	"…used to help acquire and restore five brick buildings owned by the Central of Georgia Railroad."		*Buildings of Savannah (SMN "Battle Park Project Granted $100,000 5/29/1971)*
1971	Rose of Sharon Apartments built	322 E. Taylor Street	St. Joseph's Hospital building demolished		HSF Scrapbooks (SMN "HUD Clears Money Path for High Rise Apartment" 1/6/1971)
1971	Cluskey Block suffers fire, demolished	102-109 E. President Street			HSF Scrapbooks (SMN Don Rhodes "141-Yr.-Old Buildings Burn, Fire Hits Cluskey Block" 10/11/1971)
1971	Home Federal Building built	111 Barnard Street			HSF Scrapbooks (SMN Ann Marshall "Home Federal Plans New Headquarters" 11/1/1971)
1972	HSF begins restoration on Scarborough House	41 Martin Luther King Jr. Boulevard	Bicentennial project. Pennsylvania architect John Milner directs the project; Ships of the Sea Museum today		www.shipsofthesea.org
1973	Urban Renewal of River Street begins	River Street	Construction of bulkheads		HSF Scrapbooks
1973	Historic Zoning Ordinance Adopted	N/A	Divides the historic district into two zones with standards for all types of construction and demolition		HSF Scrapbooks (SMN Jeannette Fish "Council Approves Historic Zoning")
1973	NPS Adopts 'Development Rights' Option for NHL Owners	N/A	"the Chicago Plan" allows for owners of landmarks to sell "development rights" to use for development elsewhere, preserving the landmark and thwarting demolition		HSF Scrapbooks (SMN "Park Service Proposes Plan for Landmarks" 3/25/1973)
1973	House at Hall and Abercorn demolished	Hall & Abercorn Street	Optician B.G. Lynch		HSF Scrapbooks (SMN "Stairway to Nowhere" 4/12/1973)
1973	Post-Modern residence at 400 E Jones Street built	400-402 E. Jones Street	T. Jerry Lominack, architect		*Buildings of Savannah*
1973	Parking garage at Drayton and Congress is built	Drayton & Congress Street	Lee Meyer, Architect		
1973	10-story building added to Johnson Square	Johnson Square	Savannah Bank and Trust annex on the Northeast corner, Thomas Stanley, architect		HSF Scrapbooks (SMN Ann Marshall "10-Story Building Approved by Board" 6/12/1973)
1973	Two warehouses demolished at railroad complex	W. Broad Street	Replaced with Savannah Civic Center and Visitor Center parking lot		
1973	Fire lanes closed in squares	Telfair Square, initially	Closed to fire trucks by means of a concrete barricade constructed by the Park and Tree Commission		HSF Scrapbooks (SMN Carol Woodford "First Fire Lane Closed on Barnard Squares" 9/13/1973)
1974	Tomochichi Federal Building and U.S. Courthouse are listed on the National Register of Historic Places	125-127 Bull Street			www.gsa.gov
1974	U.S. Custom House is listed in the National Register of Historic Places	1-3 E. Liberty Street	John S. Norris, Architect		www.gsa.gov
1975	1904 Blun Building (National Bank of Savannah) skyscraper is demolished	35 Bull Street	Sun Trust Bank is built in its place, Cooper Carry and Associates, Architects		Chatham County Board of Assessors

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1975	Savannah Bank and Trust Co. gets minimalist limestone addition	2 E. Bryan Street			*Buildings of Savannah*
1975	Factors Walk New Cobblestone Design Approved	Factors Walk	"…street portions of Factors walk are being paved with a dark concrete and then, while the concrete is still wet, stamped with a mold which makes the concrete look like cobblestones."		HSF Scrapbooks (SMN "Pattern Copied on Factors Walk" 12/9/1975)
1975	Broughton Street Revitalization Project begins	Broughton Street	Sidewalks widened, tall light poles removed, large signs removed and replaced		HSF Scrapbooks (SMN)
1975	Central of Georgia Railroad shop buildings measured by HAER		National Park Service		Timeline compiled by Beth Reiter
1976	Owens Thomas, Telfair Museum, Green Meldrim House designated NHLs	N/A	National Park Service		HSF Scrapbooks (SMN "Four Buildings Given Landmark Designation" May 27 1976)
1976	Funding secured for stabilization of railroad complex	MLK Jr. Blvd. and Louisville Road	$200,000 to provide braces, supports, and other needs to stabilize the buildings		HSF Scrapbooks (SMN "City Approves Funds for Federal Programs" Ann Marshall Daniels 6/18/1976)
1976	Liberty Street realigned to accommodate dogleg at MLK	Liberty Street	Realigned between Jefferson and West Broad Streets so that it meets MLK at Louisville Road (alteration to Oglethorpe Plan); HSF opposed		HSF Scrapbooks (SMN "Realigning of Liberty Is Planned" 8/4/1976)
1977	Tour Service for Hire and Horse Drawn Carriage Ordinances adopted	N/A	"to provide a set of regulations to manage the delivery of our tour services in Savannah", established a tourism Advisory Committee (TAC)		City of Savannah RFP for Tourist Management Plan 2017
1977	Montgomery Street Square restoration examined (never fully realized)	Franklin, Liberty, and Elbert Squares	Plan put forth by Chatham County Commissioner John Lynch Nugent; Dept. of Transportation opposed		HSF Scrapbooks (SMN 7/22/1977)
1977	$7 million waterfront project on River Street unveiled		Plan includes landscaping and restoration of warehouse structures		
1977	Oglethorpe realigned to accommodate dogleg	Oglethorpe Avenue	Oglethorpe at Montgomery Street (alteration to Oglethorpe Plan): HSF opposed		HSF Scrapbooks (Savannah Evening Press 2/8/1977)
1977	Broughton Street townhouses added to 500 block	500 Block Broughton Street	Two story modern townhouses backed by HSF, designed by Gunn Meyerhoff, Architects		HSF Scrapbooks (Savannah Evening Press 6/11/1977)
1978	Central of Georgia Railroad Complex receives NHL designation	MLK Jr. Blvd. and Louisville Road	National Park Service		Timeline compiled by Beth Reiter
1978	Chatham County Courthouse, Parking Garage, and Jail are built	133 & 145 Montgomery Street	Helfrich and Grantham, Architects (Jail) and Ed Maddox, Architect (Courthouse)		*Buildings of Savannah*
1978	Savannah College of Art and Design opens		The school includes a Historic Preservation Program		

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1979	Massie Heritage Interpretation Center opens	207 E Gordon Street	History and Architecture museum with exhibit on Oglethorpe plan. Owned and operated by Savannah Chatham Public School System.		*Historic Savannah*
1979	Palmer & Cay Building	25 Bull Street	Modernist, six-story pre-cast concrete building on Johnson Square; designed by Gunn Meyerhoff, Architects		GeoTourist
1979	Savannah Volunteer Guards Armory is purchased and restored by SCAD	342 Bull Street	Renamed Poetter Hall, considered SCAD's flagship structure		*Images of America: The Savannah College of Art and Design*
1980s					
1980	Battlefield Park designed at railroad complex	MLK Jr. Blvd. and Louisville Road	"Committee Threshes Out Plans for Battlepark"		HSF Scrapbooks (Savannah Evening Press June 10, 1980)
1980	Coca-Cola plant remodeled as Mulberry Inn	Bay and Houston Streets	"SPA To Sell Bonds for Inns' Financing"		HSF Scrapbooks (Savannah Morning News June 12, 1980)
1980	East Bay Inn renovated	225 E. Bay Street	1853 building		Chatham County Board of Assessors
1980	Helmly Building and Union Society demolished	Telfair Square	"….General Services Administration, which is constructing the new office building, was violating an agreement with state and local historic preservationists that the building would not be destroyed until final designs for the replacement office building are completed." Alfred Eichberg, Architect of Helmly Building (1890); William G Preston, Architect of Union Society building (1889)		HSF Scrapbooks (Savannah Evening Press John Goyer and Tom Barton "HSF Halts Helmly Demolition" 11/4/1980)
1980	Hyatt Hotel built	2 W. Bay Street	Building sits where two warehouses fronted River Street, hotel originally proposed to be built in 1969 after warehouses were demolished but original fifteen story plan was rejected and revised		*Buildings of Savannah*
1981	Columbia Drugstore converted to condos	223 E. Bay Street	William S.A. Brewer, owner		HSF Scrapbooks (SMN "Columbia Drug Site Slated for Condos" Ann Marshall Daniels 1/9/1981
1981	Crawford Square renovated	Crawford Square	Basketball courts enlarged and gazebo installed		*Buildings of Savannah* and HSF Scrapbooks
1981	Guckenheimer and Company Wholesale Store is expanded and becomes a hotel	225 W. Bay Street	Fay and Eichberg, Architects; building is Hotel Indigo today after a 2016 renovation		*Buildings of Savannah*
1981	Samuel Bryant Building moved	119 W. Oglethorpe Ave	Southern Bell Telephone and Telegraph, moved across Oglethorpe for Juliette Gordon Low federal complex construction		HSF Scrapbooks (SMN "Federal Complex, HSF, GSA Still Dickering Over Buildings" Ann Marshall Daniels 1/30/1981)

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1981	Forsyth Park renovated	Forsyth Park	Tennis courts, basketball courts moved, chain link fence removed, playground added; designed by Lominack-Jewett-Spencer, Architects		HSF Scrapbooks (SMN Shari Sigman 9/13/1981)
1980-1982	Juliette Gordon Low Federal Buildings are built	100 W. Oglethorpe Ave., 120,124 Barnard Street	Main building takes up an entire tything block, removing the lane		*Buildings of Savannah*
1983	Gunn Meyerhoff offices built	425 E. President Street	Modernist brick and stucco building on tything lot		GeoTourist
1984	Wooden utility poles added to some squares	6 squares north of Forsyth Park	"Wooden Poles in City Squares Draws Criticism" Tom Barton, Savannah Evening Press 2/2/1984		HSF Scrapbooks
1985	HSF Begins NHLD Assessment	N/A	"designed to give residents and city officials an update on the "quality of life" in the Historic District…for preventing commercial development from swallowing residential property"		HSF Scrapbooks ("Group to Reassess Historic District" Charles Craig SMN March 1985)
1985	Franklin Square is restored	Franklin Square	The Square was destroyed during the 1935-1937 construction of Highway 17		*Buildings of Savannah* and HSF Scrapbooks (Savannah Evening Press June 4, 1984)
1985	City Market reestablished as entertainment and shopping district with the conversion of two blocks of W. St. Julian Street for pedestrian-only use	City Market			www.UPI.com/archives
1985	Juliette Gordon Low federal office complex built	Telfair Square	Heavily debated construction; final design different than original proposal		*Buildings of Savannah* and HSF Scrapbooks (SMN Charles Craig "Federal Complex Tile Upsets Mayor" 7/2/1985)
1986	City Preservation Officer position established	N/A	City of Savannah establishes Preservation Officer position, Beth Lattimore Reiter appointed.		*Historic Savannah*
1986	City Council passes the Broughton Street Urban Renewal Plan	Broughton Street	"a document that opened the doors to federal funding and a renewed focus on downtown's commercial center"	A New Broughton Street, A New Plan_SMN_4-27-01(B).JPG, A New Broughton Street, A New Plan_SMN_4-27-01.JPG	Savannah Morning News

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1986	Telfair Square is renovated	Telfair Square	"…four garden-like plots in the corners along with serpentine walls…and a sampling of coastal plants" Steve Verner, Savannah landscape architect, Williams Construction Co.		HSF Scrapbooks ("Square Renovation Officially Under Way" Charles Craig SMN 6/10/1986)
1986	Lucas Theatre saved from demolition by the nonprofit Lucas Theatre for the Arts	32 Abercorn Street			*Buildings of Savannah*
1986	HSF Performs ward-by-ward survey	N/A	"…create a detailed, comprehensive portrait of the district, with information ranging from materials in sidewalks to conditions of the buildings and squares to how residents feel about their neighborhoods."		HSF Scrapbooks ("Historic Savannah Compiling Its 'First Ever' Ward 'Portraits'" SMN Melody Pullin 10/4/1986)
1986	Pete Liakakis Building (Commerce Building) built	222 W. Oglethorpe Avenue	Built for Corps of Engineers, Gunn Meyerhoff, Architects; Chatham County Tax Commissioner office today		GeoTourist
1987	City Hall's copper dome is gilded in gold	2 E. Bay Street			*Buildings of Savannah*
1987	Madison Square is relandscaped	Madison Square			*Buildings of Savannah*
1987	HSF Ward-by-Ward survey of Historic District	N/A			Timeline compiled by Beth Reiter
1988	HSF publishes Historic District Action Plan	N/A	Livability task force		Timeline compiled by Beth Reiter
1989	Historic District Conditions Survey completed	N/A	Performed by MPC to include analysis of Land Use, Zoning, Surface Off Street Parking Lots, Sidewalk Paving, Public Landscaping, Pedestrian Lighting, Litter and Refuse, Existing Building Heights, Vacant/For Sale Buildings, and a Historic Buildings Map Addendum		Historic Savannah Foundation
1989	Fountain added to center of Orleans Square to commemorate Savannah's early German Immigrants	Orleans Square			
1990s					
1990	Liberty Street-Parkway connection is proposed	Truman Parkway, Liberty Street	Plan is opposed and ultimately thwarted		Savannah Evening Press
1990	Planter's Inn is renovated	29 Abercorn Street			MPC Hotel Map
1991	New Talmadge Memorial Bridge is constructed	Spans the Savannah River	Replaced the 1954 steel trussed bridge, to accommodate larger ships		*Buildings of Savannah*

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1991	Bull Street Improvement Project	Bull Street	Funded by Mills B. Lane IV, staffed by HSF with the assistance of the City of Savannah. Project added new street trees, brick sidewalks, period street lighting, trash receptacles, etc. along Bull Street to Forsyth Park		*Historic Savannah*
1992	SCAD acquires Citizens Bank of Savannah	15 Drayton Street	Gottfried L. Norrman, currently named Propes Hall		
1993	Central of Georgia Railroad Buildings restored	MLK Jr. Blvd. and Louisville Road	City of Savannah and Coastal Heritage Society; largely grant funded		*Historic Savannah*
1993	Levy Jewelers renovation	101 E. Broughton Street	"The renovation plan will create office space on the second floor of the three story building. A gift shop that had been on the second floor will be moved downstairs."	After 57 Years-Major Renovation_SEP_8-19-93.JPG, After 57 Years-Major Renovation_SEP_8-19-93(b).JPG	Savannah Evening Press
1993	200 W. Harris Street Built	Pulaski Square	Replica house built by the Beehive Foundation under Mills B. Lane		
1993	SDRA begins effort to revitalize Broughton street	Broughton Street	"Our goal is to have Broughton Street clean and safe and make it a special place to be again"	Broughton Street Boom_SNP_10-10-93(b).JPG	
1993	Juliette Gordon Low House Restoration	10 E. Oglethorpe Avenue	Kolman and Smith, Architects		*Buildings of Savannah*
1993	Davenport House restoration	324 E. State Street	Window replacement, rear porch and structure stabilized		http://www.davenporthousemuseum.org/our-history/our-history/
1994	Savannah Historic District sqaures, parks, and monuments World Heritage Site listing sought	N/A	City of Savannah puts forth proposal to Federal Interagency Panel after deciding to proceed in 1992; proposal rejected.		*Art and Cultural Heritage Law, Policy, and Practice, edited by Barbara T. Hoffman*
1994	MPC Offices incorporated into Parking Deck	110 E State Street	Gunn Meyerhoff, Architects		GeoTourist
1995	Best Western is built	412 W. Bay Street			MPC Hotel Map
1996	Hampton Inn is built	201 E. Bay Street			MPC Hotel Map
1996-1997	Ships of the Sea Museum Maritime Museum acquires building and restoration begins	41 Martin Luther King Jr. Boulevard	First shown in HSF Scrapbooks as an idea in 1969		www.shipsofthesea.org

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
1997	Chadbourne Guidelines adopted	N/A	A seven year project. Composed by Harvard Professor Christopher Chadbourne, the guidelines were funded by a $15,000 grant from the National Trust Critical Issues Fund. The guidelines established a new preservation ordinance and guidelines to serve as a manual for development in the NHLD		*Historic Savannah*
1997	Marriot Riverfront is built	100 General McIntosh Blvd.			MPC Hotel Map
1998	Convention Center and Westin Hotel are built across Savannah River	Hutchinson Island	Visible from River Street		Chatham County Board of Assessors
1999	SCAD's renovation of Jen Library is complete	201 E. Broughton Street	Formerly the Maas Brothers department store		SCAD.edu
1999	The Marshall House is rehabilitated	107 E. Broughton Street	Built in 1870; Hansen Architects design renovation		Chatham County Board of Assessors
2000s					
2000	1921 Lucas Theater restoration complete	32 Abercorn Street	Lott and Barber, Architects		*Buildings of Savannah*
2000	1964 Thunderbird Inn is restored	611 W. Oglethorpe Avenue	Ramsay Sherrill, Architects		MPC Hotel Map, tax assessor
2000	Cathedral of St. John the Baptist restored	222 E. Harris St.	DPK&A Architects		*Buildings of Savannah*
2000-2006	Juliette Gordon Low Restoration	10 E Oglethorpe Avenue	Lott and Barber, Architects		
1996-2001	Restoration of Casimir Pulaski Monument	Monterey Square			
2001	Double Tree Hilton is built	411 W. Bay Street			MPC Hotel Map
2001	Comfort Suites is built	630 W. Bay Street			MPC Hotel Map
2001	New Broughton Street plan is introduced	Broughton Street	"In it are major zoning changes, $5.6 million in streetscape and building façade improvements, and plans to expand the renewal area's boundaries to the east and west. "	A New Broughton Street, A New Plan_SMN_4-27-01(B).JPG, A New Broughton Street, A New Plan_SMN_4-27-01.JPG	Savannah Morning News

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
2002	Savannah Streets and Squares project		Funded by Mills B. Lane IV; provided planting and maintenance standards for Savannah and created a challenge grant and matching funds for the Landmark District Tree Fund, planting more than 500 canopy trees in the district.		*Historic Savannah*
2003	Staybridge Suites built	Lincoln and Bay Street	Was originally planned to be a six-story structure, the Review board negotiated it down to 4. An appeal was made so that the lot coverage could be increased.		Savannah Morning News
2005	209 W. Charlton is built	Pulaski Square	Replica house built by the Beehive Foundation under Mills B. Lane IV		
2005	City Market parking deck demolished	City Market	Demolished as part of the redevelopment of the City Market area, as the garage's 50 year lease was up		*Buildings of Savannah*
2005	Crawford Square altered	Crawford Square	Playground and gazebo removed		*Buildings of Savannah*
2005	Historic district ordinance amended	N/A	Twelve month stay of demolition abolished; buildings only approved for demolition based on economic hardship		*Historic Savannah*
2006	Hilton Garden Inn is built	321 W. Bay Street			MPC Hotel Map
2006	Jepson Center for the Arts is built	207 W. York Street	"The building occupies roughly half of a tything block, but does so in a unique way by bridging a lane, a requirement to preserve the city's urban plan"		*Buildings of Savannah*
2007	Monument to Haitian volunteers in the Battle of Savannah was constructed in Franklin Square	Franklin Square	James Mastin sculpts the monument		*Buildings of Savannah*
2007	Juliette Gordon Low Birthplace & Andrew Low House designated NHL's	10 E. Oglethorpe Avenue			www.juliettegordonlowbirthplace.org/
2008	City Hall's dome is regilded	2 E. Bay Street			*Buildings of Savannah*
2008	Historic district ordinance height map adopted	N/A	Metropolitan Planning Commission adopts height map developed by volunteer preservation professionals		*Historic Savannah*
2008	Holiday Inn Express is built	199 E. Bay Street			MPC Hotel Map
2008	Frogtown Lofts are built	545-555 Berrien Street	Lominack Kolman Smith Architects, just outside the boundaries of the district; located with local Savannah Historic District		*Buildings of Savannah*
2009	Andaz Hotel is built	16 Barnard Street			MPC Hotel Map

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
2009	Holiday Inn is built	15 MLK Jr. Blvd.			MPC Hotel Map
2010s					
2010	Ellis Square reopens	Ellis Square	Lominack Kolman Smith Architects; AECOM Planning and Landscape Architects		
2011	McDonald's opens on Broughton Street	246 W. Broughton Street	Located in existing building at Broughton and Jefferson Streets		Savannah Morning News
2011	Chatham County-Savannah Metropolitan Planning Commission produces design manual	N/A	Created to help with the application of Savannah Historic Overlay District of the City of Savannah Zoning Ordinance		www.thempc.org
2011	SCAD Museum of Art (Up-Freight Warehouse, Central of Georgia Railroad) adaptive reuse	601 Turner Blvd.	Lord Aeck Sargent, Sottile and Sottile, and Dawson Architects		*Buildings of Savannah*
2011	Cay Building is built	22 Barnard Street	Ellis Square trust lot		Chatham County Board of Assessors
2012	Tourism administrator position is reestablished by City	N/A	"To respond to a growing number of conflicts between residential and tourism industry interests in the National Landmark District"		City of Savannah RFP for Tourist Management Plan
2012	McDonald's opened	246 W. Broughton Street	Approved by HDBR April 14, 2010		
2012	Work begins on Kehoe Iron Works renovation	660 E. Broughton Street	Trustees Garden neighborhood; previously vacant; Charles H. Morris owner; Lominack Kolman Smith Architects		
2013	Embassy Suites is built	605 W. Oglethorpe	West side of MLK Jr. Blvd., outside NHLD, inside local Savannah Historic District		
2014	Tourist Management and Ambassadorship Department is established by City	N/A	The department focuses on management, compliance and enforcement, and community enhancements.		City of Savannah RFP for Tourist Management Plan
2012-2014	Restoration of the exterior of Juliette Gordon Low Birthplace	10 E. Oglethorpe Avenue	Lott and Barber, Architects		www.juliettegordonlowbirthplace.org/
2014-2015	Ben Carter purchases 30 buildings on Broughton Street	Broughton Street	Properties are restored and the spaces become the homes to many corporate retailers (H&M, J.Crew, etc.)	Brands land on Broughton_SMN_7-17-15.JPG	Savannah Morning News

Date (If Known)	Event	Location	Other Info	Files Associated	Repository
2016	Construction of 230-240 W. Broughton Street (H&M) is complete.	230-240 W. Broughton Street	The Zoning Board of Appeals overturns HDBR's decision and approves the demolition of the existing structure (originally a mirror of the corner building that was later altered)		Savannah Morning News
2015	Perry Lane Hotel construction begins	200 Perry Street	Work begins on lots between Drayton, McDonough Street, and Perry Lane. Two hotel structures and a below ground parking deck are being built. The lots being built have no existing structures. The hotel will be five stories high. Hansen Architects		
2016	Homewood Suites is built	611 E. River Street			MPC Hotel Map
2016	SEPCO Building Demolished	600 E Bay Street	1960s New Formalist building (modernist); Zoning Board of Appeals overturns HDBR decision to retain structure that contained asbestos; covered in National Trust for Historic Preservation Forum Blog Post		
2016	Telfair Academy of Arts and Sciences (Telfair Mansion) receives an exterior restoration	121 Barnard Street	Alchemy Restoration		
2016	Fairfield Inn is built	135 MLK Blvd.	West of MLK Jr. Blvd.; outside NHLD, within local Savannah Historic District		MPC Hotel Map, tax assessor
2016	Sisters of Mercy install monument at Abercorn and Liberty Street on St Vincent Academy lot	311 Abercorn Street	Honors work of Sisters of Mercy in Savannah; bronze		
2017	Kehoe Iron Works Machine Shop set to reopen post renovation	660 E Broughton Street	Last remaining historic metal building in NHLD; Charles H. Morris owner; Lominack Kolman Smith Architects; Foundry buildings under construction for rehabilitation as part of phase two		
2017	Groundbreaking of Plant Riverside District	West River Street at Montgomery	Sottile & Sottile, owned by Kessler collection. Complex will contain hotel. Takes advantage of revised State Tax incentive law.		
2016-2017	NPS Begins Work on Integrity & Condition Assessment	N/A	New South Associates in conjunction with Lominack Kolman Smith Architects		

Appendix E
ONLINE SURVEY RESULTS

#1

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 15, 2017 2:51:51 PM
Last Modified: Wednesday, February 15, 2017 3:10:28 PM
Time Spent: 00:18:37
First Name:
Last Name:
Email:

Custom Data:
IP Address:

PAGE 2

Q1: What is your association with the Savannah National Historic Landmark (NHL) District?	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: Are you familiar with the defined boundaries of the Savannah NHL District?	Yes

Q3: Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	3

Q4: Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.

Savannah is lucky to have a very involved and active preservation commission which overlooks infill and demolition threats. The greatest threat I see is the growth of the city and infill or new construction that detracts from the historic character of the district.

Q5: What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)	Loss of contributing resources, Large-scale development within the NHL District, New development just beyond the boundaries of the NHL District
Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Western boundary area

Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?

Somewhat important,

If willing, please explain the reason for your answer.
Having the recognition of the NHL district can give more weight to the local preservation efforts.

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

General historic preservation commission regulations and review of planned work.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

If so, what public outreach methods do you believe would be the most effective?
Social media, video tours, guided walking tours that can be dowloaded to phones,

Q10: Is there anything you would like to add? Anything we've overlooked?

Important to note the variety of social, economic, and racial history of the NHL.

#2

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 15, 2017 2:59:13 PM
Last Modified: Wednesday, February 15, 2017 3:10:33 PM
Time Spent: 00:11:20
First Name:
Last Name:
Email:

Custom Data:
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I live in the Savannah NHL District , I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	2
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	4

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

the oglethorpe plan is the platform on which everything else sits, therefore its preservation is of paramount importance

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District , Unsympathetic infill construction or additions
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area , District interior

Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

a decent ordinance and a decent review board...and, as necessary, courts of law

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? yes, but not as mitigation or an excuse after something egregious is allowed; the education should include much more than benefits...it should take in responsibilities and obligations

Q10: Is there anything you would like to add? Anything we've overlooked?

the feds already have two strikes against them via the existing disasters on Telfair Square: 1) lousy massing and 2) abominable infill buildings...why risk the third strike by perpetuating further degradation of oglethorpe's plan by building on top of president street?

#3

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 15, 2017 3:12:57 PM
Last Modified: Wednesday, February 15, 2017 3:15:28 PM
Time Spent: 00:02:31
First Name:
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have visited the Savannah NHL District , Other (please specify) SHPO
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Density and scale of the built environment - the more that is changed, the less the district looks like it did historically.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Loss of contributing resources, Large-scale development within the NHL District, Unsympathetic infill construction or additions
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area, Southern boundary area, Western boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important
Q8: **What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?**	*Respondent skipped this question*

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#4

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 15, 2017 3:11:17 PM
Last Modified: Wednesday, February 15, 2017 3:23:05 PM
Time Spent: 00:11:48
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Density and scale of the built environment and retention of the Oglethorpe Plan.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Unsympathetic infill construction or additions , New development just beyond the boundaries of the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

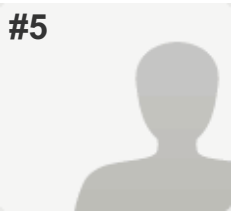
A combination of the preservation review board, the HSF and private property owners.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

If so, what public outreach methods do you believe would be the most effective?
educating decision makers on the importance of historic integrity, work with local realtors and developers to have clear guidance on what it means to have a property in the NHL District

Q10: Is there anything you would like to add? Anything we've overlooked?

Outreach should also include how preservation of the Oglethorpe plan helps to contribute to our "livable city" and other initiatives and not just a relic of the past.



#5

COMPLETE

Collector: Email Invitation 1 (Email)
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Last Modified: Wednesday, February 15, 2017 3:28:12 PM
Time Spent: 00:19:08
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I live in the Savannah NHL District , I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	2
Pedestrian accessibility	4
Public open spaces / landscaping / tree canopy	5

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Probably density & scale. Large-scale development is overpowering the important historic buildings. Protecting the Oglethorpe plan is probably next. Unfortunately, government has been the biggest violator of the plan.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District , New development just beyond the boundaries of the NHL District

Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Western boundary area, Eastern boundary area, District interior, Other (please specify) To some degree, all of the above.
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important, If willing, please explain the reason for your answer. The NHL District is not only a local but also a national treasure. It and the port arereally the things that put Savannah back on the map in thelatter part of the 20th century. t

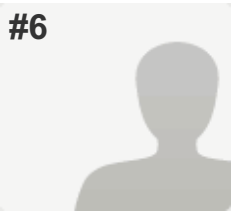
Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

The Historic District Zoning Ordinance has been effective but effectiveness has varied depending on the makeup of the Board. HSF has also been mostly effective.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? Start with City Hall and City Staff

Q10: Is there anything you would like to add? Anything we've overlooked?

The proposed new zoning ordinance needs to be adopted ASAP. The NHL District is being inundated with hotels, vacation rentals and tourists to the point that it is loosing its desirability as a place for permanent residents.



#6

COMPLETE

Collector: Email Invitation 1 (Email)
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Time Spent: 00:04:13
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	4
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	3
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Oglethorpe Plan

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District , Unsympathetic infill construction or additions , Other (please specify) insensitive tourism-based development
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area , Western boundary area

Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

local preservation zoning ordinance and design review process

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes

Q10: Is there anything you would like to add? Anything we've overlooked?

streetscape features, such as historic pavements, sidewalk materials, signage, street furniture

#7

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 15, 2017 3:53:27 PM
Last Modified: Wednesday, February 15, 2017 3:59:08 PM
Time Spent: 00:05:41
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Pedestrian accessibility	3
Public open spaces / landscaping / tree canopy	1

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Lane buildings and scale of buildings

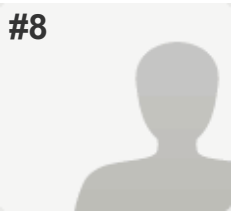
Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Loss of contributing resources, Large-scale development within the NHL District, Unsympathetic infill construction or additions
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area, Western boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: **What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?**

Historic Board of Review

Q9: **Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?**	Yes

Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*



#8

COMPLETE

Collector: Email Invitation 1 (Email)
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Last Modified: Wednesday, February 15, 2017 4:09:44 PM
Time Spent: 00:22:42
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , Other (please specify) I am a native Savannahian.
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Density and scale--weakness of elected/appointed officials, greed of private investors, and ignorance of public/consumers are allowing out-of-scale construction and uses to push their way into this human-scale district.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Large-scale development within the NHL District, Unsympathetic infill construction or additions, New development just beyond the boundaries of the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area, Western boundary area, Eastern boundary area, Other (please specify) Bay Street is #1; West Broad #2; East Broad #3

Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?

Not important,

If willing, please explain the reason for your answer.
The Landmark district is taken for granted. Neither the elected nor appointed officials see the need to protect this precious resources and important lifeline.

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

LOL... definitely NOT the height map. That was a Trojan horse. The establishment of the review board in the 1970's was key. But there have not been any laws/plans passed since to sustain/fortify this key act.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

If so, what public outreach methods do you believe would be the most effective?
First, Seasonal owner-occupants and Air BnB owners must be educated. Perhaps the permitting office and the tax assessors can be enlisted to included a notice to those owners of the review process, etc.

Q10: Is there anything you would like to add? Anything we've overlooked?

Second, African American Savannahians take pride in the NHL even though they can not afford to live in the Beach Institute portion anymore. Please be sure to include outreach/education to churches on those threatended edges such but not limited to as St. Phillips on West Broad, St. Benedict the Moor and St. John Baptist in the Beach portion, and Second Ebenezer Baptist in the Hitch Village area. The churches the NHL are aware... this outreach is needed outside the NHL

#9

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 15, 2017 4:17:45 PM
Last Modified: Wednesday, February 15, 2017 4:29:04 PM
Time Spent: 00:11:19
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	3

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

pedestrian accessibility: downtown caters to autos not pedestrians
architecture: new architecture tries to copy old; should encourage modern architecture as old architecture is a mix of what was once modern, what makes Savannah awesome is its layers of architectural styles, infill should continue that
density and scale: large, bog box hotels seem to jeopardize this
tree canopy: needs to be protected
Oglethorpe Plan: opportunities to restore closed streets in the plan should be sought

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Loss of contributing resources , Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District

Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Western boundary area, Eastern boundary area, Other (please specify) possible replacement of Federal buildings and closing of street between
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Somewhat important, If willing, please explain the reason for your answer. I think in general people think of the NHL when thinking about preservation, but greater focus needs to be placed on the areas around the NHL for preservation

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Historic Review Board; but opportunities to override their decisions by going to City Council undermine it

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? PSAs, television specials, flyers to their properties (don't ask them to go to a meeting)
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#10

COMPLETE

Collector: Email Invitation 1 (Email)
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Last Modified: Wednesday, February 15, 2017 7:54:37 PM
Time Spent: 00:03:52
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	5
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	3
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

The Oglethorpe Plan

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Unsympathetic infill construction or additions , Automobile traffic within the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: **What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?**

The Historic District zoning ordinance, and the revolving loan fund of Historic Savannah Foundation

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

No

Q10: Is there anything you would like to add? Anything we've overlooked?

The critical importance of the tree canopy is often overlooked, and it's a resource that is in great danger due to age, pollution and loss of planting area.

#11

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Thursday, February 16, 2017 7:15:05 AM
Last Modified: Thursday, February 16, 2017 7:33:52 AM
Time Spent: 00:18:46
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	3

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Density and scale of the built environment. As buildings are converted for adaptive use or modernized, developmental pressure to provide additional amenities threatens nearby non-historic buildings and sites as available to be overbuilt.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Large-scale development within the NHL District , Unsympathetic infill construction or additions , Automobile traffic within the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	District interior
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Metropolitan Planning Commission's COA review and approval process

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	No
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#12

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Thursday, February 16, 2017 4:02:22 PM
Last Modified: Thursday, February 16, 2017 4:13:48 PM
Time Spent: 00:11:25
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PAGE 2

Q1: What is your association with the Savannah National Historic Landmark (NHL) District?	I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: Are you familiar with the defined boundaries of the Savannah NHL District?	Yes

Q3: Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)

Historic Architecture (mix of building types and architectural styles)	5
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	2
Pedestrian accessibility	3
Public open spaces / landscaping / tree canopy	4

Q4: Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.

I think all need to be preserved. However, I think maximum density caps need to be rethought.

Q5: What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)	Automobile traffic within the NHL District
Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Western boundary area
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	*Respondent skipped this question*

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

COA approval from HDBR.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

If so, what public outreach methods do you believe would be the most effective?
Social Media

Q10: Is there anything you would like to add? Anything we've overlooked?

Minimum parking requirements are driving hotel development in lieu of residential development.

#13

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Thursday, February 16, 2017 4:31:57 PM
Last Modified: Thursday, February 16, 2017 4:36:27 PM
Time Spent: 00:04:29
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Density and scale- eroding through infill.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Large-scale development within the NHL District , Unsympathetic infill construction or additions , Automobile traffic within the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important , If willing, please explain the reason for your answer. It depends on who you are talking about. The local planning agency takes it very seriously, but sometimes City Council does not .

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

The Historic District ordinance has been the most successful tool.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? The fragility is what should be emphasized- I don't think people get that.
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#14

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, February 17, 2017 9:45:20 AM
Last Modified: Friday, February 17, 2017 10:15:18 AM
Time Spent: 00:29:58
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)

Historic Architecture (mix of building types and architectural styles)	1
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	2
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	3

Q4: Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.

The historic building stock, including character-defining features of the architecture, scale, and density- the built resources in this district are really unlike any other place in Georgia. Addiitonally, the squares and tree canopy with them, as well as the street tree canopy, are critical the the sense of place in the current district, and the district's ability to express Savannah's historic development patterns.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District , Unsympathetic infill construction or additions
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area , Eastern boundary area

Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important, If willing, please explain the reason for your answer. This is "the" Savannah historic district- it is critical to the economic viability of heritage toursim in Savannah, and general revitalization efforts in the city- these forces are not going to have they impact they currently do without this district's continued distinctivness. This district should receive special attention from local preservaiton efforts, as it is so incredibly unique to the city and Georgia as a whole.

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Savannah Historic District Board of Review; advocacy by the Historic Savannah Foundation

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? There is a constant need for continued additional outreahc RE: preservation. Real estate and rehabilitation-focused outreach that generates interest from devleopers and property investors would be extremely useful. Social media and print media would seem to be the most effective mediums for this. Continued and improved web access to guidance materials would be great.
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#15

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, February 17, 2017 10:19:51 AM
Last Modified: Friday, February 17, 2017 10:28:38 AM
Time Spent: 00:08:46
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I live in the Savannah NHL District , I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	4
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	5
Pedestrian accessibility	3
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

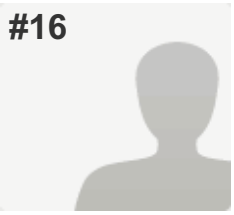
Architectural mix--need more affordable residential options, fewer hotels.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Unsympathetic infill construction or additions , Automobile traffic within the NHL District , Other (please specify) Unmanaged growth of tourism activities
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	District interior
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Historic District Board of Review, although I question some recent decisions.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*



#16

INCOMPLETE

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Last Modified: Friday, February 17, 2017 11:42:51 AM
Time Spent: Over a day
First Name:
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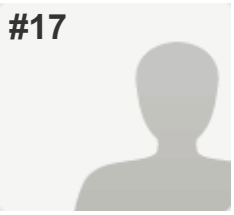
PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes
Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**	
Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	5
Pedestrian accessibility	3
Public open spaces / landscaping / tree canopy	4
Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**	*Respondent skipped this question*
Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Large-scale development within the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	*Respondent skipped this question*
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important
Q8: **What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?**	*Respondent skipped this question*
Q9: **Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?**	*Respondent skipped this question*

Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*



#17

COMPLETE

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Last Modified: Friday, February 17, 2017 11:54:03 AM
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PAGE 2

Q1: What is your association with the Savannah National Historic Landmark (NHL) District?	I live in the Savannah NHL District, I work in the Savannah NHL District, I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: Are you familiar with the defined boundaries of the Savannah NHL District?	Yes

Q3: Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	3
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	4

Q4: Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.

Obviously, Oglethorpe's plan and our historic architecture. Density and scale is HUGE also.

Q5: What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)	Loss of contributing resources, Large-scale development within the NHL District, Unsympathetic infill construction or additions, Other (please specify) Vacation rental destroying neighborhoods.
Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Northern boundary area, Southern boundary area, Western boundary area, Eastern boundary area, District interior

Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Probably our zoning ordinance but it needs to be updated.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? I am not a marketing person. Many locals living in other parts of Savannah avoid downtown and it will get worse as the new parking plans are put into effect. They will avoid downtown like the plague. annah

Q10: Is there anything you would like to add? Anything we've overlooked?

Yes. to me, the largest elephant in the room is the proliferation of vacation rentals that are causing the loss of neighborhoods. They and the unsympathetic architecture of the new hotels (more than Savannah NEEDS!) are a menace to the entire fabric of the NHL District.

#18

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Monday, February 20, 2017 6:49:40 PM
Last Modified: Monday, February 20, 2017 6:54:01 PM
Time Spent: 00:04:20
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	4
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	3

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Oglethorpe plan. It's the reason we are and NHL and it is still bring threatened.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns)
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Western boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

The local preservation ordinance. It has standards that help protect the Oglethorpe plan and the contributing resources.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#19

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Tuesday, February 21, 2017 12:48:42 PM
Last Modified: Tuesday, February 21, 2017 1:04:42 PM
Time Spent: 00:15:59
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District , Other (please specify) I was the City Preservation Officer for 24 years (now retired)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	5
Pedestrian accessibility	4
Public open spaces / landscaping / tree canopy	2

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Density and scale of the built environment

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Large-scale development within the NHL District , Unsympathetic infill construction or additions , Automobile traffic within the NHL District , Other (please specify) Loss of residents to vacation rentals, hotels, over-proliferation of tours including ghost, segway and drunken bicycle cart tours.

Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Northern boundary area, Other (please specify) But it's spreading south (Pulaski Square, Forsyth Park)
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important, If willing, please explain the reason for your answer. It is THE MOST important thing in terms of local preservation and it is being lost.

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Design review and height map-but they are not being enforced well

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? On super museum Sunday give free walking tours-perhaps some aimed at school age children. Teach Savannah history in schools. Involve students in the summers.

Q10: Is there anything you would like to add? Anything we've overlooked?

We must keep the historic district as a living vibrant organism-that means residents year round - reduce the congestion - must be affordable to regular families-there is a very fine tipping point between residents and tourists and we have gone over the edge. We used to be authentic - now I don't think so.

#20

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 22, 2017 12:59:57 PM
Last Modified: Wednesday, February 22, 2017 1:10:48 PM
Time Spent: 00:10:51
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I live in the Savannah NHL District , I work in the Savannah NHL District , I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	3
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	4

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

The Oglethorpe Plan is most important element of Savannah's identity and NHL designation and therefore is the most important thing to be preserved. However the density and scale of the built environment in the district may be the most threatened currently with development and new construction being proposed. So it therefore also requires more preservation.

Q5: What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District, New development just beyond the boundaries of the NHL District , Other (please specify) loss of eligible resources that are not yet contributing (recent past)
Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Northern boundary area, District interior
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

The large scale development regulations in the Historic District Ordinance and development of the height map, also part of the Historic District Ordinance. These both came out of recent ordinance revisions study by committee as they were identified needs to guide development, however they are constantly threatened with variances and could afford to be strengthened.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#21

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 22, 2017 4:38:53 PM
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Time Spent: 00:07:43
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I live in the Savannah NHL District , I work in the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	3
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	4

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

The Oglethorpe Plan should be prioritized above all else as it is the NHLD's character defining feature of greatest significance; and is perhaps the feature that elevated the district to receive landmark status. Further, its restoration is threatened in areas where it could be restored.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District , Unsympathetic infill construction or additions
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Historic district ordinance and the creation of the HDBR

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? More emphasis needs to be placed on educating Savannahians about the significance and rarity of the landmark district
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#22

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, February 22, 2017 5:47:53 PM
Last Modified: Wednesday, February 22, 2017 5:50:21 PM
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PAGE 2

Q1: What is your association with the Savannah National Historic Landmark (NHL) District?	I work in the Savannah NHL District
Q2: Are you familiar with the defined boundaries of the Savannah NHL District?	Yes

Q3: Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)

Historic Architecture (mix of building types and architectural styles)	1
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	5
Density and scale of the built environment	4
Pedestrian accessibility	2
Public open spaces / landscaping / tree canopy	3

Q4: Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.

#1

Q5: What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)	Other (please specify) Impact of crime overall
Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	District interior
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

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Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

No

Q10: Is there anything you would like to add? Anything we've overlooked?

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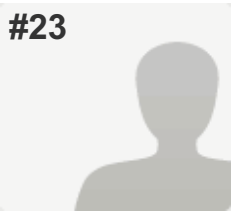

#23

COMPLETE

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Time Spent: 00:05:04
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	3
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	4

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

I haven't spent any length of time in Savannah in recent years, so don't feel qualified to answer some of these questions.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Unsympathetic infill construction or additions , Automobile traffic within the NHL District , Other (please specify) Not intimately familar with the resources.
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	*Respondent skipped this question*
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?	*Respondent skipped this question*
Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#24

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Monday, February 27, 2017 10:12:27 AM
Last Modified: Monday, February 27, 2017 10:20:31 AM
Time Spent: 00:08:03
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PAGE 2

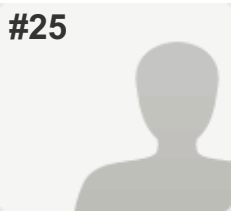
Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.) , I have visited the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes
Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**	*Respondent skipped this question*

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

The density and scale are most threatened, followed by incompatible new build architecture

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Unsympathetic infill construction or additions , New development just beyond the boundaries of the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Western boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Somewhat important
Q8: **What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?**	*Respondent skipped this question*
Q9: **Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?**	Yes

Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*



#25

COMPLETE

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Started: Monday, February 27, 2017 4:14:32 PM
Last Modified: Monday, February 27, 2017 4:20:23 PM
Time Spent: 00:05:51
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PAGE 2

Q1: What is your association with the Savannah National Historic Landmark (NHL) District?	I live in the Savannah NHL District
Q2: Are you familiar with the defined boundaries of the Savannah NHL District?	Yes
Q3: Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)	
Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	3
Pedestrian accessibility	5
Public open spaces / landscaping / tree canopy	4
Q4: Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.	*Respondent skipped this question*
Q5: What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)	Large-scale development within the NHL District, Unsympathetic infill construction or additions, Automobile traffic within the NHL District
Q6: Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?	Northern boundary area
Q7: How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?	Very Important
Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?	*Respondent skipped this question*

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#26

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Thursday, March 02, 2017 4:32:15 PM
Last Modified: Thursday, March 02, 2017 4:41:02 PM
Time Spent: 00:08:46
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PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I have a professional association with properties located within the Savannah NHL District (business, government, non-profit, etc.)
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

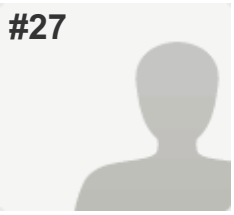
Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	5
Pedestrian accessibility	4
Public open spaces / landscaping / tree canopy	3

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

I think the historic architecture is in the greatest need of preservation. There seems to be a lot of bad infill and bad rehabilitation in several parts of the district.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Loss of contributing resources, Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Unsympathetic infill construction or additions
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area, Western boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?	*Respondent skipped this question*
Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	Yes
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*



COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, March 03, 2017 5:26:38 PM
Last Modified: Friday, March 03, 2017 5:41:28 PM
Time Spent: 00:14:50
First Name:
Last Name:
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Custom Data:
IP Address:

PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	3
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	2
Density and scale of the built environment	5
Pedestrian accessibility	4
Public open spaces / landscaping / tree canopy	1

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

Retention of the Oglethorpe Plan while providing opportunities for more density.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Unsympathetic infill construction or additions , Other (please specify) not so much loss of square--more concerned about redevelopment of large sites (Post Office, Civic Center, etc) and retention of Oglethorpe Plan.
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Other (please specify) if one area is threatened...the entire district is.
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

Cadborne Guidelines...and Historic District Ordinance.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?	If so, what public outreach methods do you believe would be the most effective? Great series by MPC on Savannah NHL. More efforts to celebrate preservation including with local school children and larger community. Everyone needs to appreciate what we have.
Q10: Is there anything you would like to add? Anything we've overlooked?	*Respondent skipped this question*

#28

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Saturday, March 04, 2017 9:25:10 AM
Last Modified: Saturday, March 04, 2017 9:38:29 AM
Time Spent: 00:13:19
First Name:
Last Name:
Email:
Custom Data:
IP Address:

PAGE 2

Q1: **What is your association with the Savannah National Historic Landmark (NHL) District?**	I work in the Savannah NHL District , Other (please specify) Served on the HDBR; studied its history; published on Savannah
Q2: **Are you familiar with the defined boundaries of the Savannah NHL District?**	Yes

Q3: **Which features do you believe define the character of the Savannah NHL District and give it a sense of place? (Please rank, 1 being of greatest importance)**

Historic Architecture (mix of building types and architectural styles)	2
General retention of the Oglethorpe Plan (relationship of the squares and street grid)	1
Density and scale of the built environment	5
Pedestrian accessibility	4
Public open spaces / landscaping / tree canopy	3

Q4: **Which of the features listed in the previous question do you feel are most in need of preservation? Please explain.**

The urban plan, which has been eroded by the piecemeal sale of street segments.

Q5: **What do you perceive to be the greatest threats to the integrity of the Savannah NHL District? (Please select three)**	Loss of contributing resources , Deterioration of the Oglethorpe Plan (loss of squares, alleys, historic traffic patterns) , Large-scale development within the NHL District
Q6: **Based on your knowledge of the Savannah NHL District, where do you think the greatest number of threats are occurring within the District?**	Northern boundary area
Q7: **How do you rank the importance of the Savannah NHL District in terms of local preservation planning efforts?**	Very Important

Q8: What local preservation or zoning efforts do you believe have been the most successful in protecting historic resources within the Savannah NHL District?

The local preservation map, inclusion on which gives the HDBR and area preservationists the legal authority to oppose a demolition request. Mid-Century modern buildings were lost in the past few years due to not being on the map. Currently, no landscape features -- historic pavement, landscape designs of the square -- are not on the preservation map and enjoy no protection.

Q9: Do you believe more outreach is needed to better educate the public about the Savannah NHL District and the benefits of the NHL program?

If so, what public outreach methods do you believe would be the most effective?
Public tours; education programs within the public schools

Q10: Is there anything you would like to add? Anything we've overlooked?

Recognition that preservation needs to extend beyond buildings, monuments and the urban plan. The physical features of the landscape -- street and sidewalk pavement, curbs, tree lawns, notable tree specimens, landscape designs in the squares, historic street signs and other street furniture, historic manhole covers, etc. -- all need to be the same level of formal protection as buildings.