



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: **FEBRUARY 20, 2018**

TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

**Petitioner: Ardsley Park-Chatham Crescent-Ardmore Neighborhood
Association
Zoning Map Amendment
Ardsley Park-Chatham Crescent Conservation District
Ardmore Conservation District
File No. 18-000225-ZA**

MPC ACTION:

Approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

MPC STAFF RECOMMENDATION:

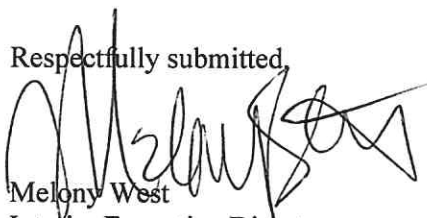
Approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

MEMBERS PRESENT: 9 + Chairman

James Overton, Chairman
Ellis Cook
Joseph Ervin
Roberto Hernandez
Karen Jarrett
Lacy Manigault
Tanya Milton
Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes:	ABSENT
Overton Cook Ervin Hernandez Jarrett Manigault Milton Suthers Welch Woiwode		Branch Coleman Coles Smith

Respectfully submitted,

Melony West
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections

2/14



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: Mayor and Aldermen of the City of Savannah

FROM: Metropolitan Planning Commission

DATE: February 20, 2018

SUBJECT: Petitioner: Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association

**Zoning Map Amendment
Ardsley Park-Chatham Crescent Conservation District
Ardmore Conservation District
File No. 18-000225-ZA
Ellen I. Harris, Project Planner**

ISSUE:

The Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association has filed a petition to designate the area from Victory Drive to 55th Lane and Bull Street to Waters Avenue as a Conservation District.

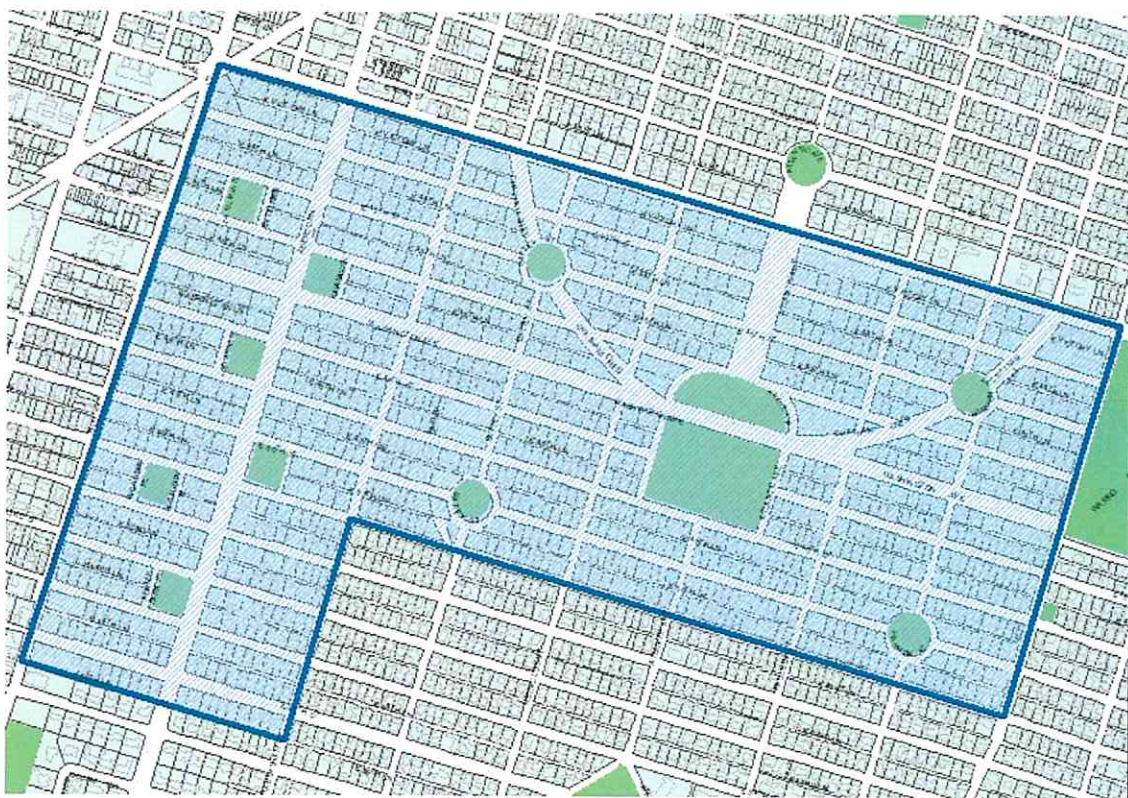
BACKGROUND

The Ardsley Park-Chatham Crescent-Ardmore neighborhood is an established, historic neighborhood with distinctive architecture and landscape design. The neighborhood association is seeking to have some protection from unnecessary demolitions of historic buildings by establishing the Conservation District. This would require that all demolitions of historic buildings are reviewed by the Planning Commission at a public hearing and public notice would be provided.

Ardsley Park and Chatham Crescent were developed at approximately the same time (1910-1930) by two different developers. Ardmore was developed a little later (late 1920s to 1940s). Because of the difference in the development timeframe, which resulted in subtle differences in architectural styles and building sizes, staff is recommending the creation of two Conservation Districts- one for Ardsley Park-Chatham Crescent and a separate district for Ardmore. No change in the overall boundaries of is proposed. The two Conservation Districts follow the boundaries of the neighborhood association as outlined in the neighborhood's bylaws.

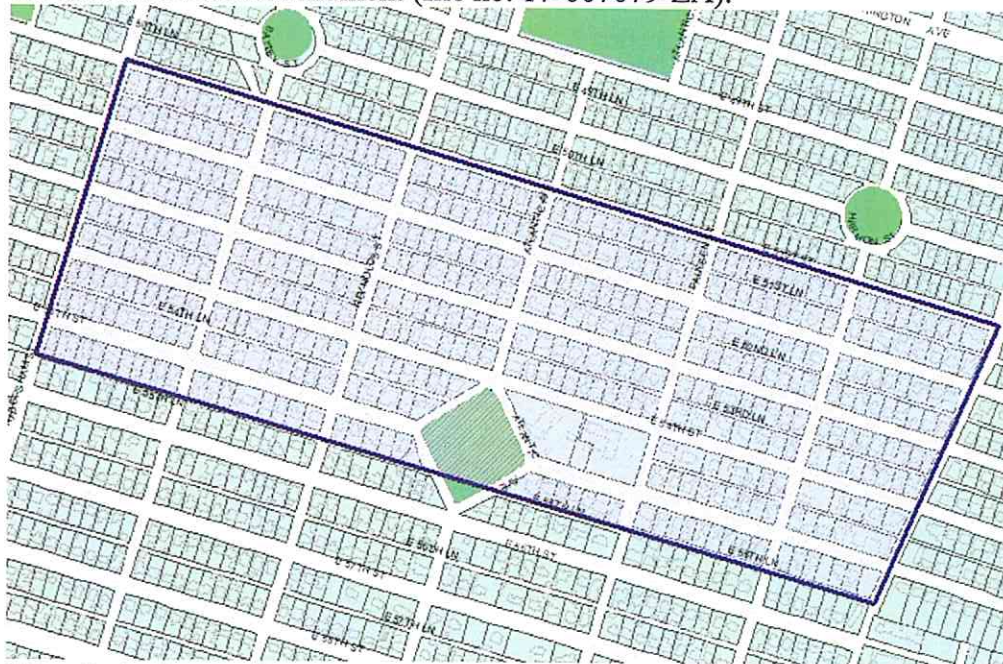
FINDINGS:

1. **Public Notice:** A courtesy notification was mailed to property owners within the boundaries of the proposed overlays.
2. **Existing Development Pattern:** Neighborhoods within the Conservation Overlay Districts are generally characterized as predominantly single family with some multifamily residential uses interspersed with neighborhood scale retail. Civic uses including schools and churches are also located within the districts.
3. **Overlay Boundaries:** The overlay applies to a defined geographic area delineated in the associated maps (maps 1 and 2). The Ardsley Park-Chatham Crescent Overlay District (CD-1) boundaries are Victory Drive to the north, 55th Lane and 51st Street to the south, Bull Street to the west, and Habersham and Waters to the east.



Map 1: Ardsley Park-Chatham Crescent Conservation District (CD-1)

The Ardmore Overlay District (CD-2) extends from 51st Street to the north to 55th Lane to the south, Habersham Street to the west and Waters Avenue to the east. Any demolition of a contributing building within the boundaries would be subject to the restrictions outlined in the associated text amendment (file no. 17-007079-ZA).



Map 2: Ardmore Conservation District (CD-2)

4. **Transportation Network:** Victory Drive, Bull Street, Abercorn Street, Waters Avenue, and 52nd Street are the primary vehicular travel ways in the area.
5. **Public Services and Facilities:** The properties identified on the corresponding map are served by Metropolitan Police Department, City fire protection and by City water and sewer.
6. **Land Use Element:** The adopted Tri-Centennial Comprehensive Plan Future Land Use Map will not be amended as a result of the proposed overlay. Both the base zoning districts and existing land use categories will remain unchanged for properties within the overlay.
7. **Zoning:** Although the base zoning district will not be changed for any property in the overlay, the corresponding text amendment, which establishes the overlay, states that in the event of any conflict between the base district and the overlay the more restrictive standards shall apply.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district / overlay permit uses that would create traffic volumes,*

noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?

Yes ___ No X

2. *Will the proposed zoning district / overlay permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

3. *Will the proposed zoning district / overlay permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district / overlay permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district / overlay permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

6. *Will the proposed zoning district / overlay permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes ___ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ___ No X

ALTERNATIVES:

1. Approve the petitioner's request.
2. Approve an alternative amendment.

POLICY ANALYSIS:

Ardsley Park-Chatham Crescent and Ardmore neighborhoods are established, intact historic neighborhoods with a high level of both historical significance and integrity. The proposed Conservation Overlay Districts will ensure that unnecessary demolitions are avoided and that a public hearing is provided.

RECOMMENDATION:

Approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

From: [Jamie Smith Arkins](#)
To: [Ellen Harris](#)
Cc: [Brennen Arkins](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 2, 2018 4:41:22 PM

Dear Ms. Harris,

I hope this finds you well. We are residents within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and strongly support this measure.

Thank you for your time and attention to this!

Best,

Jamie & Brennen Arkins
603 E 56th St.
Savannah, GA 31405

--

Jamie Smith Arkins
jamedelta76@gmail.com
912.660.5516

From: [John Arney](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park Chatham Crescent Ardmore Conservation District
Date: Sunday, February 4, 2018 12:55:55 PM

Dear Ms. Harris,

I am a resident of the proposed Ardsley Park Chatham Crescent Ardmore Conservation District and strongly support this measure. I have lived in this neighborhood for almost 13 years and feel that this measure will preserve the historic nature of this area. Please pass it as proposed.

Thank you

John Arney
28 E 45th St
Savannah, GA 31405
912-660-4088

From: [Jennifer Beaulieu](#)
To: [Ellen Harris](#)
Subject: Ardsley Park Conservation
Date: Tuesday, February 6, 2018 8:36:08 PM

Dear Ms Harris,

We are new residents of Ardsley Park and Georgia for that matter and are absolutely charmed by Savannah and our neighborhood. We strongly support the Conservation District proposal.

Thanks for your attention,

Peter and Jennifer Beaulieu
205 E 49th St
Savannah, GA 31405

From: [Allison Belzer](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 9, 2018 10:23:34 AM

Dear Ms. Harris,

My husband and I are residents within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and strongly support this measure.

Thank you for your time and attention,

Allison & Nathan Belzer
11 E 46th St
Savannah, GA 31405

From: [Tim Cowles](#)
To: [Ellen Harris](#)
Subject: Ardsley Park
Date: Friday, February 2, 2018 7:15:28 PM

Dear Ms. Harris:

I'm a resident of Ardsley Park, & I read with interest a proposal to designate my neighborhood as a conservation district. I'm in full support of this effort because I've seen the consequences in Oregon & California of lovely old neighborhoods being blighted by tear-downs and subsequent construction that diminishes the integrity of older, mid-town neighborhoods. I hope to attend the planned meeting on February 20th.

Sincerely,

Tim Cowles
626 E. 53rd. St.
Savannah, GA 31405

From: [Andre Frattino](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Monday, February 5, 2018 12:54:04 PM

Dear Ms. Harris,

I reside, along with my wife, in the Ardsley Park-Chatham Crescent-Ardmore Conservation District and we both strongly support the measure of preserving this district.

We recently experienced a proposed plan to destroy a historic house next to us in favor of a larger construction that would have been out of place of the historic charm of the neighborhood. The proposition was widely opposed by the neighborhood and thankfully, avoided. Now the house in question is being restored, preserving the historic nature of Ardsley, furthering it's justification to be identified as a historic neighborhood.

We hope you'll honor all of our wishes, and help support the conservation and preservation efforts of the neighborhood.

Respectfully,
Andre and Kathleen Frattino
323 E. 49th Street

From: [Holly Markovitz Goldstein](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Saturday, February 3, 2018 5:37:32 PM

Dear Ms. Harris,

I am a resident within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and strongly support this measure.

Thank you for your time and attention,

Holly Goldstein
624 E. 45th St.

--

Holly Markovitz Goldstein, Ph.D.
Savannah College of Art and Design
hollymgoldstein@gmail.com
(617) 935-9399

From: [Jonathan Goldstein](#)
To: [Ellen Harris](#)
Subject: I support the Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Monday, February 12, 2018 8:06:46 AM

Ms. Harris,

I am writing to support the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District. I live at 624 E. 45th St. and fully support this measure.

Having lived in Ardsley Park since 2011 I have learned that what's important to this community is the historic nature of the environment and the homes. I've lived in and visited other communities in the US and to watch historic neighborhoods being torn down and replaced with unoriginal residences is a blight to those communities, and reduces one of the reasons that people want to live in those communities.

Progress is critical, yet preserving important elements of the past is what makes particular areas unique. I feel strongly that preserving the historic integrity of the homes in Ardsley Park is paramount to the future of Savannah.

Sincerely,

Jonathan Goldstein
624 E. 45th St.

From: dgrabowski@symbioscity.com
To: [Ellen Harris](#)
Cc: ardsleyparkchathamcrescent@gmail.com
Subject: Conservation District Overlay Ordinance | Ardsley Park-Chatham Crescent-Ardmore
Date: Monday, February 19, 2018 2:09:04 PM

Dear Ellen –

I regret that I will be out of town for work tomorrow and cannot attend the MPC meeting in person to voice my strong support for the establishment of this conservation district overlay. As a resident of Ardsley park for over 17 years, protecting the architectural history and diversity in these neighborhoods is essential for long-term stewardship of these historic neighborhoods. As an urban planner by profession, tools such as this are critical for maintaining the unique character and sense of place of these neighborhoods.

I am grateful to the MPC for taking this under consideration and urge adoption of both the text amendment and map amendment for the establishment of the Conservation District Overlay for Ardsley Park-Chatham Crescent-Ardmore.

Sincerely,
Denise Grabowski
115 E. 52nd Street

Denise R. Grabowski, AICP, LEED AP
Principal

symbioscity

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Savannah, GA 31401

912.484.2018

www.symbioscity.com

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From: [Kristen Haffke](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 2, 2018 1:48:48 PM

Dear Ms. Harris,

I am a resident within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and I am writing to voice my complete support of this measure. I feel very strongly that we must protect our historic structures in order to maintain the character and fabric of what makes our neighborhood, Ardsley Park, Chatham Crescent and Ardmore unique.

Thank you very much for your time and attention,

Sincerely,
Kristen Haffke
E. 51st St. Savannah, Ga

From: [Elizabeth Hodges](#)
To: [Ellen Harris](#)
Subject: Ardsley Park Conservation District
Date: Friday, February 2, 2018 4:45:34 PM

As residents of this area, we strongly support the conservation designation. I have seen what happened in similar Atlanta neighborhoods. Disaster! This is one of Savannah's most interesting areas and we need to protect the architecture that makes it so.

Will & Bettie Hodges

From: [Michael Johnson](#)
To: [Ellen Harris](#)
Subject: 11. D4 - TEXT AMENDMENT | Create Conservation District Overlay Ordinance | Ardsley Park-Chatham Crescent Ardmore
Date: Tuesday, February 20, 2018 12:07:41 PM

Ellen,

Hello my name is Michael Johnson. I am a Resident of Ardsley Park for over 10 years. I am also a Registered Architect with a practice here in town.

I would like to commend the effort to establish this conservation district for Ardsley Park-Chatham Crescent – Ardmore Neighborhood. I would like to state my full support for this approval.

I believe this is an excellent first step to insure the ongoing development pressure I have seen over the last few years does not negatively impact the character of this great Savannah Neighborhood. As an architect I can assure you that thoughtful planning measures like this one are often the greatest tool to encourage thoughtful and sustained development.

I also feel this Amendment is appropriately restrained. It does not impose any overdue burden on property owners seeking to improve home value or accommodate life changes.

Ardsley Park, like other neighborhoods developed in the teens and twenties, has a unique place in our Architectural History and today. This period, impacted by the first waves of internationalism, offered new options to Architects, Builders and Homeowners. It represented a American period of individuality where people felt free to construct a Georgian home next door to an English Tudor, then onward to an Arts and Crafts style. Few periods represent developments with these types of varied and eclectic styles in all mixed together to form a neighborhood community.

For this reason, it is important that planning regulations be light-handed, as this one is. We must continue to allow a this rich mix of development without risking the total loss of the structures contributing to this fabric.

That being said, I do believe further steps in the future should be considered. I would support this board and MPC Staff, along with the Neighborhood Community Association in further defining the evolving list of which structures should be considered contributing. This information is critical to any sustained developing community. Landowners, Prospective Buyers, and Investors must be given as high a degree of uncertainty as possible if we expect to see continued investment and thoughtful long-term development within our community moving forward.

Sincerely,

Michael C. Johnson, **AIA**
Principal Architect

shah Architecture PC

ARCHITECTURE ◦ INTERIORS ◦ PLANNING ◦ DESIGN

2217 BULL STREET

SAVANNAH, GEORGIA 31401

WWW.SHAHARCHITECTURE.COM

OFFICE: 912-447-3601

MOBILE: 912-658-2577

From: [Sarah Lamar](#)
To: [Ellen Harris](#)
Subject: RE: Ardsley Park Conservation District proposal
Date: Wednesday, February 14, 2018 11:29:08 AM

Thanks for sending. I support the purpose behind the proposal. Ardsley is a unique and wonderful neighborhood with a rich diversity of homes from bungalows to Georgian homes to Arts and Crafts style to mid-century modern. With the presence of so many architectural styles, I suppose I would want to know more as to what "visual compatibility" means in the proposal. But, again, I support.

Thanks.

Sarah

Sarah H. Lamar
Attorney

HunterMaclean

200 E. Saint Julian Street | P.O. Box 9848 | Savannah, GA 31412-0048
Main: 912.236.0261 | Fax: 912.236.4936 | Direct: 912.944.1665
[Firm Website](#) | [My Bio](#) | [vCard Download](#) | SLamar@huntermaclean.com

From: Ellen Harris [mailto:HarrisE@thempc.org]
Sent: Wednesday, February 14, 2018 11:18 AM
To: Sarah Lamar
Subject: RE: Ardsley Park Conservation District proposal

Good morning Sarah,

I have attached a copy of what the neighborhood proposed.... this will likely change in terms of verbiage and format but the intent will remain the same. The staff recommendation will be on our website this Friday- I'll send you a link.

Ellen

Ellen I. Harris, AICP, LEED A.P.
Director of Urban Planning and Historic Preservation
Chatham County-Savannah Metropolitan Planning Commission
110 East State Street
Savannah, GA 31401
Tel. (912) 651-1482
Fax (912) 335-5922
Email harrise@thempc.org

From: Sarah Lamar [<mailto:SLamar@HunterMaclean.com>]

Sent: Wednesday, February 14, 2018 9:15 AM

To: Ellen Harris <HarrisE@thempc.org>

Subject: Ardsley Park Conservation District proposal

Hi Ellen. I live in Ardsley Park and am interested in reviewing the Conservation District proposal made by our neighborhood association but can't seem to find the text of the proposal anywhere. Can you please point me in the right direction?

Thanks.

Sarah

Sarah H. Lamar

Attorney

HunterMaclean

200 E. Saint Julian Street | P.O. Box 9848 | Savannah, GA 31412-0048

Main: 912.236.0261 | Fax: 912.236.4936 | Direct: 912.944.1665

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Hunter, Maclean, Exley & Dunn, P.C.

Savannah Office Telephone: 912.236.0261

Brunswick Office Telephone: 912.262.5996

From: [Tim Lawhorn](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Adsmore Conservation District
Date: Tuesday, February 6, 2018 10:26:52 AM

Dear Ms. Harris,

I am a resident in Chatham Crescent and within the geographical parameters noted in this conservation effort. My family and I wish to express our strongest support in this conservation measure as we view it to be a landmark decision for the safety and significant historic integrity that these geographical areas compose. We hope that as community members we can assist in this conservation effort.

Thank you for your time and attention in this matter.

Tim and Holly Lawhorn
417 East 44th Street
Savannah, Ga. 31405

From: [Clayton Livingston](#)
To: [Ellen Harris](#)
Subject: Proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 2, 2018 8:13:57 PM

Dear Ms. Harris,

I am a resident of the above-proposed conservation district. I strongly support this measure. I have been in Savannah for over 20 years, but my family and my late husband's family have been here for over 100 years.

Too many times, we have seen complete destruction or radical change come to our beloved historical structures. Savannah needs to do everything it can to preserve and protect our heritage. We need to protect our resources that make our community unique and also retain our strong property values.

Thank you for your time and attention.

Sincerely,

(Mrs.) Clayton Lawton Livingston
631 Washington Avenue
Savannah, GA 31405

--
"To aim high at a target in life and miss is okay. It is not okay to aim low and hit it. Remember to be Fair, be Firm, be Kind, and be consistent."

From: [Randy Moffett](#)
To: [Ellen Harris](#)
Subject: Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 9, 2018 3:29:33 PM

Dear Ms. Harris,

My wife and I are residents within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and we strongly support passage of this measure. As one of Savannah's most historic neighborhoods, a conservation district is vital to maintaining the historic character and integrity of the neighborhood.

Thank you.

Randy & Ann Moffett

2 East 51st Street

Savannah, GA 31405

From: [Richard Morgan](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent - Ardmore Conservation District
Date: Monday, February 5, 2018 2:36:18 PM

Ms. Harris,

I own and live in a home on 52nd Street. I strongly support the establishment of the subject conservation district. Allowing the destruction of homes in this area, and replacement with larger uncharacteristic houses is a loss for the neighborhood and for Savannah.

Thank you for considering my support for this measure.

Richard Morgan
423 East 52nd Street

Sent from my iPhone

From: [Erin O'Leary](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Sunday, February 4, 2018 3:14:50 PM

Dear Ms. Harris,

I am a resident within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and strongly support this measure.

Thank you for your time and attention,

Erin O'Leary
17 E. 53rd Street
Savannah, GA 31405

Erin Lee O'Leary, J.D.
Vice President for Institutional Effectiveness
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SCAD: The University for Creative Careers®

From: [Michael Powers](#)
To: [Ellen Harris](#)
Cc: ardsleyparkchathamcrescent@gmail.com; mnpowers22; devans@corabettthomas.com
Subject: Ardsley Petition for Conservation District
Date: Saturday, February 3, 2018 6:58:06 PM

Dear Ms Harris:

My wife Norma and I are members of the Ardsley Park-Chatham Crescent Neighborhood Association. I have received notification of the February 20 MPC meeting which has this zoning change proposal on the agenda.

We reside well within the proposed zoning district at 302 East 46th Street and are very carefully restoring the house to original condition. Historic restoration with exactitude is very important to us and one previous building we did a few years ago was recognized with an award from The Historic Savannah Foundation. The address is 820 Habersham just FYI.

So we put our money where our mouth is.

Although we are unable to attend the meeting, we are strongly supportive of the proposed zoning change for Ardsley due to the important role it played in the history of Savannah itself. It is my opinion that the continued growth of our area as a wonderful place for families to reside will only serve to threaten our housing stock, particularly from developers who find it more economic to take down historically significant buildings to build anew rather than restoring those that exist under the guidelines.

I sincerely hope that the MPC will be supportive of the petition in your report to the Mayor and Aldermen.

To disclose Campaign Contributions in excess of \$250 as required, I donated approximately \$1,000 to the campaign of current Alderman Bill Durrence. I did not reside in Ardsley at the time but rather downtown in the Historic District.

Sincerely,
E. Michael Powers
302 East 46th Street
Savannah, GA 31405
912-844-2667

Sent from my iPhone

From: [chris.rouse](#)
To: [Ellen Harris](#)
Subject: Conservation District proposal for Ardsley Park
Date: Friday, February 2, 2018 5:01:39 PM

Ellen,

Just wanted to ring in to the MPC to state that I'm an Ardsley Park homeowner and resident, and support the Conservation District proposal currently being studied.

-Chris

Christopher Lane Rouse
Attorney

T 912.544.0910

F 912.335.3440

E chris.rouse@roco.pro

www.roco.pro

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From: [Paul-Neal Sansom](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Tuesday, February 13, 2018 4:35:21 PM

Dear Ms. Harris,

I am a resident within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and strongly support this measure.

Thank you for your time and attention,

Paul-Neal Sansom
3808 Harmon St
Savannah, GA 31405

From: [Nina Schneider](#)
To: [Ellen Harris](#)
Subject: Ardsley Park
Date: Sunday, February 11, 2018 8:22:16 AM

Thank you for taking the time to consider my comments. I am writing in support of the suggested changes in Ardsley Park/Chatham Crescent. Recent events highlighted the uncertainty of the future for Ardsley Park. This community is known first and foremost for it's beautiful – and old - houses. Driving through Ardsley Park is a joy. You can look at street after street of well-kept houses, neighbors talking with neighbors, and people walking along the sidewalks for an afternoon walk. I bought my house with the expectation that my neighbors will retain the character of their homes. While change is inevitable, this community must additionally take steps to protect history and protect the value of our community.

Often, individuals who are seeking to buy, raze, and rebuild a house in our community are not doing so with the expectation that they will live in the house and make it a home. Instead, they are buying in order to make a profit. They do not have to live with the impact that new construction – should it continue unchecked – will have on this community. We have seen it over and over again in other communities. These proposed changes appear to be a very reasonable step in trying to ensure that this community maintains its core value.

Thank you,
Christiane Nina Schneider
211 E. 51st Street
Crime Awareness Officer - APCCNH

From: [Karl Schuler](#)
To: [Ellen Harris](#)
Subject: Conservation District Proposal
Date: Sunday, February 4, 2018 11:19:26 AM

Dear Ellen,

I am writing in support of the proposed Ardsley Park/Chatham Crescent/Ardmore Conservation District. I live within Chatham Crescent on East 49th Street. Last year a 1920s bungalow directly across the street from me was nearly demolished to make way for an out-of-scale monstrosity. Fortunately, the outcome of a zoning board hearing resulted in the owner's decision to sell the property instead. The bungalow is now being restored. This event highlights the need for a conservation district. It is remarkable to me that we do not already have such minimal protection given that the neighborhood is listed on the National Register of Historic Places. As property values in the neighborhood increase there will be increasing pressure to tear down the modest historic houses that give the neighborhood its special character. I urge you to aggressively support this proposal.

Sincerely,

Karl F. Schuler
326 East 49th St.

From: [Robin Sterns](#)
To: [Ellen Harris](#)
Subject: I support the Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Sunday, February 11, 2018 5:58:30 PM

Dear Ms. Harris,

I am writing to support the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District. I live on 44th Street in a 1920 bungalow and we are surrounded by historic homes both modest and grand - which was the whole idea in Ardsley Park from the beginning. I feel it's just as important to protect the architectural integrity of our neighborhood as it is to protect older neighborhoods to the north.

Sincerely,

Robin Sterns
532 E. 44th Street

From: [Christy Adams](#)
To: [Ellen Harris](#)
Subject: FW: Fw: MPC
Date: Tuesday, February 20, 2018 10:13:40 AM

From: Jim Overton [mailto:wjamesoverton@gmail.com]
Sent: Monday, February 19, 2018 10:54 PM
To: Christy Adams <adamsc@thempc.org>
Subject: Fwd: Fw: MPC

Christy, please print and distribute Councilwoman Stone's email to the Board members during our meeting tomorrow.

Thanks,

Jim

7 Heatherstone Lane
Skidaway Island
Savannah, Georgia 31411
912.598.4443 (H)
404.401.5430 (C)
wjamesoverton@gmail.com

----- Forwarded message -----

From: "Helen Stone" <Helen_Stone3@hotmail.com>
Date: Feb 19, 2018 2:10 PM
Subject: Fw: MPC
To: "Jim Overton" <wjamesoverton@gmail.com>
Cc:

Mr. Chairman,

I am writing in support of the Ardsley Park/ Chatham Crescent text amendment Ordinance 18-000419-ZA and the map amendment 18-00225. This historic area needs the same protection and guidelines as other areas within our beautiful city. As the commissioner for this district I am addressing the concerns of the President and member's of the board of the neighborhood association. The character and charm of this area is what has made it so attractive to such a large diverse population, and I would not want to see this destroyed.

I had wanted to come and speak on this matter, but a 1:00 doctors appointment for my 92 year old mother will prevent me from attending. Thank you for consideration in this matter.

Thank you,
Helen L. Stone
County Commission District 1

From: [Dale Thorpe](#)
To: [Ellen Harris](#)
Subject: Ardsley Park
Date: Monday, February 19, 2018 7:58:36 PM

Ellen,

I had hoped to attend Tuesday's meeting re: Ardsley Park Conservation policies. I am so in favor and very appreciative of all of the work that you and members of the Neighborhood Association have done. Please add the Thorpe's to the in favor list.

Thank you

Dale

From: smjtsav@aol.com
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Monday, February 19, 2018 10:35:51 AM

Dear Ms. Harris:

We are residents within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District and strongly support this measure. We appreciate all of the research and efforts that everyone has put forth concerning this important proposal.

We choose to live in AP/CC/Ardmore because of its unique and historic fabric. Our home was built in 1927 and is extremely original - never having gone through any unsightly renovations, it still sits as the architect's blueprints planned. We would not want someone to be able to purchase a nearby property and drastically alter it by demolition which would have a dreadful impact on our property and where we want to continue living.

Thank you for your time and attention,

Jim Timperman and Steve Majure
201 E. 51st St.
Savannah, GA 31405

e smjtsav@aol.com
p 232-4790

From: [Steve Wagner](#)
To: [Ellen Harris](#)
Subject: Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Sunday, February 18, 2018 3:08:44 PM

To: Ellen Harris, Director of Historic Preservation and Urban Planning
harrise@thempc.org

Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District

Dear Ms. Harris,

As a resident within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District I want to express my strong support for this measure.

Thank you for your time and consideration of the measure,

Steve Wagner
313 E. 54th St.
Savannah, GA 31405

From: [Harriette Waldhour](#)
To: [Ellen Harris](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 9, 2018 1:07:48 PM

Ms. Harris,
As a resident of Ardsley Park for over 30 years, our family strongly supports the effort to keep these Historical Districts as planned and built. This protection will prevent future regret of allowing destruction of valued property and free space.

Thank you for your service to our community.

Mr. and Mrs. Louis Waldhour
Mr. L. Gregory Waldhour, Jr.

From: [Sarah Ward](#)
To: [Ellen Harris](#)
Cc: [Ardsley Park](#); [Josh Ward](#)
Subject: Support for Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Friday, February 2, 2018 5:13:30 PM

Ellen,

We are residents and property owners within the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District. We strongly support the effort to establish the zoning district to protect historic structures from total demolition. Thank you for all of your efforts to assist the neighborhood in developing an approach that is very valuable and sensitive to balancing concerns of property value, historic character and property rights.

Thank you for your consideration,

Josh and Sarah Ward
625 East 44th Street
Savannah, GA 31405

From: [Theresa Wexel](#)
To: [Ellen Harris](#)
Subject: I support the Ardsley Park-Chatham Crescent-Ardmore Conservation District
Date: Monday, February 12, 2018 9:19:59 AM

Ms. Harris,

I am writing to support the proposed Ardsley Park-Chatham Crescent-Ardmore Conservation District. I live at 401 East 55th St. in Ardmore. Although most of the houses that have been demolished to make way for new much larger houses have been just south of 55th St., this measure is a good start because there is a lot of pressure on the neighborhood.

Sincerely,

Theresa Wexel
401 East 55th St.

--

Clemmons Engineers
401 E. 55th St.
Savannah, GA 31405
(912) 232-4200

From: [Lisa](#)
To: [Ellen Harris](#)
Subject: Ardsley Park/Chatham Crescent/Ardmore Overlay Conservation District
Date: Monday, February 12, 2018 1:54:10 PM

Dear Ellen:

I hope you are well.

We are pleased to learn of the above proposed zoning action. It is much needed protection for our historic neighborhood.

Best,

Lisa and Mason White
303 East 44th Street

Sent from my iPhone

Ellen I. Harris
Director of Urban Planning and Historic Preservation
Chatham County-Savannah Metropolitan Planning Commission
110 East State Street
Savannah, Georgia 31401

February 19, 2018

Dear Ms. Harris,

I'm writing in enthusiastic support of the petition by the Ardsley Park-Chatham Crescent Neighborhood Association to create a conservation district in their neighborhood. Although the area is one of several National Register Historic Districts in Savannah, this area lacks any protection against indiscriminant demolitions. Being a National Register Historic District is purely honorific and is powerless to stop any demolition requests.

Ardsley Park and Chatham Crescent, separate early automobile suburbs both established in 1910 by rival developers, retain a remarkable degree of architectural integrity and harmony, despite the diversity of housing styles, materials and sizes. This is mainly due to the relatively compact pre-World War II time period in which most of the houses were developed. The housing stock of these two now-combined neighborhoods possesses a high quality of materials and craftsmanship that is difficult to replicate today. Many of the finest early 20th-century houses in Savannah can be found in this area and some that are unique in the city.

Having a conservation district designation would provide a much-needed level of oversight to ensure that architecturally and/or historically significant buildings are not torn down without strong justification. This designation would not prevent new development from occurring on vacant lots, nor would it prevent owners from modifying their houses, such as erecting an addition.

Sincerely,

Robin B. Williams, Ph.D.

Chair, Architectural History Department

Savannah College of Art and Design

From: [Ray Wood](#)
To: [Ellen Harris](#)
Subject: Pro Conservation District
Date: Friday, February 2, 2018 5:11:31 PM

To: Ellen Harris, Director of Historic Preservation and Urban Planning
harrise@thempc.org

Subject: Support for Ardsley Park-Chatham Crescent-Ardmore
Conservation District

Dear Ms. Harris,

I am a resident within the proposed Ardsley Park-Chatham Crescent-
Ardmore Conservation District and strongly support this measure.

Thank you!

Cheers,

@rdis Wood
Ardmore resident



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