



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:

Text Amendment to the City of Savannah Zoning Ordinance
**Re: Amendment to the Section 8-3028, Victorian Planned
Neighborhood Conservation District Historic Buildings
Map**

Applicant: Staff initiated

MPC FILE NO: 18-000419-ZA

MPC ACTION:

Approval to amend the Victorian District Historic Buildings Map to include 59 buildings constructed prior to 1923 and not previously listed as contributing, excluding 17 East Anderson Street [AKA 1400 Bull Street].

MPC STAFF RECOMMENDATION:

Approval to amend the Victorian District Historic Buildings Map to include 60 buildings constructed prior to 1923 and not previously listed as contributing.


MEMBERS PRESENT: 8 + Chairman

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

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-1)

APPROVAL Votes: 8	DENIAL Votes: 1	ABSENT
Overton Cook Ervin Hernandez Manigault Milton Suthers Woiwode	Jarrett	Branch Coleman Coles Smith Welch

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



Chatham County - Savannah Metropolitan Planning Commission

February 20, 2018 Regular MPC Meeting

Title

D1 - TEXT AMENDMENT: Victorian Historic Buildings Map Update | Multiple Addresses | Staff Initiated | 18-000419-ZA

Description

A petition to amend the Victorian District Historic Buildings Map to include 60 buildings of historic and architectural significance that were built in the Victorian District prior to 1923 and not previously listed as “contributing/historic.”

Recommendation

Amend the Victorian District Historic Buildings Map to include the following 60 buildings constructed prior to 1923 and not previously listed as contributing.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Victorian District Historic Buildings Map - 2018 Revision.pdf](#)
- 🔗 [Victorian Historic Buildings Map Supplement - 2018 Revision.pdf](#)
- 🔗 [Property Survey Cards.pdf](#)
- 🔗 [Letter from Bull Street Baptist Church.pdf](#)
- 🔗 [18-000419-ZA Staff Recommendation.pdf](#)



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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: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to the Section 8-3028, Victorian Planned
Neighborhood Conservation District Historic Buildings
Map
Applicant: Staff initiated
Leah G. Michalak, Preservation Planner

MPC FILE NO: 18-000419-ZA

ISSUE:

A petition to amend the Victorian District Historic Buildings Map to include 60 buildings of historic and architectural significance that were built in the Victorian District prior to 1923 and not previously listed as "contributing/historic."

BACKGROUND:

The Victorian Planned Neighborhood Conservation District (Victorian PNC) was created in 1981 as part of the Zoning Ordinance for the City of Savannah. The purpose of the Victorian PNC is to promote sensitive rehabilitation of existing historic buildings and ensure the visual compatibility of new construction within the area.

Within the Victorian District, all buildings are classified as either contributing (historic) or non-contributing (non-historic) on the Victorian District Historic Buildings Map. The map was adopted in 1981 by City Council and, except for the addition of 912 Drayton Street in 2004, has not been updated since that time.

The age of the current map and the realization that many buildings constructed before 1923 were overlooked in the original map spurred this update. The State Historic Preservation Office recommends that surveys be updated a minimum of every 10 years; the current Victorian District survey/map is 37 years old.

Taking no action leaves many buildings unprotected. The state enabling legislation provides for the preservation and protection of historic buildings, structures, appurtenances, and places that are of basic and vital importance for the development and maintenance of Savannah's tourism industry, its culture, and for the protection of property values because of their association with history, and their unique architectural details. An on-going update of the Victorian District Historic Buildings Map is vital to this mandate.

FINDINGS:

1. Currently, all buildings within the local design review area for the Victorian Historic District are reviewed for any exterior changes visible from a public right-of-way. However, only those buildings that are listed as contributing on the Historic Buildings Map require Board Review for demolition.
2. All buildings listed as non-contributing on the Historic Buildings Map that fit within the current Period of Significance (1870-1923) were analyzed by the MPC Historic Preservation Department following the 2016-2017 historic preservation fund grant project to resurvey the Victorian District. The consultant that performed the resurvey recommended an update to the map in their survey report. Staff used criteria based on the “National Register Criteria for Evaluation” as follows:
 - a. Is the building associated with events that have made a significant contribution to the broad pattern of history?
 - b. Is the building associated with the lives of persons significant in the past?
 - c. Does the building embody the distinctive characteristics of a type, period, or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction?
 - d. Does the building possess integrity of location?
 - e. Does the building possess integrity of design and materials?
 - f. Does the building possess integrity of setting?Also consulted were the following documents: The 1973 “A Survey of Savannah’s Historic District” by Historic Savannah Foundation, the 1980 “Victorian District Building Survey and Evaluation” by Beth Lattimore Reiter (Historic Preservation Consultant), “Savannah Victorian District: Rehabilitation Design Guidelines” by the MPC, HSF, and the City of Savannah, the 1974 “Victorian District National Register Nomination,” and the 1980 “Victorian District National Register Boundary Amendment.”
3. 40 of the buildings to be added are vernacular lane buildings. Other proposed additions include some rare building styles such as a Mission Revival apartment building, a Gothic Revival church, and two Italianate commercial buildings. All 60 buildings fall within the current Period of Significance and were likely overlooked when the map was originally created.

POLICY ANALYSIS:

1. Taking no action leaves many buildings unprotected especially with regard to demolition. These include all lane buildings which are important to the overall historic urban plan of the Victorian Historic District.
2. The State enabling legislation for the Victorian Historic District provides for the preservation and protection of historic buildings, structures, appurtenances, and places that are of basic and vital importance for the development and maintenance of Savannah and Chatham County’s heritage tourism industry, its culture, and for the protection of property values because of their association with history, their unique architectural details, or their being a part of or related to a park or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on economic, cultural, historical motives or purposes.

Creating a plan for on-going review, evaluation, and protection of these historic resources is consistent with the policy of protecting the City’s historic buildings.

ALTERNATIVES:

1. Recommend approval of the request to amend the Zoning Ordinance as proposed.
2. Recommend an alternate amendment.
3. Recommend denial of the request.

RECOMMENDATION:

Amend the Victorian District Historic Buildings Map to include 59 buildings constructed prior to 1923 and not previously listed as contributing, excluding 17 East Anderson Street [AKA 1400 Bull Street].

EIH: lgm

**ANALYSIS OF SELECTED BUILDING TYPES FOR ADDITION TO THE
 VICTORIAN DISTRICT HISTORIC BUILDINGS MAP**

The Victorian District is a 78 block area contiguous to the Savannah National Historic Landmark District that forms a cohesive unit made up of Victorian era buildings. The district also includes the southern portion of Forsyth Park which was originally added for military purposes and became known as the military parade ground. The district possesses a rich collection of late 19th century and early 20th century architecture. These buildings attest to Savannah as a modern evolving city. It is for these reasons that the building fabric should be analyzed on a continuous basis to ensure the preservation of the essential elements from the Victorian era. It is also imperative to recognize the importance of vernacular lane buildings within the overall development of the district.

Lane Buildings: 40 of the 60 buildings proposed to be added to the Historic Buildings Map are lane buildings. Along these lanes are 1 and 2-story buildings that were often built prior to the main building and were either occupied by workers that were constructing the main dwellings throughout the district or were occupied by the families themselves as they awaited the completion of their main dwelling. Also among these lane buildings are auto storage buildings and horse stables that served the main dwellings facing streets. These buildings are one of the reasons that the district has been able to adapt to the modern era of rental properties and automobile storage. These buildings possess distinctive characteristics that are a part of the social and architectural history of the Victorian Historic District.

25. 414 West Gwinnett Lane Lane dwelling to 416 W. Bolton St. Built 1882 2-0052 -01-013	38. 204 ½ West Bolton Street Lane dwelling to 202-204 W. Bolton St. Built 1875 2-0044 -09-018
39. 811 Barnard Street Stable/dwelling to 202-204 W. Bolton St. Built 1876 2-0044 -17-009	42. 417 West Bolton Street Lane dwelling to 417 W. Bolton St. Built 1919 2-0052 -04-002
73. 907 Whitaker Street Stable/dwelling to 907 Whitaker St. Built between 1898 and 1916 2-0044 -09-002	99. 412 West Waldburg Lane Lane dwelling to 413 W. Waldburg St. Built 1913 2-0052 -13-004
111. 223 West Waldburg Street Garage to 223 W. Waldburg St (originally a general store) Built 1885 2-0052 -15-033	112. 1010 Jefferson Street Lane dwellings (not associated with a main building) Built 1885 2-0052 -15-025
115. 209-211 West Waldburg Street Stables/dwellings to 209-211 W. Waldburg St. Built 1872 2-0052 -15-004	133. 417 West Waldburg Lane Lane dwelling to 414 W. Park Ave. Built 1916 2-0052 -13-013
140. 309-311 West Waldburg Lane Lane dwellings (not associated with a main building) Built between 1882-1888 2-0052 -14-009	141. 305-307 West Waldburg Lane Lane dwellings (not associated with a main building) Built between 1882-1888 2-0052 -14-009A

NOT USED	152. 1101 Barnard Street Stables/dwellings to 202 W. Park Ave. Built between 1875-1888 2-0052 -15-009
194. 206 West Duffy Street Parish House to 202 W. Duffy St. Built 1920 2-0052 -16-014	203. 108 West Park Lane Lane dwelling to 108 W. Duffy St. Built 1886 2-0044 -30-003
253. 108 West Park Lane Lane dwelling to 306 W. Henry St. Built 1898 2-0052 -26-009	291. 115 West Henry Street School restrooms to 115 W. Henry St. Built 1872 2-0066 -01-001
292. 115 West Henry Street School restrooms to 115 W. Henry St. Built 1872 2-0066 -01-001	297. 418 West Anderson Street Auto storage/lane dwelling to 418 W. Anderson St. Built 1916 2-0052 -30-011
310. 120 West Anderson Street Lane dwelling to 120 W. Anderson St. Built 1879 2-0066 -01-011	313. 114 West Anderson Street Lane dwellings to 114 W. Anderson St. Built 1879 2-0066 -01-009
341. 121 East Gwinnett Street Auto storage to 121 E. Gwinnett St. Built 1908 2-0044 -13-001	348. 114 East Bolton Street Stable/dwelling to 114 E. Bolton St. Built 1884 2-0044 -13-004
539. 505 East Waldburg Lane Lane dwelling to 506 E. Park Ave. Built pre 1898 2-0043 -14-017	541. 509 East Waldburg Lane Lane dwelling to 508 E. Park Ave. Built pre 1898 2-0043 -14-016
543. 511 East Waldburg Lane Lane dwelling (not associated with a main building) Built between 1888-1898 2-0043 -14-015	552. 536 East Park Avenue Lane dwellings to 536 E. Park Ave. Built 1919 2-0043 -14-003
564. 109 East Park Avenue Lane dwelling to 109 E. Park Ave. Built 1880 2-0044 -33-019	627. 306 East Duffy Street Lane dwelling (not associated with a main building) Built pre 1888 2-0053 -03-010
629. 309 East Park Lane Lane dwelling (not associated with a main building) Built 1895 2-0053 -02-009	699. 521 East Duffy Street Auto storage to 521 E. Duffy St. Built 1923 2-0053 -07-019
711. 212 East Henry Street Stable to 212 E. Henry St. Built 1890 2-0053 -04-008	712. 212 East Henry Street Stable to 212 E. Henry St. Built 1910 2-0053 -04-008

715. 220 East Henry Street Stable/dwelling to 220 E. Henry St. Built 1880 2-0053 -04-005	718. 228 East Henry Street Stable/dwelling to 228 E. Henry St. Built 1880 2-0053 -04-002
788. 214 East Anderson Street Dwelling/store to 214 E. Anderson St. Built between 1898-1916 2-0053 -11-007	794. 308 East Anderson Street Stable/dwelling to 308 E. Anderson St. Built 1893 2-0053 -12 -006
801. 503 East Henry Lane Dwelling to 504 E. Anderson St. Built 1913 2-0053 -14-019	842. 413-419 East Anderson Street Dwellings to 413-419 E. Anderson St. Built between 1888-1898 2-0053 -20-018
850. 507 East Anderson Street Dwellings to 507 E. Anderson St. Built between 1888-1916 2-0053 -21-020	

Main Residential Buildings (faces a street):

90. 216 West Waldburg Street Relocated to this site in 1990s Built 1892 2-0044 -17-014	91. 214 West Waldburg Street Relocated to this site in 1990s Built 1892 2-0044 -17-015
102. 1001 Montgomery Street Began as a dwelling, was a store for many years, and is a dwelling again currently. Built between 1888-1898 2-0052 -13-007	155. 1108 Montgomery Street Residential duplex Built 1901 2-0052 -17-004
367. 539 East Gwinnett Street Built between 1898-1916 2-0042 -06-026	486. 1005 Lincoln Street Relocated to this site in 1984. Built 1873 2-0044 -27-002
568. 119-123 East Park Avenue Rowhouses Built 1914 2-0044 -33-001	575. 1109 Lincoln Street Relocated to this site in 2004. Built 1910 2-0044 -34-002
578. 311-313 East Park Avenue Residential duplex Built 1918 2-0053 -02-017	597. 529 East Park Avenue Originally "flats" Built 1921 2-0043 -17-023
686. 405 East Duffy Street Built 1890 2-0053 -06-011	809. 518 East Anderson Street Built 1905 2-0053 -14-012
821. 17 East Anderson Street Originally a residence that has since been incorporated into the church property. Built 1916 2-0053 -16-007	

Commercial Buildings:

304. 1319 Jefferson Street Originally an office building for a large horse stables in the rear Built between 1898-1916 2-0052 -13-002	512. 1020 Abercorn Street Originally a store Built pre-1898 2-0044 -27-031
515. 1014 Abercorn Street Originally a store Built 1909 2-0044 -27-012	749. 219 East Henry Street Originally a store Built 1897 2-0053 -11-016
788. 214 East Anderson Street One half was originally a store Built between 1898-1916 2-0053 -11-007	102. 1001 Montgomery Street Began as a dwelling, was a store for many years, and is a dwelling again currently. Built between 1888-1898 2-0052 -13-007
206. 20 West Duffy Street Originally a drug store and a social hall; now a condo building. Built 1886 2-0044 -31-011	

Institutional Buildings:

97. 1008 MLK, Jr. Blvd. Original section of Mt. Zion Church Built between 1917-1937 2-0052 -13-002	194. 206 West Duffy Street Originally the Parish House for the adjacent former church Built 1920 2-0052 -16-014
291. 115 West Henry Street Originally a restroom outbuilding for the adjacent former school Built 1872 2-0066 -01-001	292. 115 West Henry Street Originally a restroom outbuilding for the adjacent former school Built 1872 2-0066 -01-001
821. 17 East Anderson Street Originally a residence that has since been incorporated into the church property. Built 1916 2-0053 -16-007	

Apartment Buildings:

28. 310 West Bolton Street Built 1900 2-0052 -02-009	206. 20 West Duffy Street Originally a drug store and a social hall; now a condo building. Built 1886 2-0044 -31-011
597. 529 East Park Avenue Originally "flats" Built 1921 2-0043 -17-023	