

CIVIC LEGACY PROJECT

CULTURAL LANDSCAPE ANALYSIS

History and Evaluation of Elbert and Jackson Wards



SAVANNAH
▪ CIVIC LEGACY ▪

Report prepared by

Ethos Preservation for the City of Savannah

February 2024

Civic Center, Savannah, Georgia



CIVIC LEGACY PROJECT

CULTURAL LANDSCAPE ANALYSIS

History and Evaluation of Elbert and Jackson Wards

Report prepared for



City of Savannah
P.O. Box 1027
2 East Bay Street
Savannah, GA 31401

Report prepared by



Ethos Preservation
P.O. Box 3125
Savannah, GA 31402
912 349 9617
www.ethospreservation.com

Authored, Designed, and Compiled by

Kim Campbell
Kiersten Connor
Rebecca Fenwick
Ellen Harris
Briana Paxton

TABLE OF CONTENTS

<p>CHAPTER 01 Introduction 1</p> <ul style="list-style-type: none"> <i>Overall Summary</i> 1 <i>Historical Summary</i> 2 <i>Scope of Work and Methodology</i> 2 <i>Existing Conditions Summary</i> 4 	<p>CHAPTER 04 Existing Conditions 30</p> <ul style="list-style-type: none"> <i>Block 1 Elbert Ward Northwest Tything Block</i> 32 <i>Block 2 Elbert Ward Northwest Trust Lot</i> 35 <i>Block 3 Elbert Ward Southwest Trust Lot</i> 38 <i>Block 4 Elbert Ward Southwest Tything Block</i> 41 <i>Block 5 Elbert Ward Southwest Tything Block</i> 44 <i>Block 6 Elbert Ward Elbert Square</i> 47 <i>Block 7 Elbert Ward Northwest Tything Block</i> 50 <i>Block 8 Elbert Ward Southeast Tything Block</i> 53 <i>Block 9 Jackson Ward Northwest Tything Block</i> 56 <i>Block 10 Jackson Ward Southwest Tything Block</i> 59 <i>Block 11 Jackson Ward Orleans Square</i> 62 <i>Block 12 Jackson Ward Northwest Tything Block</i> 65 <i>Block 13 Jackson Ward Northwest Tything Block</i> 68 <i>Block 14 Jackson Ward Northeast Trust Lot</i> 71 <i>Block 15 Jackson Ward Southeast Trust Lot</i> 74 <i>Block 16 Jackson Ward Southeast Tything Block</i> 77 <i>Block 17 Jackson Ward Southeast Tything Block</i> 81 <i>Existing Conditions: Streets</i> 84 	<p>CHAPTER 05 Analysis and Evaluation 85</p> <ul style="list-style-type: none"> <i>History of Savannah’s Historic District Status</i> 86 <i>Summary of Current Listings</i> 86 <i>Recommendation for Significance</i> 87 <i>Analysis of Characteristics</i> 88 <i>Integrity Assessment</i> 92
<p>CHAPTER 02 Site History 5</p> <ul style="list-style-type: none"> <i>Introduction</i> 5 <i>Selected Development Chronology</i> 6 		<p>CHAPTER 06 Recommendations and Next Steps 94</p> <ul style="list-style-type: none"> <i>Recommendations</i> 94
<p>CHAPTER 03 Select Building History 22</p> <ul style="list-style-type: none"> <i>Overview</i> 22 <i>Significant Demolished Structures</i> 23 <i>Documented Moved Structures</i> 26 		<p>Bibliography 95</p>

W Bay St



CHAPTER
01

INTRODUCTION

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

Overall Summary

The seven-acre Civic Center site in downtown Savannah is the largest single parcel in the Savannah National Historic Landmark District (SNHLD). This large site, crossing both Elbert and Jackson Wards, stands in contrast to the small land division pattern of the Oglethorpe Plan for which Savannah is nationally significant. The Civic Center has served Savannah for decades as a community, event, and conference space, and the community is now contemplating how this site can best continue to serve its citizens. Working with the National Park Service (NPS), the City of Savannah recently committed to updating the SNHLD documentation to more accurately capture the full story of Savannah's history and reflect current NPS standards for such documentation. The large-scale size of the Civic Center site means that it will have an impact on the integrity of the SNHLD going forward. The City desired a comprehensive understanding of not only the Civic Center site, but also Elbert and Jackson Wards as a whole. This information will be used to make sound decisions that minimize the loss of historic fabric, maintain the Civic Center site as a community amenity, and ensure that future development is appropriate to the character of the SNHLD.

The NPS cultural landscape report methodology was chosen for its utility as a treatment document and a tool for long-term management of this seven-acre cultural landscape.¹ This cultural landscape analysis addresses the historic development and modifications over time of both Elbert and Jackson Wards. Additionally, the analysis documents the existing conditions and landscape features, and the degree to which those features that define the area's historic significance are still present. The next steps in the process are to seek public input and make recommendations for appropriate treatment of the study area consistent with its significance, condition, and planned future use,² which will occur as part of the site's redevelopment process.

Liberty St

3D aerial view of downtown Savannah. 2023. Google Earth.

¹ According to the National Park Service, a cultural landscape is a historically significant property that shows evidence of human interaction with the physical environment.

² Robert R. Page, et. al, "A Guide To Cultural Landscape Reports: Contents, Process, and Techniques," U.S. Department of Interior, National Park Service, 1998, 5.

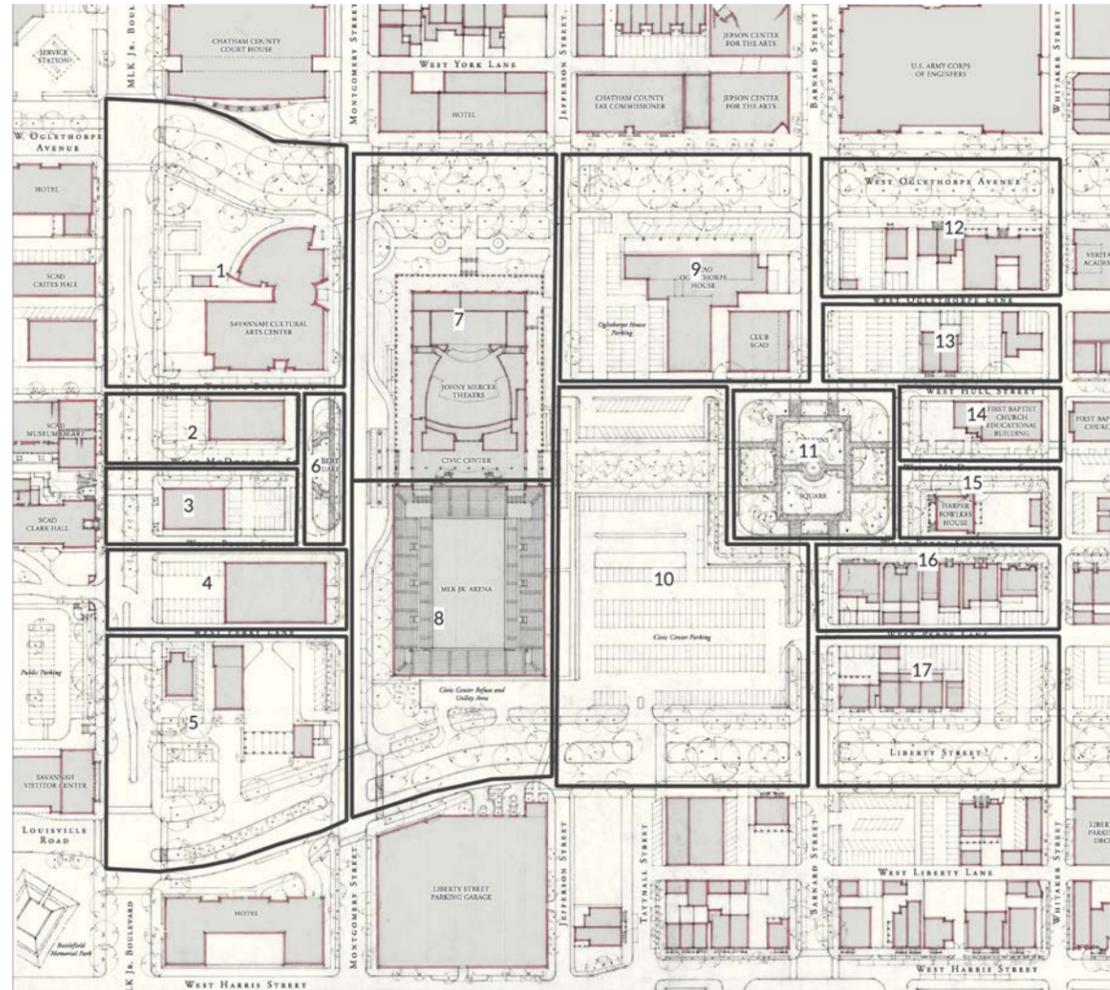
Historical Summary

The study area for the report includes the entirety of Elbert and Jackson Wards, from West Oglethorpe Avenue to the north, West Liberty Street to the south, Martin Luther King Jr. Boulevard to the west, and Whitaker Street to the east. Laid out in 1801 and 1815 respectively, Elbert and Jackson Wards have rich history. Throughout its over 200-year history, the study area has been home to a mix of white, Black, Jewish, and German residents. These wards have always contained a mixture of residential, commercial, and institutional buildings. Buildings in Elbert and Jackson Wards took on the variety of forms present elsewhere in downtown Savannah, and some distinguished structures were built, yet unfortunately lost. The Archibald Bulloch House (1818) designed by William Jay was one notable single-family residential structure fronting Orleans Square. The Citizens & Southern National Bank (1903), was a nationally recognized example of the Beaux Arts architectural style fronting West Liberty Street.

City-wide and national trends in transportation, infrastructure, and city planning influenced development in Elbert and Jackson Wards. The Central of Georgia Railroad terminal was located to the west, railroad workers lived in these wards, and West Broad Street was home to railroad offices. In 1916, broad support for a public auditorium led the City to demolish several residential buildings for the construction of the Municipal Auditorium. As the City's premiere performance venue, the Municipal Auditorium hosted conventions, events, and even a speech given by Dr. Martin Luther King, Jr. As the role of the automobile increased, the topography of Elbert Ward was altered dramatically when it was bisected in 1935 by Highway 17.

The evolution of the built environment of the study area is notable, as it has been chosen as an important gathering and performance venue space not once, but twice in the twentieth century. In the 1950s, urban renewal was in favor, seen as an opportunity to transform decaying parts of a city for a better use. In 1966, the National Park Service (NPS) recognized the Savannah Historic District as a National Historic Landmark, the highest recognition for a historic place available from the federal government. In 1968, City Council approved the largest urban renewal plan in Savannah's history, which planned for extensive removal of the existing buildings for the construction of a new combination theater and arena. At the community's request, plans for an ice rink were also added, and construction began in 1969. Although NPS warned the City that the Civic Center represented a substantial alteration to the historic district and demolition of the Municipal Auditorium was debated for years, it was torn down in 1971, and the Civic Center was completed in 1972.

The Civic Center was updated over the years, including the addition of conference rooms in the early 2000s to retain convention business and better serve the community. Ultimately, the City determined it was too expensive to upgrade the existing arena and ice rink to the scale of modern needs, and in 2019, City Council voted to construct a new larger arena west of downtown. Enmarket Arena opened in 2022, and the Civic Center remains open and in use as a smaller venue.



Context Plan: Elbert & Jackson Wards with outline of study area. *Sottile and Sottile.*

Scope of Work and Methodology

The project began with a review of the numerous previous studies of the area and related documentation. An extensive investigation into City Council minutes, building permits, and City Manager files located at the City of Savannah Municipal Archives along with Sanborn Fire Insurance Maps was undertaken. Additional historic research was conducted in local archival collections, including vertical files at the Georgia Historical Society and records at the Historic Savannah Foundation and the Beehive Foundation.

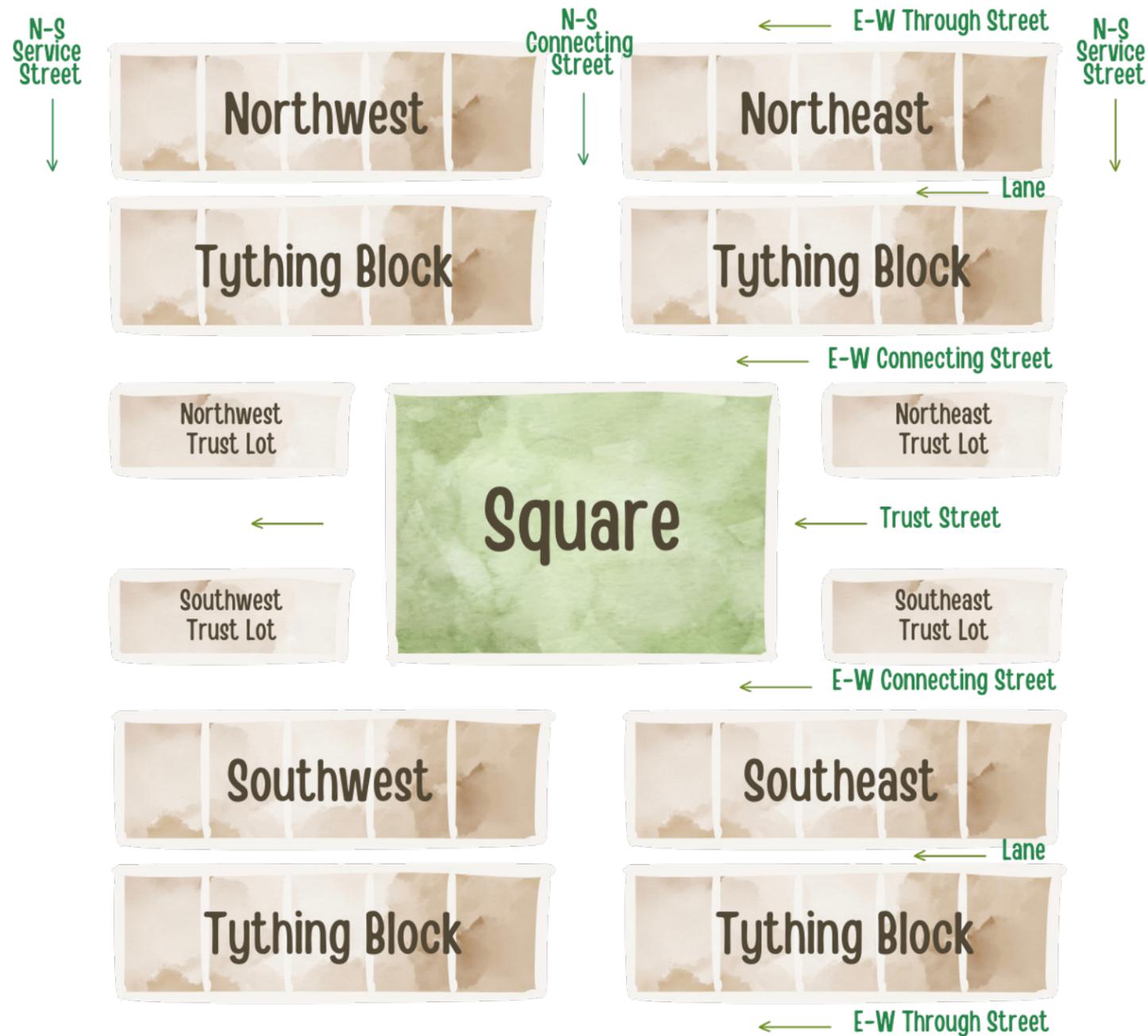
A comprehensive existing conditions survey was conducted on foot in November and December 2023 to document all extant physical features. Regular project team meetings with Sottile & Sottile, Ethos Preservation, and the City of Savannah to review draft materials and findings occurred in November and December 2023.

The study area includes the boundaries of Elbert and Jackson Wards. Collectively the wards are bounded by West Oglethorpe Avenue to the north, Martin Luther King Jr. Boulevard to the west, West Liberty Street to the south, and Whitaker Street to the east. The study area includes the medians on both West Oglethorpe Avenue and West Liberty Street, extending to and including the curb on the north side of West Oglethorpe Avenue and the south side of West Liberty Street.

The existing conditions survey documents extant features and utilized the Chatham County-Savannah Metropolitan Planning Commission (MPC) building supplement map to determine year built. Additional archival evidence, maps, and research were used to determine what year or time period a particular feature was built, and other features were labeled as "n/a" if the year built was not applicable.

The Existing Conditions Survey located in Chapter 4 includes the following information for the existing features:

- Feature Number - Labeled one through 211 and corresponding photo
- Ward - Elbert or Jackson
- Survey Block - One through 17
- Land Use - Commercial, Government/Institutional, Park/Greenspace, Parking Lot, or Residential
- Characteristic of each feature - Buildings & Structures, Circulation, Parking Lot, Significant Views/Vistas, Small Scale Feature, Vegetation
- Feature Type - Bench, Bike Rack, Bollard, Building, Carriage Step, Curb/Median, East-West Connecting Street, East-West Through Street, Fence, Fountain, Ground Plaque, Horse Hitching Post, Knee Wall, Lane, Lightwell, North-South Connecting Street, North-South Service Street,



Parking Lot, Picnic Table, Planter, Sidewalk, Sign, Square, Structure, Trash Can, Significant Vegetation, Trust Street, Wall

- Description - Brief description of each feature type including materials
- Address/Location - Street address or approximate location
- Date Built- Date built if known following MPC documentation
- Source - Field survey and/or MPC
- Historic/Nonhistoric - Present during the period of significance and possesses historic integrity
- Character Defining
 - » Contributing - Feature adds to the historic character of the district, or represents a high quality of materials
 - » Noncontributing - Feature does not contribute to the historic character of the district, was not present during the period of significance, or due to alterations, additions or other changes no longer possesses historical integrity
 - » Intrusion - Feature represents an encroachment or detracts from the Oglethorpe Plan and historic character of the district
- Condition (physical condition)
 - » Excellent - Pristine condition
 - » Very Good - Well maintained
 - » Good - Normal “wear and tear,” few or no evidence of deferred maintenance
 - » Fair - Notable deferred maintenance
 - » Poor - Structural issues and major repairs needed

Streets: Streets are documented in narrative form and labeled one through 13 and corresponding photo

The terms “Black” and “African American” are used interchangeably throughout this document. While there is not universal consensus in the United States about whether to capitalize white, current NPS guidance and the latest edition of the Chicago Manual of Style (17th edition) both allow authors to choose whether or not to capitalize white, stating that Black should always be capitalized. The authors have chosen to not capitalize white.³

Until 1991, the street within the study area known as Martin Luther King Jr. Boulevard was known as West Broad Street. The street is referred to by its name at the time under discussion. For example, from 1733 to 1990, the street is called West Broad Street. From 1991 to the present, the street is called Martin Luther King Jr. Boulevard.

Citations in this analysis are included as footnotes meeting the requirements of the Chicago Manual of Style, 17th Edition. The bibliography at the end of the report contains all materials referenced in the footnotes, as well as works that assisted the authors more globally. The bibliography is in a version of the Chicago Manual of Style preferred by the NPS for use in National Register of Historic Places nominations.

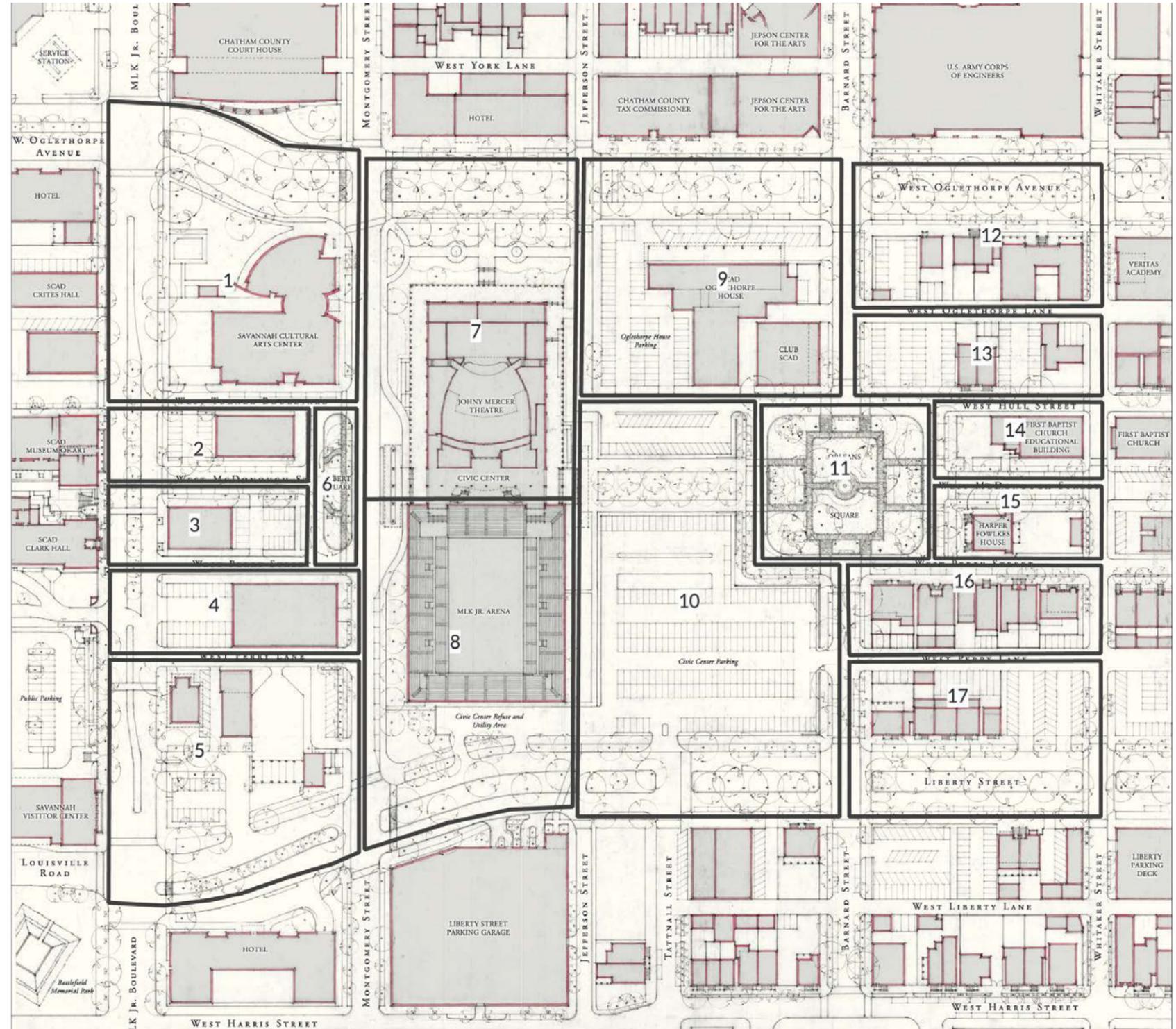
³ John Daniszewski, “Why we will lowercase white,” AP Style Blog, 2020, https://www.apstylebook.com/blog_posts/16; American Heart Association, Structural Racism and Health Equity Language Guide, 2023, https://professional.heart.org/-/media/PHD-Files-2/Science-News/s/structural_racism_and_health_equity_language_guide.pdf.

Existing Conditions Summary

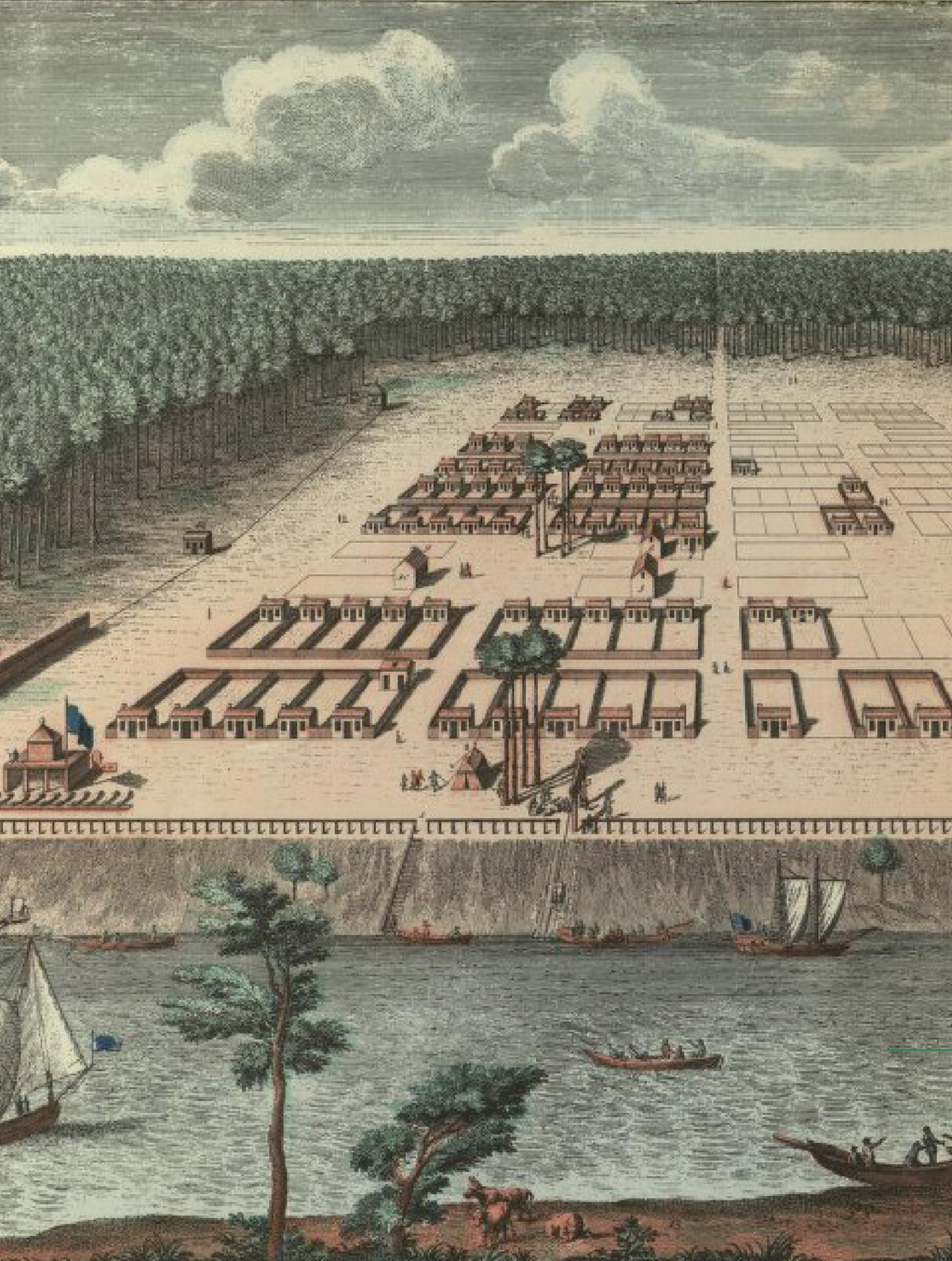
The existing conditions survey documents 211 features and 13 streets within the study area, divided into 17 “survey blocks” following the Oglethorpe Plan, where discernable. The features of each block are notated with photos, a map, and survey table. Buildings make up the largest portion of the features, followed by curbs and medians, parking lots, and sidewalks. The majority of features in the study area are considered nonhistoric, as many of the nonbuilding features are modern. Most features are in good or very good condition. The largest share of features in the study area are delineated as contributing, followed by noncontributing, and intrusions.

The survey block 16, the 100 block of West Perry Street, is a fully intact trust lot and has the largest number of contributing features. Orleans Square, survey block 11, has the second highest number of contributing features, followed by survey block 17, the 100 block of West Liberty Street.

Intrusions in the survey area include all parking lots, the curve of the road on West Oglethorpe Avenue and West Liberty Street, the Civic Center and parking lot, and the former Bank of America building on West Liberty Street. Noncontributing features include features such as the circa 1975 one-story brick, City-owned building at 226 Martin Luther King Jr. Boulevard, or the 1920 one-story brick building at 215 Whitaker Street.



Context Plan: Elbert & Jackson Wards with outline of study area. Sottile and Sottile.



CHAPTER
02 SITE HISTORY

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

Introduction

In 1733, General James Edward Oglethorpe laid out the town of Savannah in its character-defining grid pattern. The base unit for the town was the ward. Each ward consisted of a square at the center, four trust lots, and 40 tything lots. The squares were held in common as functional space for tasks such as raising livestock or military functions. The four trust lots were set on the east and west side of each square, and these lots were initially reserved for community buildings, such as churches and government buildings. The 40 tything lots in each ward were for individual families to build a home and have a garden in town. These lots ran along the north and south sides of each ward.¹

Oglethorpe initially laid out four wards: Decker and Derby Wards along the bluff on the north side of the settlement and Heathcote and Percival Wards just south of them respectively. Reynolds and Anson Wards were laid out in 1734, and Franklin, Warren, Washington, Columbia, Greene, and Liberty Wards were all laid out prior to 1800.²

"A view of Savannah as it stood the 29th of March 1734." By Peter Gordon. 1967. Hargrett Rare Book and Manuscript Library, University of Georgia Libraries.

¹ Mary L. Morrison, ed., *Historic Savannah: survey of significant buildings in the Historic and Victorian Districts of Savannah, Georgia*. (Savannah: Historic Savannah Foundation, 1979), ix-x.

² Chan Sieg, *The Squares: An Introduction to Savannah*, (Norfolk: The Donning Company/Publishers, 1985), 12-14.

Selected Development Chronology

1801 - Elbert Ward was laid out. The ward and square were named after Georgia Governor Samuel Elbert, who was considered a Revolutionary War hero. The sale of lots in the ward provided funding for public wells throughout Savannah.³



Elbert Ward.

1815 - Jackson Ward with Orleans Square was laid out. Orleans Square was named after the 1815 Battle of New Orleans, while Jackson Ward was named after General Andrew Jackson who led his army to victory during this famous battle.⁴



Jackson Ward.

1818 - The Archibald Bulloch House (229 Barnard Street), designed by William Jay, was constructed on the southwest trust lot overlooking Orleans Square.⁵

³ Sottile & Sottile, *Historic Overview, Analysis & Conceptual Replacement Elbert Square Savannah Georgia*, 2001.

⁴ Sieg, *The Squares*, 149.

⁵ John D. Duncan and Sandra L. Underwood, *The Showy Town of Savannah: The Story of the Architect William Jay*, (Macon: Mercer University Press, 2019), 183.



The Archibald Bulloch House, c.1880. *Savannah Stereoview Collection, MS 018, Jen Library Archives and Special Collections, the Savannah College of Art and Design.*

1822 - The Wetter House was constructed (425 Oglethorpe Avenue). In 1857, the house was renovated by Augustus Wetter, a German-born Savannah architect and businessman. The house was once said to be the most elaborate house in the city. Today, some of the ornamental iron work from the Wetter House can be seen surrounding the terra cotta lion fountain at the Cotton Exchange Building, as well as in other locations throughout the city.⁶



The Wetter House ironwork. 1934. *Library of Congress.*

⁶ Eric Curl, "Cultural arts center site links Savannah's past, future," *Savannah Morning News*, 2014, <https://www.savannahnow.com/story/news/2014/04/13/cultural-arts-center-site-links-savannahs-past-future/13550471007/>.

The Central of Georgia Railroad

Railroads began to develop in Georgia in the 1830s, linking major cities such as Savannah, Macon, Augusta and Athens. By 1860, Georgia had more miles of rail than any other state in the Deep South.⁷ In Savannah, the Central of Georgia Railway began construction in 1836 to connect to Macon. The lines were designed to bring crops, primarily cotton, to the port of Savannah for shipment both to the north and internationally. The Central of Georgia Railroad built several buildings just west of West Broad Street, today's Martin Luther King Jr. Boulevard, to serve all this business. The railroad continued to thrive even after the Civil War, with several buildings and structures constructed in the 1920s. Many workers were necessary to keep this enterprise operational, and before the widespread use of streetcars or automobiles, most laborers lived close to work. The western section of Elbert Ward in particular became a place where many railroad workers lived who worked at the Central of Georgia Rail Complex.⁸



Central of Georgia Railroad, Passenger Station & Train Shed, 301 West Broad Street, Savannah, Chatham County, GA, 1933. *Library of Congress.*

⁷ Steve Storey, "Railroads," *New Georgia Encyclopedia*, 2018, <https://www.georgiencyclopedia.org/articles/business-economy/railroads/#:~:text=The%20Georgia%20Railroad%20Company%20was,Georgia%20Railroad%20and%20Banking%20Company.>

⁸ Historic Savannah Foundation, "Central of Georgia, 2023," <https://www.myhsf.org/what-we-do/historic-districts/central-of-georgia/#:~:text=Construction%20of%20the%20Central%20of,line%20reached%20Macon%20in%201843.>

1844 - The Harper Fowlkes House (230 Barnard Street) was built on the southeast trust lot on Orleans Square for Aaron Champion, who later gave the house to his daughter as a wedding gift. Charles Cluskey designed the house.⁹



The Harper Fowlkes House, 1933. Library of Congress.

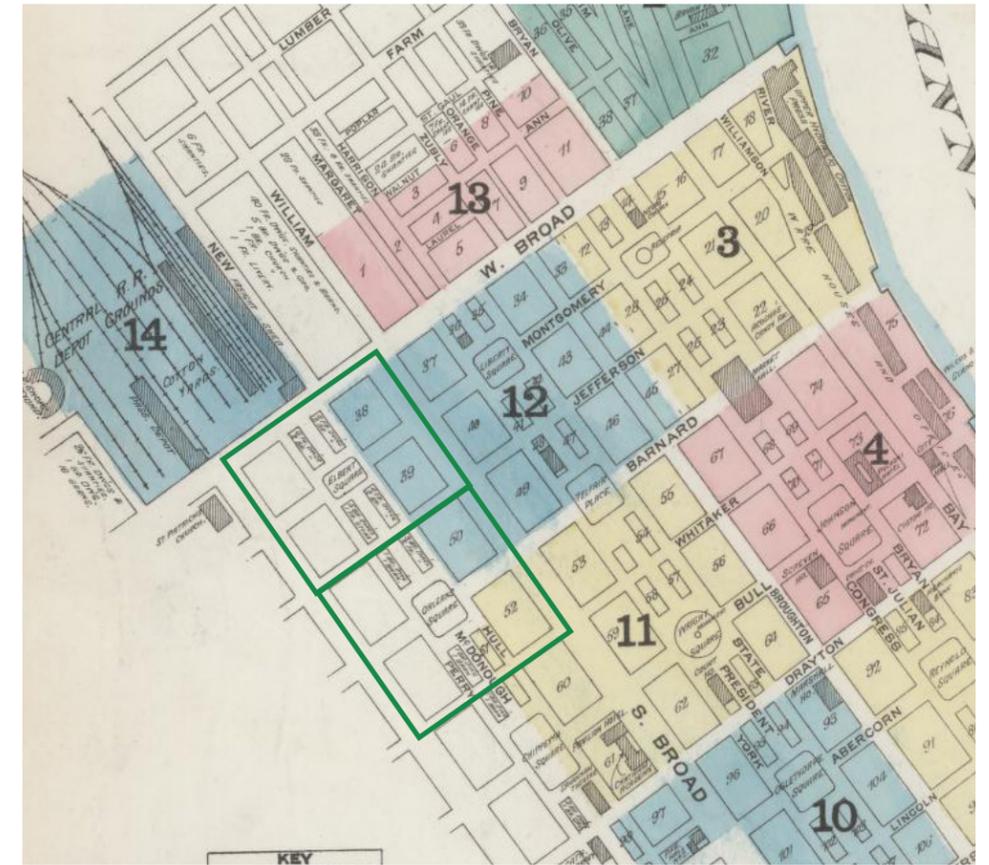
The Civil War (1861-1865)

The Civil War was fought between 1861 and 1865 and forever altered the United States, Georgia, and Savannah. Georgia and other Confederate states seceded from the Union of the United States over their fear they would lose the state's right to decide whether or not chattel slavery was legal in that state. The Confederate states lost the war on the battlefield, and chattel slavery was legally abolished by the 13th Amendment. The wealthiest people in Savannah owed their fortunes to slavery, whether directly through the labor of enslaved people on plantation labor camps or indirectly through shipping cotton, rice, or other commodities produced by enslaved people. As segregation became the norm after the Civil War, the physical fabric of Savannah began to change; a new Black business district grew on West Broad Street, now Martin Luther King Jr. Boulevard, as well as a growing area Jewish immigrant shops to the north.¹⁰



Capture of Savannah--Gen. Geary issuing travel passes to citizens. 1865. Library of Congress.

1884 - By 1884, the northern portion of both Elbert and Jackson Wards was developed enough to call for fire insurance documentation. The Sanborn Fire Insurance Map of 1884 only went as far south as the north side of West McDonough Street. Elbert Ward and Jackson Ward east of Barnard had a number of wood frame structures. The northwestern section of Jackson Ward had predominantly brick buildings. Elbert Ward had five commercial buildings and 50 residences at this time, and Jackson Ward had seven commercial buildings and 50 residences.¹¹



1884 Sanborn Fire Insurance Map. University of Georgia.

9 Sieg, *The Squares of Savannah*, 150 and 152.

10 John D. Fowler, "Civil War in Georgia," *New Georgia Encyclopedia*, 2020, <https://www.georgiaencyclopedia.org/articles/history-archaeology/civil-war-in-georgia-overview/>.

11 Sanborn Fire Insurance Map of 1884, *University of Georgia*, 11 and 12..

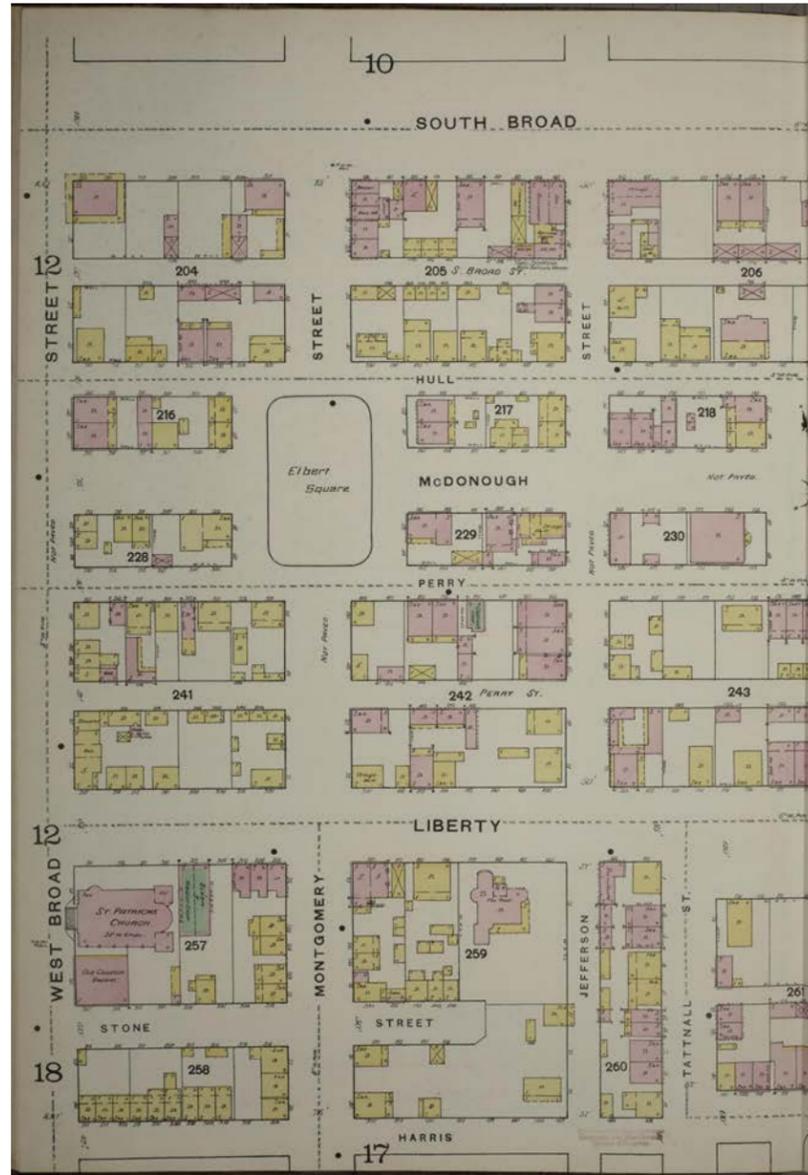
Streetcars

The first streetcars in Savannah began operating in 1866, making it easier to access outlying communities such as Thunderbolt. By 1891, there were horse-drawn streetcars running in town along Whitaker and Bay Streets. By 1876, a streetcar line ran through Jackson Ward. That line bisected Orleans Square by 1888. Streetcars offered convenient and affordable travel to many more citizens than was possible when the horse and buggy were the primary means of making long journeys.¹²



A horsedrawn [sic] streetcar in Covington, Georgia, c.1888. Library of Congress

1888 - Sanborn Fire Insurance Maps documented all of Elbert and Jackson Wards. While both wards had a mix of wood frame and brick buildings, there were more wood buildings the further southwest one went in the area. Buildings in the southwest corner of Elbert Ward were also generally smaller than those in other parts of the area, particularly those in the northern part of Jackson Ward. Elbert Ward had 13 commercial buildings and 95 residences at this time, and Jackson Ward had 14 commercial buildings and 82 residences.¹³



1888 Sanborn Fire Insurance Map, showing Elbert Ward. University of Georgia.

1888 - A horse-drawn streetcar line bisected Orleans Square by this date.¹⁴

1898 - Sanborn Fire Insurance Map surveyors documented 34 commercial buildings, 87 residences, and one institutional building in Elbert Ward. Jackson Ward had 21 commercial buildings and 92 residences.¹⁵

1900 - According to the 1900 Census, Jackson Ward was home to mostly white, working class residents, with some German and Irish immigrants. Elbert Ward was home to a mix of white and Black, and working class residents. The Black residents were mainly confined to West Broad Street, Montgomery Street, and Jefferson Street.¹⁶



Birdseye view of Savannah, looking south on West Broad Street from Bay Street, photography by George R. Foltz, c. 1912. West Broad Street was the Main Street of the African American, Jewish, and immigrant community. Library of Congress.

12 Mary Beth D'Alonzo, *Streetcars of Chatham County: Photographs from the Collection of the Georgia Historical Society*, (Charleston: Arcadia Publishing, 1999), 9, 11, and 18.

13 Sanborn Fire Insurance Map of 1888, *University of Georgia*, 13.

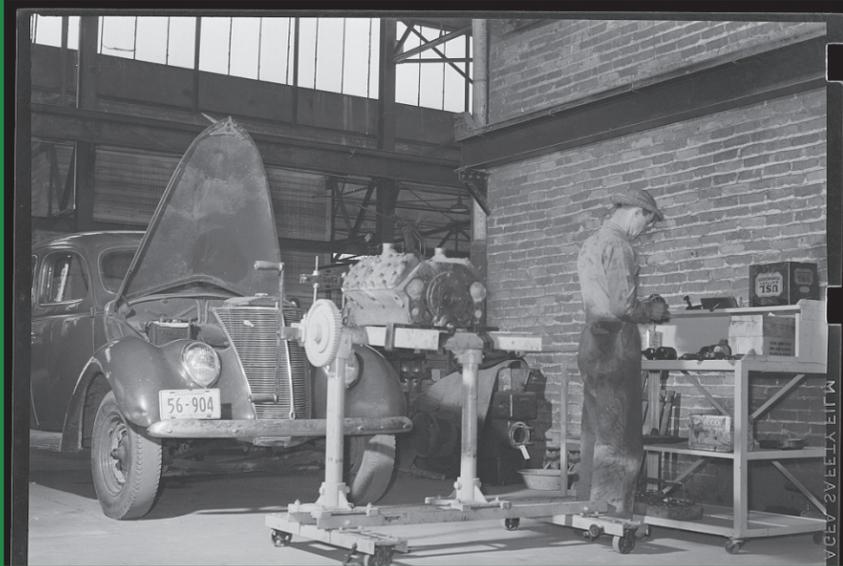
14 D'Alonzo, *Streetcars of Chatham County*, 29.

15 Sanborn Fire Insurance Map of 1898, *University of Georgia*, 13.

16 US Census Bureau, "Schedule No. 1. - Population: Enumeration District: 0054," and "Schedule No. 1. - Population: Enumeration District: 0056, *Census of 1900*."

The Age of the Automobile

Between 1910 and 1930, city streets were completely transformed. Before the common use of the automobile, streets served pedestrians, cyclists, horses, and wagons all at one time. Boardwalks and some sidewalks were present to keep pedestrians out of the mud, but people crossed streets wherever was most convenient. Children played in the street, and even streetcars moved slow enough for everyone to generally get out of the way or for the vehicle to stop to prevent accidents. The role of the street changed as more automobiles, which were capable of moving at much higher speeds, entered cities. Streets became the sole domain of automobiles. Areas specifically dedicated to parking cars began to appear. Building forms themselves changed to service cars with features such as drive-thrus.¹⁷



"Repairing automobile motor at FSA (Farm Security Administration) warehouse depot. Atlanta, Georgia," 1939. By Marion Post Wolcott. *Library of Congress*.

1914 - The Archibald Bulloch House located on the southwest trust lot on Orleans Square was demolished in preparation for the Municipal Auditorium construction.¹⁸



The Archibald Bulloch House. *Atlanta History Center*.

The Highway

In 1915, Georgia had relatively few paved streets and no paved highways in the state. As the automobile grew in popularity, dirt roads became an even bigger problem than they had been for wagons. Automobiles were more prone to getting stuck in muddy roads, and without horses, they did not have a built-in method to get them moving again. Bicycle enthusiasts and the United States Postal Service had both advocated for paved highways in the late nineteenth century, but automobile advocates were finally successful in securing state and eventually federal funding for paved highways. US Highway 17, which bisected Elbert Square in 1935, was originally part of the Dixie Highway, a network of paved roads from the Canadian border to Florida. As tourism grew, amenities specifically for automobile travelers, such as roadside motels and gas stations, also proliferated. Parking lots and wider roads for automobiles also altered Savannah and other cities during the twentieth century.¹⁹



"Georgia DOT Bridge No. 051-00025D-01986N, U.S. 17/State Route 25 spanning Savannah River, Port Wentworth, Chatham County, GA, c.1969. *Library of Congress*.

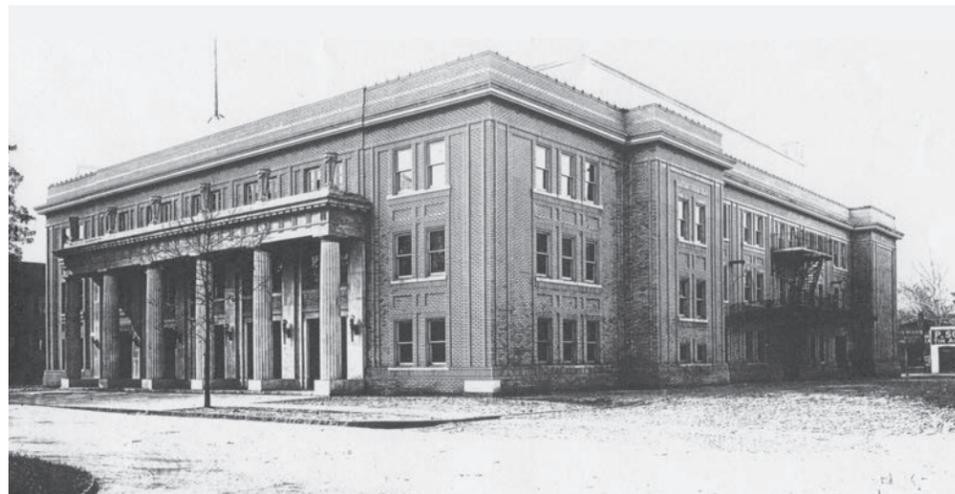
17 Peter D. Duncan, *Fighting Traffic: The Dawn of the Motor Age in the American City*, (Cambridge: MIT Press, 2011), 19, 46.

18 Duncan and Underwood, *The Showy Town of Savannah*, 193.

19 Edwin L. Jackson, "Dixie Highway", *New Georgia Encyclopedia*, 2020, <https://www.georgiaencyclopedia.org/articles/history-archaeology/dixie-highway/>.

1916 - The Municipal Auditorium was constructed by the City of Savannah on the western trust lots in Jackson Ward, overlooking Orleans Square.²⁰

1916 - The majority of both wards were densely developed by this time. The only remaining open spaces were Elbert and Orleans Squares. The only lots were not as densely developed were the Wetter House property at the northwestern corner of Elbert Ward and the Bulloch House property on the southwest trust lot in Jackson Ward. These two properties had fewer structures compared to the other lots within the wards. Elbert Ward had 52 commercial buildings, 80 residential buildings, and two institutional buildings, while Jackson Ward had 32 commercial buildings and 103 residential buildings.²¹



The Municipal Auditorium. City of Savannah.

May 1921 - City Council approved making Whitaker Street a one-way street southbound and Drayton Street a one-way street northbound.²²

1922 - West Broad Street, one of the first paved streets in Savannah, was converted from brick pavement to a solid surface.²³

1925 - The Savannah River Bridge was built across the Savannah River to connect Georgia and South Carolina via Highway 17, the Atlantic Coastal Highway.²⁴

²⁰ Duncan and Underwood, *The Showy Town of Savannah*, 196.

²¹ Sanborn Fire Insurance Map of 1916, *University of Georgia*, 13, 23, and 24.

²² Official Proceedings of City Council, May 18, 1921.

²³ Savannah Development and Renewal Authority, *Urban Redevelopment Plan for the Martin Luther King, Jr., Boulevard and Montgomery Street Corridor, South of Gwinnett Street*, 2002, 18.

²⁴ Bridget Lidy, "Re: Civic Legacy," email to Ellen Harris, April 24, 2023.

The Great Depression

The Great Depression was the longest and most severe economic downturn in United States history. It began in 1929 with a stock market crash. Industrial production decreased sharply, unemployment rose astronomically, and the building industry came almost entirely to a halt. The depressed circumstances did not end until production increased substantially due to World War II in 1941.²⁵ In Savannah, New Deal programs, such as the Cadastral Survey, were designed to put people back to work and infuse money into the local economy. Some residents believed that the city had to adapt to a new era at this time and alter the historic city squares. These residents successfully advocated for the Federal Highway Administration to route Highway 17 straight through three squares.²⁶



"Reidsville, 1935. Civilian Conservation Corps #5410 work detail group.-- from field notes." *Georgia Archives*.

²⁵ Federal Reserve History, "The Great Depression: 1929-1942," 2013, <https://www.federalreservehistory.org/essays/great-depression>.

²⁶ Nathaniel Robert Walker, "Savannah's Lost Square: Progress versus Beauty in the Depression-era South," *Journal of the Society of Architectural Historians* 70, no. 4, (December 2011): 512.

1935 - Highway 17 was routed on Montgomery Street, bisecting Elbert, Liberty, and Franklin Squares, to provide access to the Savannah River Bridge.²⁷



Savannah River Bridge. City of Savannah Municipal Archives.

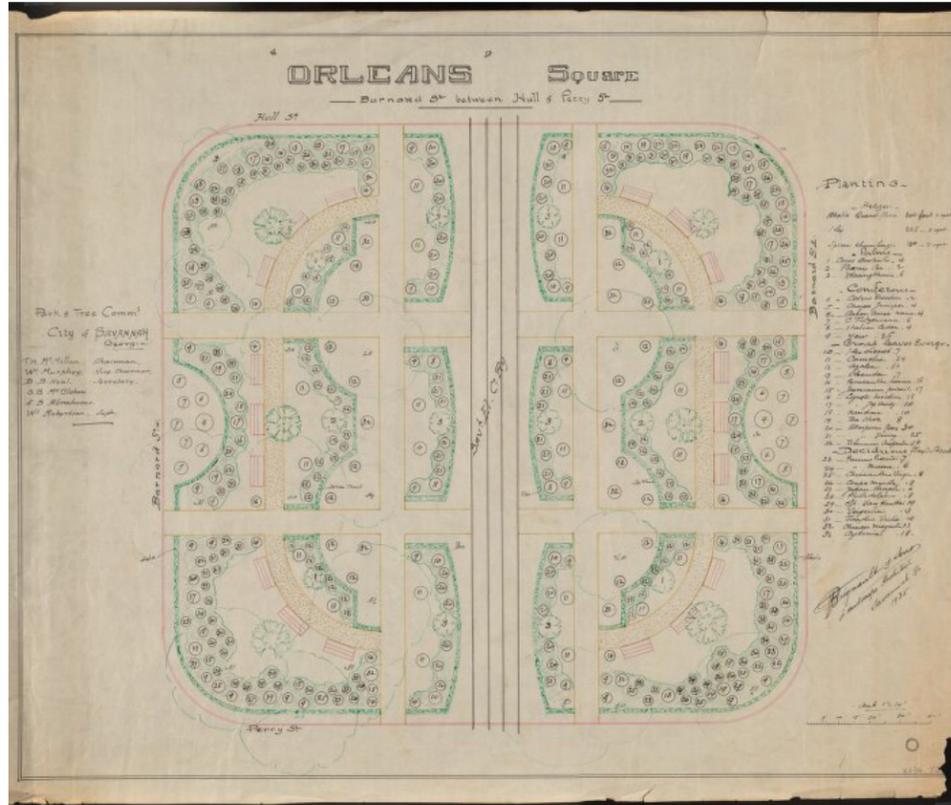
1935 - Orleans Square landscape plan was commissioned by the Park and Tree Commission.²⁸



Montgomery Street as part of Highway 17, c.1940. City of Savannah Municipal Archives.

²⁷ Sieg, *The Squares of Savannah*, 138.

²⁸ Bignault & Sons, "Plan of Orleans Square, Barnard Street between Hull and Perry Streets," *City of Savannah Municipal Archives*, 1935, https://dlg.usg.edu/record/gsg_edgm_edgm-xj-036?canvas=0&x=5969&y=4746&w=22475.



"Plan of Orleans Square, Barnard Street between Hull and Perry Streets," 1935. City of Savannah Municipal Archives.

1936 - The Home Owners Loan Corporation (HOLC), a New Deal Era agency, surveyed Savannah. Their survey graded neighborhoods to assess their risk for federally-backed mortgages. Elbert and Jackson Wards were not assigned any rating because there were not enough homeowners present, which meant that the federal government was unlikely to back any mortgages in the area. In describing this section, the HOLC said, "The section has no important beneficial influence and of course retail business is a detriment to residential property."²⁹

1937 - Surveyors documented Elbert and Jackson Wards as part of the Cadastral Survey, a project funded by the federal government through the Works Progress Administration. They captured the variety of buildings and occupants present.³⁰

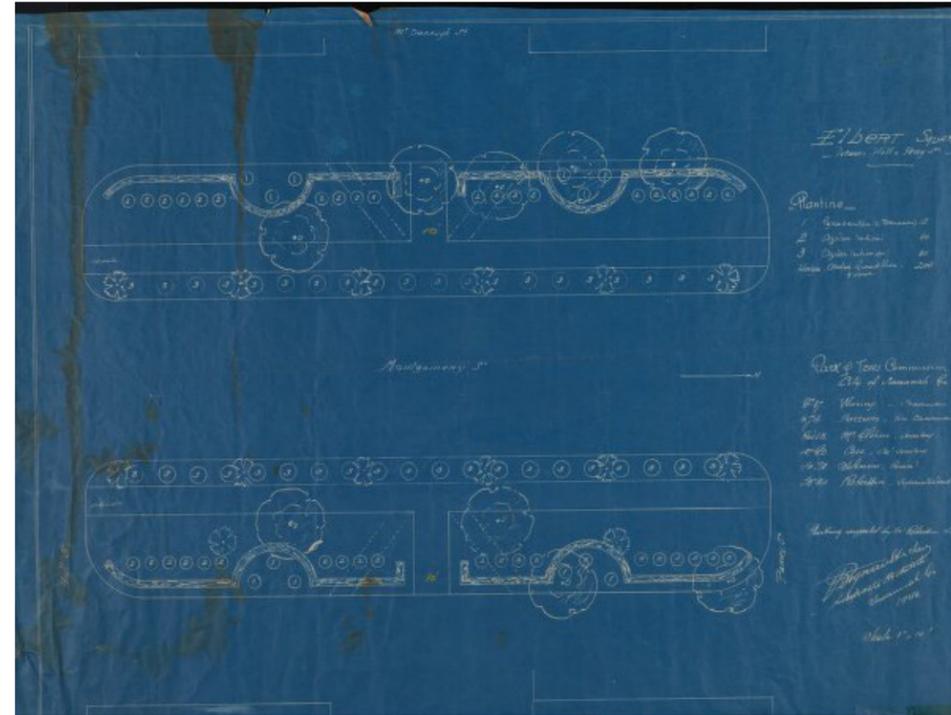
November 1946 - The first ever joint meeting of the Black Baptist Missionary Convention and the white Baptist Convention took place in the Municipal Auditorium. The joint meeting was unprecedented and

²⁹ Robert K. Nelson, et. al, "Savannah, Georgia," *Mapping Inequality: Redlining in New Deal America*, 2023, <https://dsl.richmond.edu/panorama/redlining/#loc=16/32.075/-81.106&city=savannah-ga&area=E24>.

³⁰ Works Progress Administration, *Cadastral Survey of 1937*, individual lot cards on file at the Chatham County Courthouse. Ward Maps at the City of Savannah Municipal Archives.

was covered by newspapers across the country.³¹

1947 - The City of Savannah made several efforts to beautify the remaining portion of Elbert Square, like this landscape plan commissioned by the Park and Tree Commission.³²



"Plantings for Elbert Square between Hall and Perry Streets," 1946. City of Savannah Municipal Archives.

³¹ Charles Jones, "The 1946 Savannah Fellowship Meeting," *The Christian Index*, 2021, <https://christianindex.org/stories/the-1946-savannah-fellowship-meeting,5096>.

³² Park and Tree Commission, "Elbert Square Landscape Plan," *City of Savannah Municipal Archives*, 1947.

Suburbanization and White Flight

After World War II, many returning veterans took advantage of new GI benefits, including access to low-interest mortgages to purchase homes. Americans now had easy access to automobiles, so these new homes were often located in suburban areas, outside of the historic city limits. Residents of suburban areas could drive to jobs and other amenities in cities. The government restricted access to GI benefits for Black veterans, keeping many Black families in city centers as renters. Racism encouraged more white families to move to the suburbs in a process commonly known today as "white flight." As white families left city centers, governments invested less and less into infrastructure for residents in these areas while simultaneously investing in making it easier and faster for cars to access places of business that remained in these districts. Main street business districts, such as Broughton Street in Savannah, changed as well, with boarded up facades taking the place of businesses.



"White Slums - Area of Auditorium," 1940. Georgia Southern University.

1950 - Most residences in Elbert and Jackson Wards had become rental housing. Sanborn surveyors noted multiple buildings as apartments, rooming houses, or duplexes. Besides the construction of the Municipal Auditorium and the demolition of one structure in the northwestern part of Elbert Ward, the density of the wards was largely the same as it was in 1916. Elbert Ward contained 60 commercial structures, 31 residential buildings, and one institutional building. Jackson Ward had 36 commercial buildings, 56 residential structures, and two institutional buildings, including one church.³³

1950-51 - After being used for several years by the Savannah Female Orphan Asylum, the Wetter House was demolished to make room for a used car lot. Only one supporting lane building was left standing on the rear of the property. That building remains on the Cultural Arts Center property today.³⁴



The Wetter House serving as the Savannah Female Orphan Asylum, 1934. *Library of Congress.*

The Civil Rights Movement

The Civil Rights movement is the common term used to describe the advocacy of African Americans to achieve legal and social equality in the United States during the twentieth century. In Georgia, the National Association for the Advancement of Colored People (NAACP) made significant progress late during World War II in registering Black voters, but white backlash led to limited protests during the 1950s. By the 1960s, cities all over Georgia saw significant protests by African Americans. In Savannah, many efforts were led by Reverend Ralph Mark Gilbert and Westley Wallace Law, including marches, sit-ins, and boycotts. The Municipal Auditorium had been built in 1916 with segregated seating and restrooms. The building was desegregated along with all public facilities in Savannah on October 1, 1963, prior to the federal Civil Rights Act of 1964.³⁵



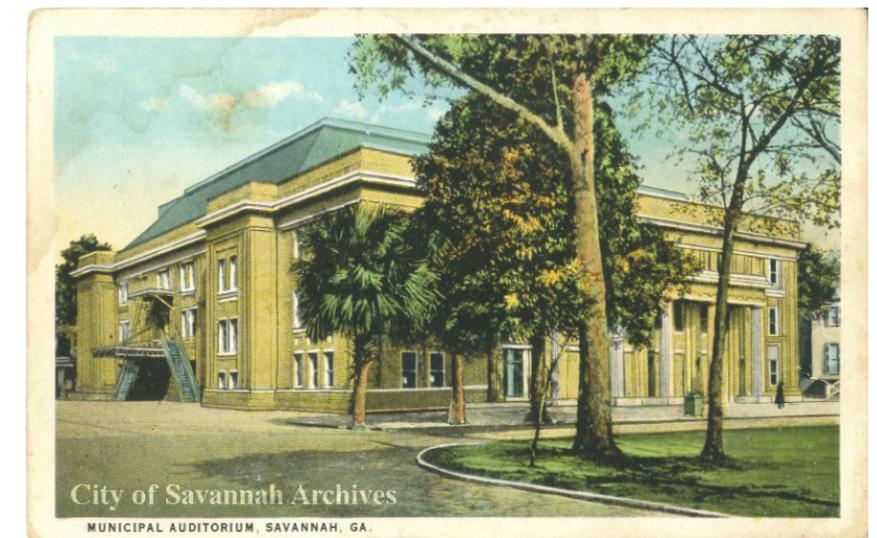
W.W. Law speaking at a church meeting, c. 1960. *City of Savannah Municipal Archives.*

1955 - Sanborn Fire Insurance surveyors recorded 53 commercial buildings and 28 residential buildings in Elbert Ward, and 19 commercial buildings, 50 residential buildings, and three institutional buildings, including one church in Jackson Ward.³⁶

1955 - During the course of a renovation of the Municipal Auditorium, Architect Ben P. Ritzert drew the existing conditions of the building, including recording the "Colored" restrooms on the third floor.³⁷

June 1960 - A City Council-appointed committee began to consider replacing the Municipal Auditorium.³⁸

August 1963 - The Auditorium Study Committee recommended a combination convention center and concert hall or theater to replace the Municipal Auditorium.³⁹



The Municipal Auditorium, 1916. *City of Savannah Municipal Archives.*

1964 - The City Auditorium was renovated with interior painting, new and re-upholstered seats, and stage improvements.⁴⁰

33 Sanborn Fire Insurance Map of 1950, *University of Georgia*, 13, 14, and 23.

34 Curl, "Cultural arts center site."

35 Georgia Historical Society, "Marker Monday: The Georgia Civil Rights Trail: The Savannah Protest Movement," 2019, <https://georgiahistory.com/marker-monday-the-georgia-civil-rights-trail-the-savannah-protest-movement/>.

36 The graphs in the Suburbanization and Changing Density sidebar contain an illustration of these changes. Sanborn Fire Insurance Map of 1955, *University of Georgia*, 13, 14, and 23.

37 Ben P. Ritzert, "Alterations & Additions: The Municipal Auditorium Building," 1955, A-4, on file at the City of Savannah Municipal Archives.

38 Official Proceedings of City Council, June 1960.

39 Official Proceedings of City Council, August 1963.

40 City of Savannah Annual Report 1964.

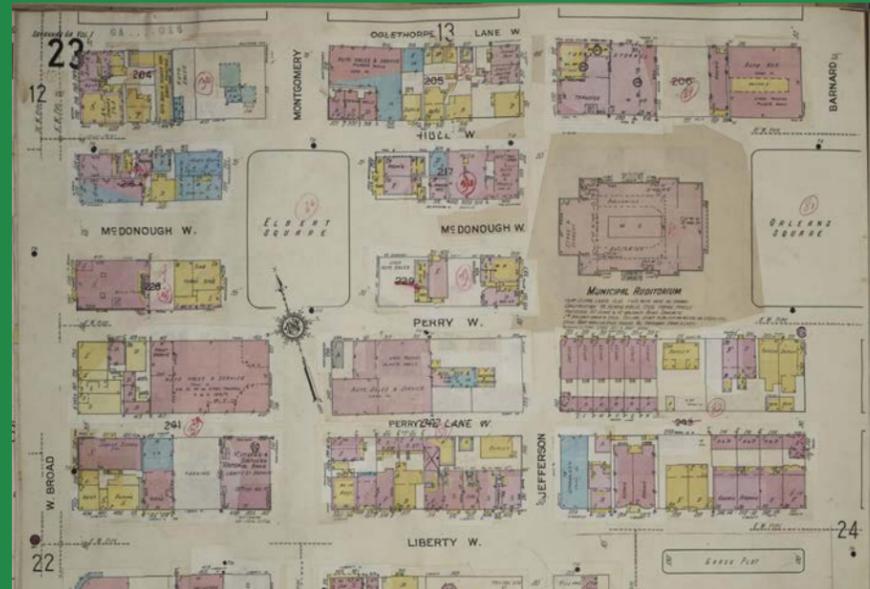
January 1965 - The Downtown Motor Inn formally opened at 201 West Oglethorpe Avenue.⁴¹ The building was later purchased by the Savannah College of Art and Design and converted into a dormitory in 1990.⁴²



The Downtown Motor Inn Grand Opening, 1965. *Savannah Evening Press*.

Urban Renewal

After World War II, federal and local governments sought to revitalize city centers in the wake of increasing suburbanization in a program termed “urban renewal.” Urban renewal funds went toward the demolition of areas deemed “slums,” which, in Georgia, were almost exclusively African American neighborhoods. In the place of historic neighborhoods, low-income housing, interstates, and public buildings were constructed.⁴³



1950 Sanborn Fire Insurance Map, showing the Municipal Auditorium on Orleans Square and the conversion of many buildings to apartments and duplexes in Elbert and Jackson Wards. *Library of Congress*.

January 1964 - Dr. Martin Luther King, Jr. spoke at the Municipal Auditorium. In his speech, Dr. King stated that Savannah was one of the most desegregated cities in the South because of the work of local leaders like Reverend Ralph Mark Gilbert and Westley Wallace Law.⁴⁴

September 1965 - The Chatham County-Savannah Metropolitan Planning Commission presented a plan recommending the reuse and enlargement of the Municipal Auditorium site.⁴⁵

October 1965 - City Council approved the location of the Civic Center site, which was an L-shaped area bounded by West Oglethorpe Avenue and West Hull Street to the north, Jefferson and Barnard Streets to the east, West Liberty Street to the south, and Montgomery Street to the west. The site was selected with the assumption that the new building would be a combination auditorium and convention center and have onsite parking.⁴⁶

November 1965 - The City hired Levy and Kiley Architects of Savannah and George Ryad Fisher Associates of Jacksonville to design a combination coliseum and convention center.⁴⁷

⁴¹ “Formally Opened,” *Savannah Evening Press*, January 16, 1965.

⁴² SCAD, “Oglethorpe House,” *Buildings and Facilities*, 2023, <https://www.scad.edu/life/buildings-and-facilities/oglethorpe-house>.

⁴³ Colby College, “National History of Urban Renewal,” *Mapping Waterville*, 2015, <https://web.colby.edu/mappingwaterville/history/national-history-of-urban-renewal/#:~:text=Urban%20Renewal%20was%20a%20post,considered%20to%20be%20in%20decay>.

⁴⁴ Shelbey Roberts, “Remembering Dr. Martin Luther King Jr.’s impact in Savannah 49 years after his death,” *Fox 28 Savannah*, 2017, <https://fox28savannah.com/news/local/remembering-dr-martin-luther-king-jr-49-years-later>.

⁴⁵ Official Proceedings of City Council, September 1965.

⁴⁶ Official Proceedings of City Council, October 1965.

⁴⁷ Official Proceedings of City Council, November 3, 1965.

March 1966 - City of Savannah adopted the Coliseum Site Urban Renewal Plan. This plan used the Federal Urban Renewal process to raze buildings necessary for the construction of the Civic Center and the supporting parking lot. The adoption of this plan included the first official record noting the Civic Center site was a “slum” and thus an eligible project area for Urban Renewal funds.⁴⁸



204 Hull Street, demolished for the construction of the Civic Center, c.1940. Library of Congress.

July 1966 - Levy and Kiley Architects and George Ryad Fisher presented preliminary floor plans and elevations to City Council. The proposed building included convention space and multipurpose space that could accommodate many different sporting events. The design allowed for future additions, and as the team stated, “the preservation of the charm and spirit of Savannah was of particular concern to the Architects. It was their purpose to provide a building which is thoroughly up to date in function and technology, and which is respectful of the character and tradition of Savannah. This they feel they have done: the coliseum, acknowledging that open spaces contribute immeasurably to the ‘feel’ of Savannah, stands in a paved and landscaped plaza overlooking Orleans Square, which remains intact.”⁴⁹

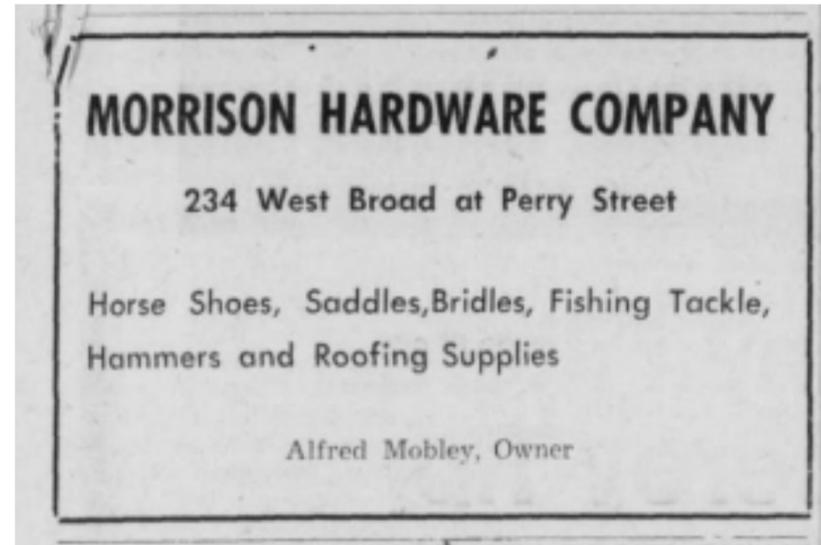
July 1966 - City Council banned parking on Whitaker and Drayton

48 Central Area General Neighborhood Renewal Plan Urban Renewal Area, Project GA R-107.

49 Official Proceedings of City Council, July 13, 1966.

Streets, creating two lanes of traffic in a single direction on each street.⁵⁰

1966 - In Elbert Ward, West Broad Street was home to both offices related to the railroad and a number of Black and immigrant-owned businesses. Morrison Hardware Company, an African American-owned business, was located at 234 West Broad Street. The business and building were gone by 1970.⁵¹



An advertisement for Morrison Hardware Company from 1956 in the *Savannah Tribune*, a Black-owned newspaper. *Savannah Tribune*.

July 1966 - The Little Theater, Inc. requested that the City include land for a new theater or that the proposed new development include a theater.⁵² This request generated new discussion about whether or not the Municipal Auditorium should be replaced as part of the project.

September 1966 - The Department of Housing and Urban Development granted City officials permission to acquire the necessary land for the Civic Center using federal urban renewal funds.⁵³

October 1966 - The City Manager informed City Council that the Civic Center would require 1800 parking spaces and proposed acquiring 12 acres in order to accommodate 1400 parking spaces.⁵⁴

October 1966 - The Housing Authority purchased the first parcels of land for the Civic Center from the Hebrew Academy of Savannah, Inc. The lot contained a three-story brick building that was addressed 318 Montgomery Street.⁵⁵

50 “Whitaker, Drayton Parking Abolished,” *Savannah Evening Press*, July 15, 1965.

51 Savannah City Directories, 1966 and 1970.

52 Official Proceedings of City Council, July 27, 1966.

53 City of Savannah Annual Report 1966..

54 Memo “Coliseum Project,” City Manager to Mayor and Aldermen October 17, 1966.

55 “Coliseum Land Portion Bought,” *Savannah Morning News*, October 20, 1966.

November 1966 - The Secretary of the Interior Stewart Udall approved the listing of the Savannah Historic District as a National Historic Landmark, the highest official recognition of historical significance by the US government.⁵⁶

February 1967 - The Historic Savannah Foundation requested options for saving buildings that were set to be demolished for the project. The request was approved if it did not cost the City any money.⁵⁷



Eppinger-Lane House moved from Orleans Square to avoid demolition, 1967. *Savannah Morning News*.

March 1967 - The City approved the first demolition contract for the area.⁵⁸ Demolition continued until the Municipal Auditorium was razed in 1971.⁵⁹

56 “Old Savannah Made National Landmark,” *Savannah Morning News*, November 6, 1966.

57 Official Proceedings of City Council, February 10, 1967.

58 Official Proceedings of City Council, March 1967.

59 Official Proceedings of City Council, September 16, 1971.

Demolished and Moved Buildings

By nature of its large size, the Civic Center replaced dozens of smaller structures in Elbert and Jackson Wards. Many of those buildings were demolished. However, the Historic Savannah Foundation's advocacy made it possible for some of the buildings to be moved. Banker Mills B. Lane and other private individuals personally paid to move at least three buildings, saving them from demolition. Many of these buildings are still in the Savannah National Landmark Historic District today, in wards to the east.



Staff Photos by Mike Martin

ABOVE: SLOW PROGRESS ON BAY STREET FOR TWO HISTORIC HOMES
Below: Sunday On-Lookers Watch Dunlap House Brush by the Trees

The *Savannah Morning News* photographer captured the Dunlap House moving to save it from demolition. *Beehive Foundation Archives*.

March 1967 - Max Edwards, Assistant Secretary of the Interior, confirmed to the *Savannah Evening Press* that the Civic Center project could cause the Department of the Interior to revoke the National Historic Landmark status for the Savannah Historic District because the nature of the district would be substantially altered.⁶⁰

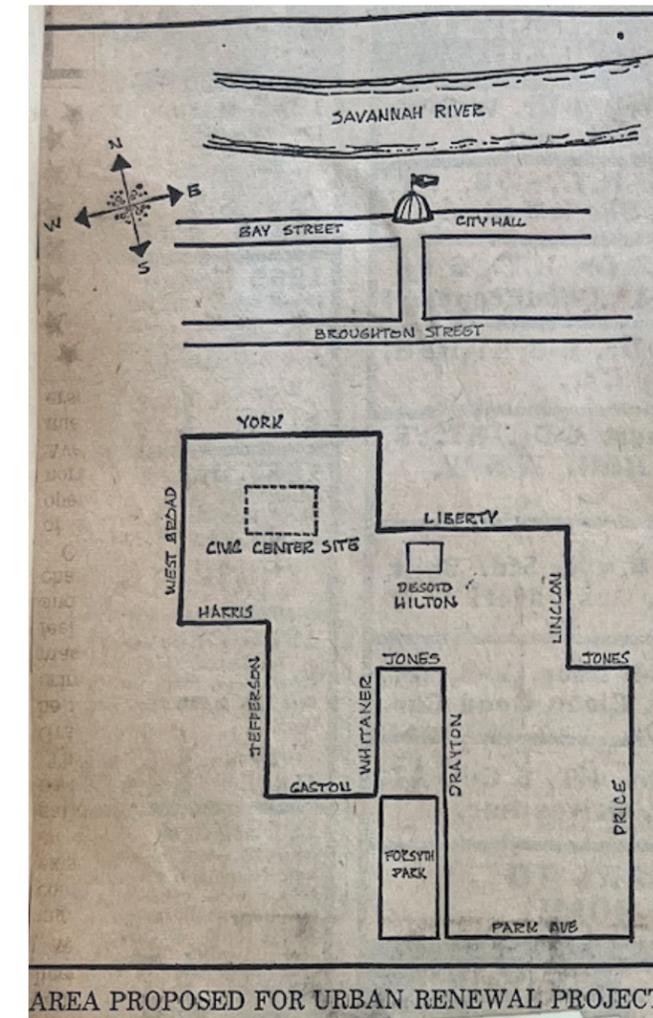
May 1967 - Debate continued on where the Civic Center should be located, and the Junior Chamber of Commerce formally presented their reasoning for why the new development should be located downtown.⁶¹

May 1967 - City Council also approved a new contract for Ben Ritzert and Vernon Nowell to design a combined convention center and auditorium.⁶²

May 1967 -Montgomery Street was converted to a one-way street between Jones and Bay Streets. This change was implemented to alleviate traffic suggestions due to Interstate 16.⁶³

June 1967 - City Council approved the name Civic Center and the final site on Orleans Square. This vote was the final decision on the location, and it approved a combination auditorium convention center building.⁶⁴

September 1967 - City Council approved Savannah's largest ever urban renewal project to date. The project covered 200 acres in downtown including the Civic Center site. The project was also designed to provide additional downtown parking facilities and remove "substandard" housing situations through either demolition or rehabilitation.⁶⁵



AREA PROPOSED FOR URBAN RENEWAL PROJECT

Sketch of the proposed largest urban renewal project in Savannah's history, 1967. *Savannah Morning News*.

November 1967 - Voters approved the bond resolution to finance the construction of the Civic Center.⁶⁶

⁶⁰ David R. Lawson, "Federal Official Confirms: Coliseum Site Possible Historic District Threat," *Savannah Evening Press*, March 18, 1967.

⁶¹ Official Proceedings of City Council, April 28, 1967.

⁶² Official Proceedings of City Council, May 5, 1967.

⁶³ Official Proceedings of City Council, April 28, 1967.

⁶⁴ Official Proceedings of City Council, June 9, 1967.

⁶⁵ Barbara Dlugozima, "Huge Urban Renewal Project is Approved: Covers 200 Acres In Downtown Area," *Savannah Morning News*, September 23, 1967.

⁶⁶ Official Proceedings of City Council, November 7, 1967.

1967 - City of Savannah approved the Civic Center construction, designed by Ben Ritzert and Vernon Nowell, to replace the Municipal Auditorium. The Civic Center would be a combination arena and auditorium.⁶⁷

July 1968 - City Council selected Chemical Bank, New York Trust Company to issue the bonds to finance the Civic Center.⁶⁹

July 1968 - City Council awarded the contract for site preparation to C.L. Lewis Construction Company.⁷⁰

Purchase Saves Sheftall House

Historic Savannah Foundation has bought the historic Sheftall House at 245 Jefferson St. and will move within the next 30 days to a lot at 401 Tattnall St.

The house, one of the few early 19th-century frame buildings left in Savannah, will have to be moved because it stands in the urban renewal area where the new civic center will be built.

Historic Savannah acquired the house from the City of Savannah by sealed bid.

Reid Williamson, foundation director, said that after the house is moved and anchored it will be put up for sale for restoration by a private buyer.

Williamson, commenting that the foundation was "very delighted" to be able to save the house, said that the lot at Jones and Tattnall streets to

which it will be moved was acquired for the specific purpose of providing the house with a new location "close to the original one."

News clipping from the Historic Savannah Foundation, 1968. *Savannah Evening Press*.



Civic Center under construction, 1969. *Savannah Morning News*.

September 1968 - The Housing Authority of Savannah declared the area along Montgomery and West Broad Streets a general business area. It stated, "Most of the non-residential structures are standard or near standard and nearly all the residential structures are substandard to the degree that clearance appears to be the only treatment warranted."⁷¹ The residences referred to were primarily home to African Americans.

September 1968 - The Housing Authority's general neighborhood redevelopment plan "expected to displace approximately 87 nonwhite families and 86 white families" for the Civic Center site. Ten more nonwhite families and 84 white families were expected to be displaced by related infrastructure improvements adjacent and related to the Civic Center site. The Housing Authority also noted that 75 individuals, whose race was not disclosed, and 130 businesses would be displaced in this area.⁷²

69 Official Proceedings of City Council, July 10, 1968.

70 Official Proceedings of City Council, July 26, 1968.

71 Housing Authority of Savannah, "Central Area General Neighborhood Renewal Area: Project No. GA R-107," 1968, 10.

72 Housing Authority of Savannah, "Central Area General Neighborhood Renewal Area," 45.

ESTIMATED FAMILY DISPLACEMENT

Project No.		1969		1970		1971		1972		1973		1974		1975		Total	
		NW	W	NW	W												
1 in GN	Owner	5	2	0	6	0	4	0	0							5	12
	Tenant	58	15	9	24	9	24	6	11							82	74
1 out of GN	Owner	1	5	1	10	0	10	0	5							2	30
	Tenant	1	7	3	20	3	20	1	7							8	54
2	Owner							6	2	10	6	10	4	4	0	30	12
	Tenant							78	18	163	28	163	28	60	14	464	88
3	Owner													0	0	0	0
	Tenant													0	5	0	5
Subtotals	Owners	6	7	1	16	0	14	6	7	10	6	10	4	4	0	37	54
	Tenant	59	22	12	44	12	44	85	36	163	28	163	28	60	19	554	221
TOTALS BY YEAR		65	29	13	60	12	58	91	43	173	34	173	32	64	19	591	275

Estimated Family Displacement statistics from the Housing Authority's 1968 report. *City of Savannah Municipal Archives*.

1969 - Taylor Furniture Company, an African American-owned business located at the corner of West Broad and West Liberty Streets, closed. The building was demolished the next year.⁷³

TAYLOR FURNITURE CO.

PHILCO Balanced Beam

17-inch Television

Yours for Only \$289.59*

IT'S TRUE FOCUS! NO BLUR! NO SMEAR!

NOT A 16, BUT A FULL 17" SCREEN!

RECTANGULAR 150 SQ. INCH PICTURE

Complete with Electronic Built-in Aerial System that Outperforms All Others!

New! Lowest Price! Philco 17" Console \$325.00

Sensational TV-Phonograph \$399.95

Come in and See These New Philco Triumphs!

65 WEEKS TO PAY

Taylor Furniture Co.

416 W. LIBERTY ST.

A *Savannah Tribune* advertisement for Taylor Furniture Company, 1951. *Savannah Tribune*.

73 Savannah City Directories, 1969 and 1970.

67 Official Proceedings of City Council, May 5, 1967.

68 "Purchase Saves Sheftall House," *Savannah Evening Press*, March 5, 1968.

March 1969 - The Civic Center project was expanded to include an ice rink at the direct request of the community.⁷⁴

March 1969 - The Housing Authority requested that City Council include the Municipal Auditorium in the urban renewal land acquisition map for the project, acknowledging the building would eventually be demolished. This vote is the only formal vote for demolition of the Municipal Auditorium contained within the official proceedings of City Council.⁷⁵

April 1969 - City Council approved expanding Ben Ritzert and Vernon Nowell's architectural contract to include overseeing the furnishings of the Civic Center.⁷⁶

April 1969 - The National Park Service (NPS) sent the City a memo indicating concern that the proposed parking area for the Civic Center would adversely affect the historic integrity between Pulaski, Orleans, and Telfair Squares, which were still intact along Barnard Street. NPS was also concerned about the number of buildings that would be demolished as part of the project.⁷⁷



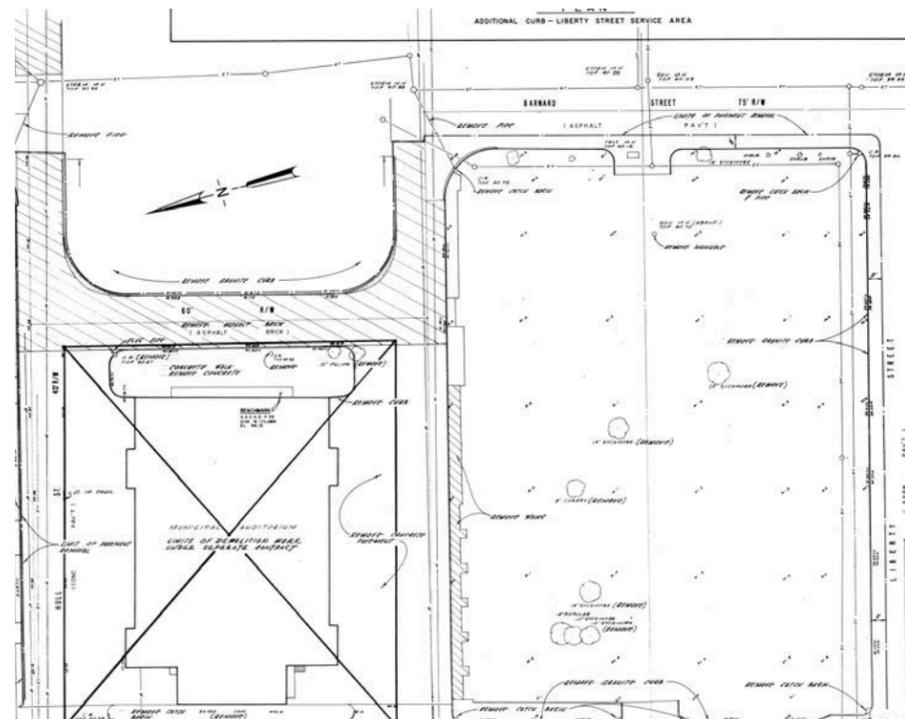
Civic Center under construction, 1969. *City of Savannah Municipal Archives.*

June 1969 - City Council granted Savannah Post #135 American Legion permission to install the "Flame of Freedom," a Freedom Torch, in Elbert Square.⁷⁸



Rendering of proposed Civic Center, c.1970. *City of Savannah Municipal Archives.*

October 1971 - The Municipal Auditorium was demolished to make room for the parking lot and sidewalk that accompany the Civic Center.⁷⁹



Demolition Plan, 1971. *City of Savannah Municipal Archives.*

December 1971 - The first event at the Civic Center was the opening performance of the Savannah Symphony's Orchestra's 19th season on December 18. The building was not fully complete.⁸⁰



The "Chinese tapestry" behind the staircase to the main ballroom, which was "one of the Savannah Convention and Civic Center's most remarkable decorations," according to an official Civic Center brochure, c.1972. *Savannah Civic Center.*

February 1972 - Johnny Mercer presided over the official grand opening of the Civic Center on February 11.⁸¹

March 1972 - City Council awarded the contract for the parking facilities to Eastern Construction Company including hardscaping to accommodate 250 automobiles, landscaping, lighting, a grass mall and walkway, and the eight foot high wall screening the parking lot from along Barnard Street to separate the surface parking from Orleans Square. The wall was designed to screen the surface parking lot from Orleans Square and Barnard Street and to represent the building masses that would have historically been present.⁸²

74 Official Proceedings of City Council, March 21, 1969.

75 Official Proceedings of City Council, March 21, 1969.

76 Official Proceedings of City Council, April 1, 1967.

77 Official Proceedings of City Council, February 21, 1969.

78 Official Proceedings of City Council, June 13, 1969.

79 Duncan and Underwood, *The Showy Town of Savannah*, 196.

80 *Savannah Morning News* clippings as found in the Savannah Area Local Reference Files-Civic Center at the City of Savannah Municipal Archives.

81 *Savannah Morning News* clippings as found in the Savannah Area Local Reference Files-Civic Center at the City of Savannah Municipal Archives.

82 Official Proceedings of City Council, March 30, 1972.

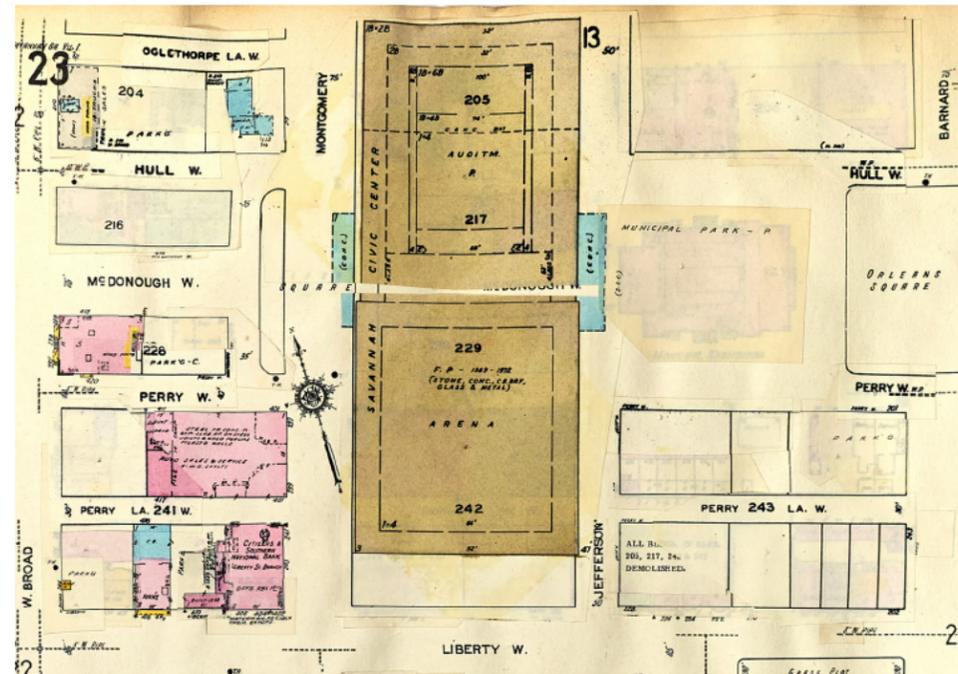
1972 - Final work on the Civic Center was completed through the year.⁸³



Various parking proposals for the Civic Center were under discussion after construction on the building itself began. The final plan did not impact Orleans Square as much as early proposals, 1970. Savannah Morning News.

83 Savannah Morning News clippings as found in the Savannah Area Local Reference Files-Civic Center at the City of Savannah Municipal Archives.

1973 - Surveyors for the Sanborn Fire Insurance Company documented the Civic Center and its parking lot. Significant demolition also occurred to the west of the Civic Center between 1955, the previous edition of the map, and 1973. Surveyors noted only eight commercial buildings and two institutional buildings remaining in Elbert Ward, representing only seven percent of the buildings present at the ward's densest in 1916. Jackson Ward had only ten commercial buildings, 16 residential buildings, and one institutional building extant. Jackson Ward also had more buildings in 1916 than in any other year recorded by the Sanborn surveyors. Only 20 percent of those buildings remained in 1973.⁸⁴



1973 Sanborn Fire Insurance Map. City of Savannah Municipal Archives.

1974 - The Housing Authority of Savannah published a historic preservation plan because of the plethora of historic buildings in the urban redevelopment area. The authors described the character of downtown Savannah, saying "Neither the flavor nor the quality of Savannah is captured in a single square; they are derived from the area as a whole."⁸⁵

1974 - The Housing Authority's preservation plan encouraged moving historic buildings as opposed to demolishing them, if they were of "notable" architectural importance or greater. Private citizens had been moving historic buildings out of the way of the Civic Center since 1967.⁸⁶

84 Sanborn Fire Insurance Map of 1973, 23; Sanborn Fire Insurance Map of 1955, 23.

85 Housing Authority of Savannah, "Historic Preservation Plan," 1974, 7.

86 Housing Authority of Savannah, "Historic Preservation Plan," 1974, 17.

January 1976 - City Council granted permission to the Savannah Chapter of the Daughters of the American Revolution to install a plaque recording the dedication of the holly trees at the east entrance to the Civic Center that were planted in memory of Revolutionary Patriots of Georgia.⁸⁷

July 1976 - City Council approved the request of the American Society of Composers, Authors and Publishers to plant a tree in Johnny Mercer's memory. Council recommended a location at the Civic Center. Miriam Center suggested that the Civic Center theater be named in Johnny Mercer's memory as well. He had passed away in June 1976.⁸⁸

March 1978 - City Council approved naming the Civic Center theater in memory of Johnny Mercer.⁸⁹



Civic Center Postcard. City of Savannah Municipal Archives.

87 Official Proceedings of City Council, January 29, 1976.

88 Official Proceedings of City Council, July 29, 1976.

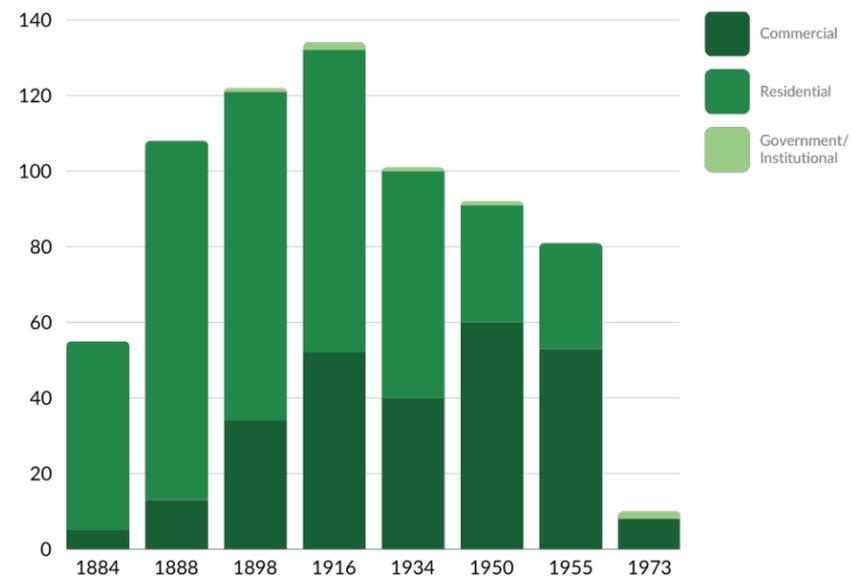
89 Official Proceedings of City Council, March 9, 1978.

Suburbanization and Changing Density

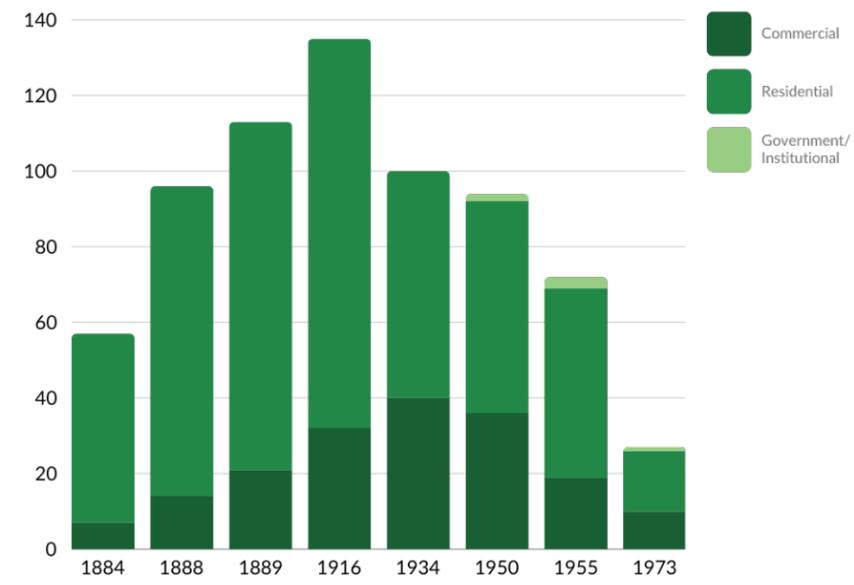
Although suburbs have existed for most of US history, living on the fringe of an urban area was once only available to the wealthiest people. Horses and buggies were expensive to maintain, but as use of streetcars and automobiles grew, more people were able to move outside of the urban core. Demand to live within city centers decreased in the twentieth century, ultimately leading to an increase in suburbanization, urban decline, and a decrease in building density in urban areas. The sharp decline in residential buildings in both Elbert and Jackson Wards showed the impact of suburbanization in Savannah.

The data contained in these charts was tabulated from Sanborn Fire Insurance Maps of the relevant year.

BUILDING DENSITY BY TYPE
ELBERT WARD



BUILDING DENSITY BY TYPE
JACKSON WARD



1982 - The Citizens & Southern National Bank, a nationally recognized example of the Beaux Arts style, was demolished. It was located on the west side of Montgomery Street.⁹⁰



The Citizens & Southern National Bank was on Montgomery Street and nationally recognized for its Beaux Arts design. Foltz Photography Studio (Savannah, GA). "Citizens & Southern National Bank, Savannah, GA." Photograph. Savannah: 16699. From Georgia Historical Society: GHS 1360-PH-06-15-11, Cordray-Foltz Photography Studio photographs.

1982 - West Liberty Street was realigned to accommodate the construction of a new drive-through bank.⁹¹

1983 - The new bank with a drive through was built on the property that

⁹⁰ Aerial Image of 255 Montgomery Street, *Historic Aerials*, 1981, <https://www.historicaerials.com/viewer>; Chatham County Tax Assessor, Property Record Card for 255 Montgomery St.

⁹¹ Aerial Image of 255 Montgomery Street, *Historic Aerials*, 1981, <https://www.historicaerials.com/viewer>; Chatham County Tax Assessor, Property Record Card for 255 Montgomery St.

previously included the Citizens & Southern National Bank. The bank itself was located in what was once the center of West Liberty Street.⁹²

1984 - The “Flame of Freedom” was moved from Elbert Square to in front of the Chatham County Courthouse along Montgomery Street.⁹³

July 1984 - Howard Alls of the Southern Christian Leadership Conference requested City Council name the Civic Center arena in memory of Dr. Martin Luther King, Jr. Council approved the request.⁹⁴

1988 - The National Park Service placed the Savannah National Landmark Historic District on the Watch List due to “incompatible alterations and new construction” within the district. The Watch List or Threatened status, is the second highest level of threat to a National Historic Landmark.⁹⁵

1989 - In honor of the early German immigrants who contributed to the establishment and growth of the Colony of Georgia, the German Memorial Fountain was installed in Orleans Square.⁹⁶

March 1991 -The City Manager asked for City Council’s approval to expand the Civic Center in order to retain the small convention (3,000 or less attendees) business the City had.⁹⁷ The existing facility did not have enough conference space or food service amenities to retain this business.

September 1991 - City Council unanimously approved the expansion project.⁹⁸

June 1992 - City Council selected L. Scott Barnard and Associates and Chapman Coyle Chapman to design the Civic Center expansion.⁹⁹

1992 - The Savannah National Historic Landmark District is removed from the Watch List as a Threatened National Historic Landmark. A comprehensive review by the National Park Service revealed that the oldest National Historic Landmark districts were chronically listed as Threatened because they did not have the same level of initial documentation as newer districts.¹⁰⁰

May 1993 - The architects presented a preliminary design to City

92 Chatham County Tax Assessor, Property Record Card for 255 Montgomery St.

93 Sieg, *Squares of Savannah*, 146.

94 Official Proceedings of City Council, July 5, 1984.

95 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

96 City of Savannah, “Monuments,” *Savannahga.gov*, 2023, <https://www.savannahga.gov/768/Monuments>.

97 Memo “Civic Center Expansion” City Manager Mendosa to Mayor and Aldermen, March 5, 1991.

98 Official Proceedings of City Council, September 5, 1991.

99 Official Proceedings of City Council, June 25, 1992.

100 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

Council, which proposed adding 16,000 square feet of meeting space along Orleans Square.¹⁰¹ The plan began the design review process with the City’s Historic District Review Board (HDBR).

December 1993 - City Council approved the use of federal Intermodal Surface Transportation Efficiency Act (ISTEA) funds for the beautification of the West Oglethorpe Avenue median.¹⁰²

1992 - The National Park Service listed the Savannah National Historic Landmark District as “Threatened” in the annual report to Congress.¹⁰³

February 1994 - HDBR approved the Civic Center expansion design with modifications. The architects started construction plans.¹⁰⁴

September 1994 - City Council approved a revenue bond that included \$5.2 million dollars for the Civic Center expansion.¹⁰⁵

1994 - The proposed Federal Courthouse Annex in the Savannah National Historic Landmark District caused the district to be listed as “Endangered,” the highest threat level, in the annual report to Congress.¹⁰⁶

January 1995 - Total construction costs for the Civic Center expansion were estimated at \$8.29 million. The project was changed from the construction of a new building to an interior renovation and the addition of meeting space within the existing building.¹⁰⁷

February 1995 - City Council approved the contract for the archeological investigation prior to realignment and landscape of West Oglethorpe Avenue, as required for Section 106 of the Federal Historic Preservation Act of 1966.¹⁰⁸

1995 - After correspondence with the Historic Savannah Foundation, the National Park Service agreed to change the Savannah National Historic Landmark District’s status back to Threatened, since a proposed eight-story parking garage was not going to be built and the demolition required for the Federal Courthouse Annex had not occurred.¹⁰⁹

July 1995 - HDBR approved the new Civic Center expansion within the

101 Official Proceedings of City Council, May 1993.

102 Official Proceedings of City Council, December 9, 1993.

103 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

104 Savannah Historic District Board of Review Meeting Minutes, February 9, 1994.

105 Official Proceedings of City Council, September 29, 1994.

106 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

107 “Civic Center Expansion Project Status” from City Manager Administrative Subject Files “Civic Center 1994-1995, at the City of Savannah Municipal Archives.

108 Official Proceedings of City Council, February 2, 1995.

109 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003

existing footprint of the building.¹¹⁰

1996 - The Savannah National Historic Landmark District was once again listed as Endangered.¹¹¹

May 1997 - After a thorough site visit and comprehensive review of the City of Savannah’s efforts at preservation, the National Park Service removed the Savannah National Historic Landmark District from its list of threatened National Historic Landmarks entirely.¹¹²

February 2001 - Economic Research Associates completed a draft site analysis for a new city arena, which reviewed the Civic Center location in addition to eight other sites on behalf of the City. The Civic Center’s location in downtown and proximity to other tourism infrastructure was rated highly; however, other issues with the site led to it being ranked sixth overall.¹¹³



Savannah Civic Center, 2012. Shannon Schaefer for Savannah Modern.

2005 - The Liberty Street Parking Garage opened. This multi-story parking deck was designed to replace the surface lots to the east of the Civic Center.¹¹⁴

110 Application to Historic District Board of Review, “Savannah Civic Center Improvements,” July 27, 1995.

111 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

112 Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

113 “Site Analysis, Arena Feasibility Study, Savannah, Georgia,” Prepared by Economics Research Associates, February 21, 2001, Draft.

114 City of Savannah, “Facilities: Liberty Street Parking Garage,” *Savannahga.gov*, 2024, <https://www.savannahga.gov/facilities/facility/details/liberty-street-parking-garage-149>.

September 2013 - After years of public discussion on the declining use and continued maintenance concerns at the Civic Center, the City Council approved the Springfield Canal/City Lot location for a new arena on Savannah's west side.¹¹⁵

2014 - The City formed six advisory subcommittees, composed of local community members and City staff, to assist in the early phase of the arena project. The subcommittees included consideration for the future of the Civic Center. The subcommittees met regularly to discuss and research topics related to their area of focus.¹¹⁶

2016 - The Utilization of Current Civic Center Subcommittee recommended that the Johnny Mercer Theatre, ballroom, and the meeting rooms be retained and the four tything blocks to the south and the two trust lots to the east be restored.¹¹⁷

June 2017 - On-street parking meters that cover multiple spaces began operation, along with the Park Savannah smartphone app. These changes were implemented from the recommendations of the Parking Matters Study conducted in 2015 and 2016 by Nelson/Nygaard Consulting Associates.¹¹⁸

2018 - Urban Land Institute (ULI) published the Savannah Civic Center Redevelopment report. ULI concluded that the Civic Center was no longer the ideal venue or location to continue as the City's primary arena due to the constraints of the existing building and parking infrastructure.¹¹⁹

March 2018 - The National Park Service formally noted the Threatened status of the Savannah National Historic Landmark District due to integrity losses since 1966, such as those in the Elbert and Jackson Wards.¹²⁰

2019 - The Savannah Cultural Arts Center was completed on the northwest corner of Elbert Ward.¹²¹

February 2019 - Montgomery Street reopened with traffic flowing both north and south between West Oglethorpe Avenue and West Liberty Street. This change allowed for people to be safely dropped off at the

115 Official Proceedings of City Council, September 5, 2013.

116 City of Savannah, "Arena Subcommittees," *Savannahga.gov*, 2023, <https://www.savannahga.gov/2363/Arena-Subcommittees>.

117 City of Savannah, "Future of The Civic Center," *Savannahga.gov*, 2023, <https://www.savannahga.gov/2659/Future-of-The-Civic-Center>.

118 WJCL, "City of Savannah launching new parking app," 2017, <https://www.wjcl.com/article/city-of-savannah-launching-new-parking-app/10200910#>.

119 Urban Land Institute, *Savannah Civic Center Redevelopment*, 2018.

120 "Integrity and Condition Assessment, Savannah National Historic Landmark District," Prepared for the National Park Service by New South Associates, Inc. and Lominack Kolman Smith Architects, 2017.

121 City of Savannah, "Spotlight: Savannah Cultural Arts Center, 2024," <https://www.savannahga.gov/3460/Spotlight#:~:text=The%20Savannah%20Cultural%20Arts%20Center,engage%20with%2C%20and%20create%20art..>

entrance of the new Savannah Cultural Arts Center.¹²²

June 2019 - City Council adopted the Urban Land Institute's recommendations from the report to remove the entire Civic Center complex and restore the city plan.

February 2022 - Enmarket Arena, located at 620 Stiles Avenue, opened west of downtown.¹²³

2022 - Sottile and Sottile developed the adjacent illustrated restoration site plans as a part of their 2022 Civic Master Planning presentation.¹²⁴

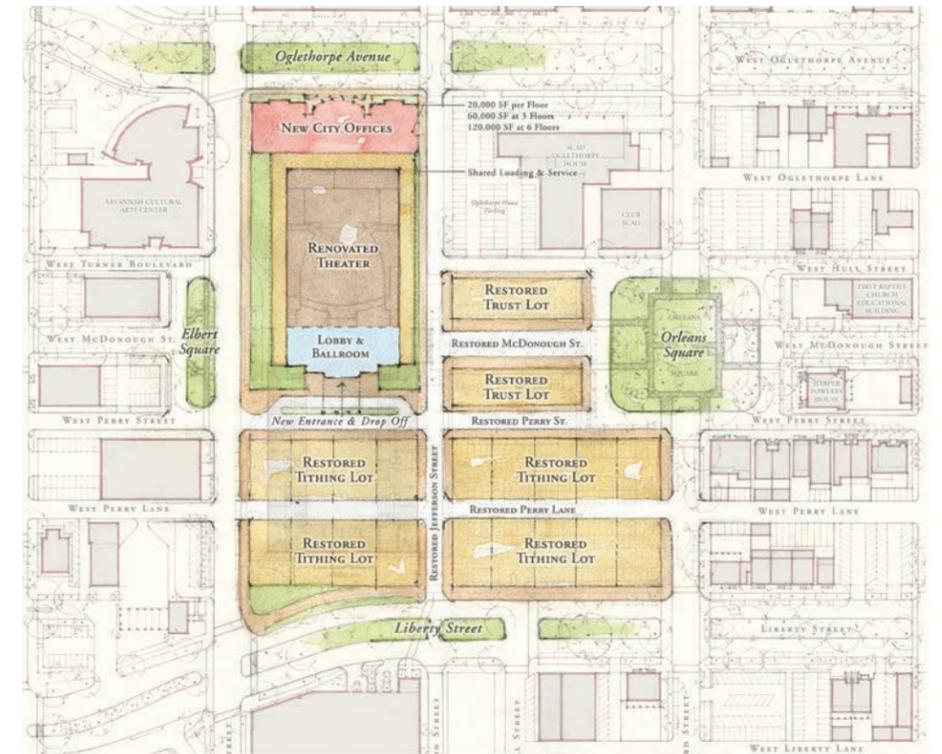


Complete Ward Restoration plan. *Sottile and Sottile*.

122 Harley Strickland, "Portion of Montgomery Street being changed from one-way to two-way," WTOC, 2019, <https://www.wtoc.com/2019/02/28/portion-montgomery-street-being-changed-one-way-two-way/>.

123 Katie Nussbaum, "Savannah community turns out for Enmarket Arena opening," *Savannah Morning News*, 2022, <https://www.savannahnow.com/story/news/2022/02/05/savannah-ga-community-enmarket-arena-opening-saturday/9289712002/>.

124 Official Proceedings of City Council, June 4, 2019.



CIVIC CENTER REDEVELOPMENT STUDY
City Offices & Incremental Ward Restoration

Incremental Ward Restoration plan. *Sottile and Sottile*.

December 2023 - At the request of the City of Savannah, the National Park Service reviewed the documentation on the Savannah National Historic Landmark District. The National Park Service found that the district was eligible under Criteria 4 and 5 and noted it may also be eligible under Criteria 1.¹²⁵

2024 - City of Savannah engaged the public to request input on the future of the Civic Center site.

125 Julie Ernstein, "Savannah NHL District Nomination Update," email to Bridget Lidy, December 8, 2023.

CHAPTER

03 SELECT BUILDING HISTORY

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

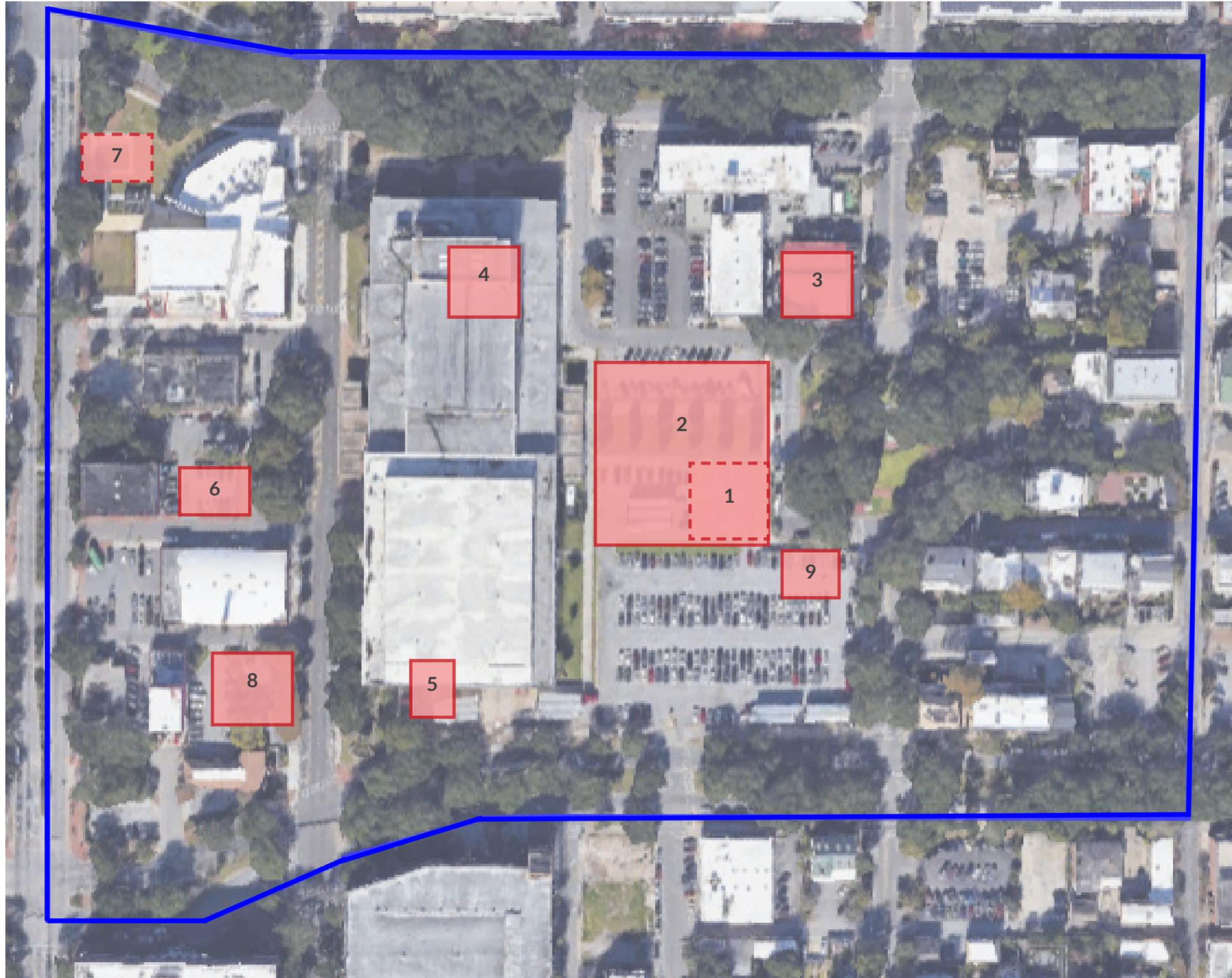
Overview

While the Elbert and Jackson Wards are not the only parts of the Savannah Historic District that have seen historic buildings demolished and moved, the Civic Center's construction and related site clearance certainly made the clearance of historic buildings more prevalent in this area than in other wards. The following maps and photographs show buildings that were either demolished or moved in connection with the study area.

The maps highlight buildings displaced by the Civic Center and associated parking lots. Those building outlines are shown as solid lines. Buildings demolished well before the Civic Center, or moved well after, are shown as dashed lines.



Significant Demolished Structures



Map Key

1. Archibald Bulloch House, 229 Barnard St
2. Municipal Auditorium, 200 Block of Barnard St
3. Minis House, 204 West Hull St
4. 308, 310 - 312 West Hull St
5. 322 West Liberty St
6. Ferrell House, 227 West Montgomery St
7. Wetter House, 425 West Oglethorpe Ave
8. Citizens and Southern National Bank, 402-406 West Liberty St
9. 205-209 West Perry St

Solid outlines indicate the demolition of the building occurred after 1967.

Dashed outlines indicate the demolition of the building occurred prior to 1967.

** Many more buildings were demolished in the area, but documentation was limited. See Chapter 6.*

1. Archibald Bulloch House, 229 Barnard St



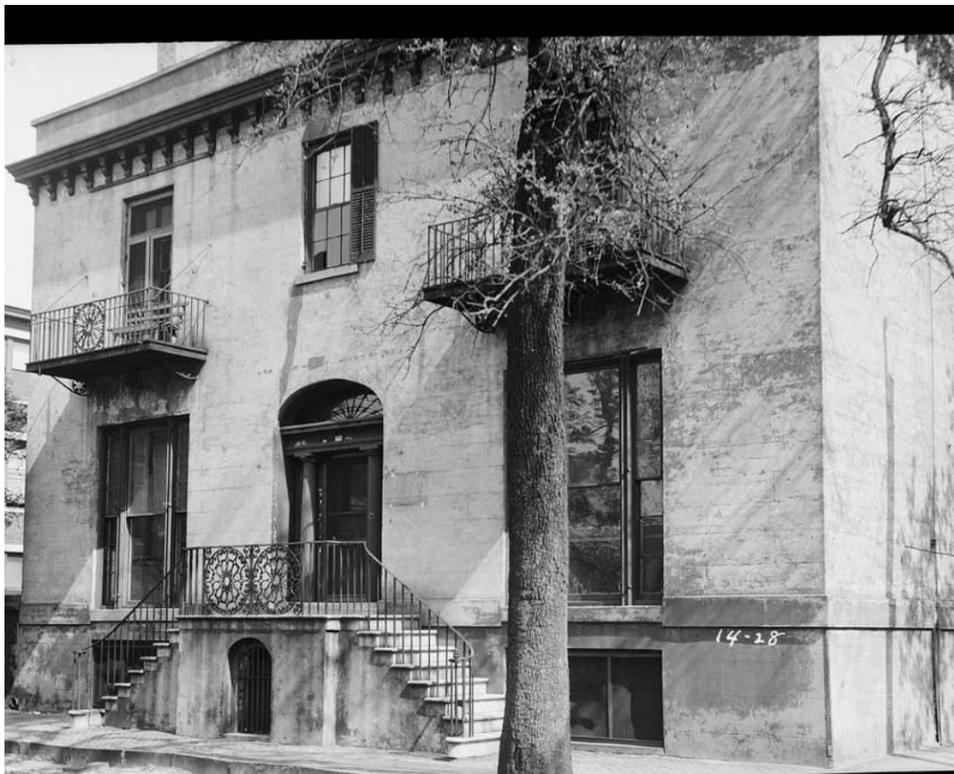
The Archibald Bulloch House, c.1880. Savannah Stereoview Collection, MS 018, Jen Library Archives and Special Collections, the Savannah College of Art and Design.

2. Municipal Auditorium, 200 Block of Barnard St



Municipal Auditorium, Postcard. City of Savannah Municipal Archives.

3. Minis House, 204 West Hull St



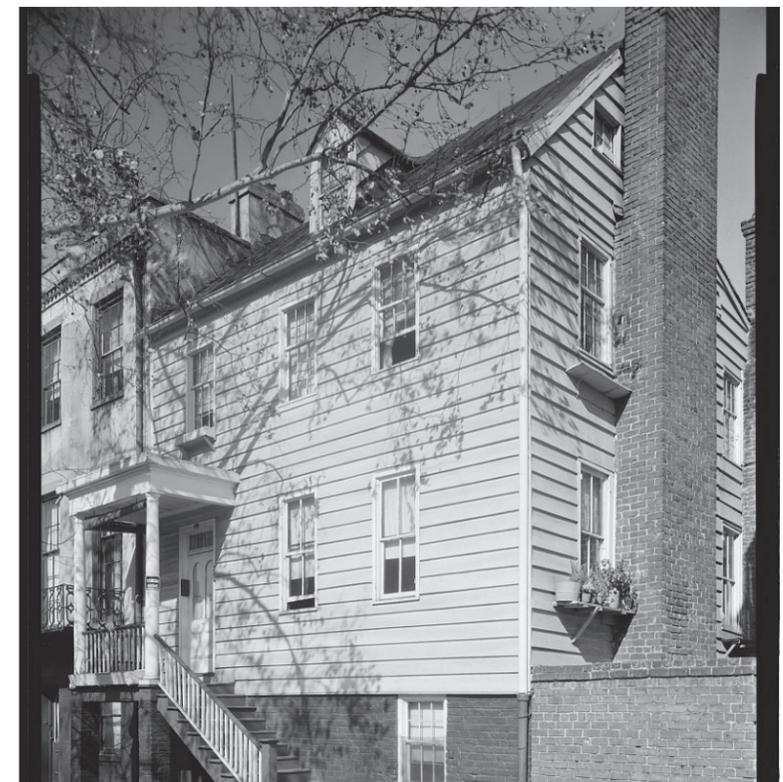
The Minis House, c.1934. Library of Congress.

4. 308, 310 - 312 West Hull St



308, 310 - 312 West Hull Street, 1939. Library of Congress.

5. 322 West Liberty St



322 West Liberty Street, 1939. Library of Congress.

6. Ferrell House, 227 West Montgomery St



The Ferrell House, 1939. Library of Congress.

9. 205 - 209 West Perry St



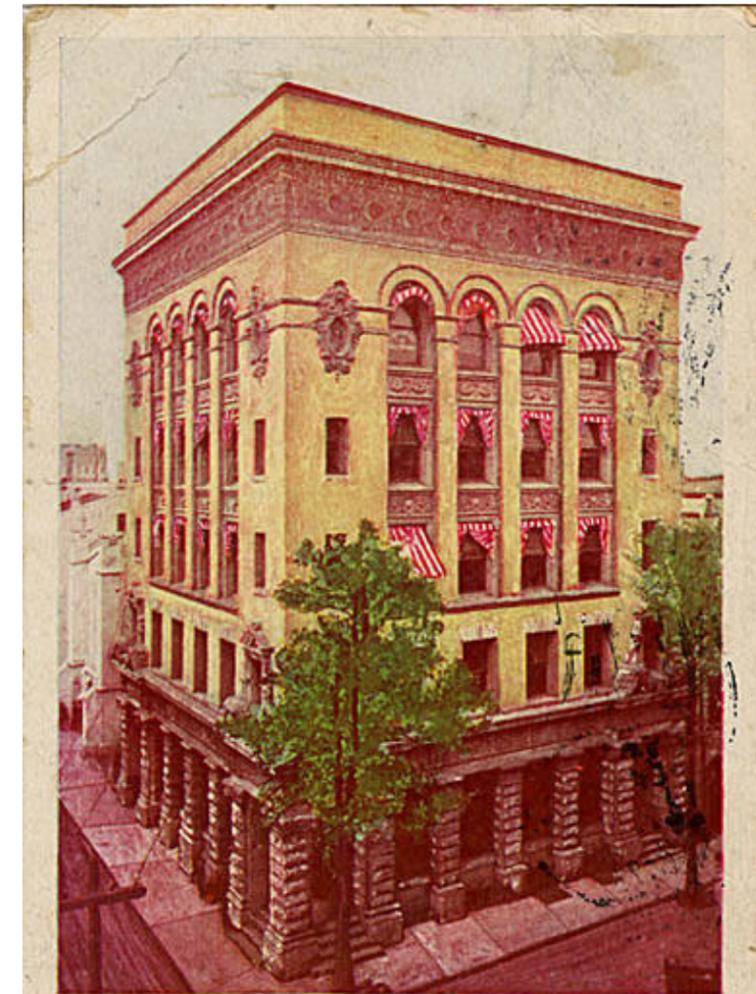
"White Slums area of auditorium," 1939. Georgia Southern University.

7. Wetter House, 425 West Oglethorpe Ave



The Wetter House, 1939. Library of Congress.

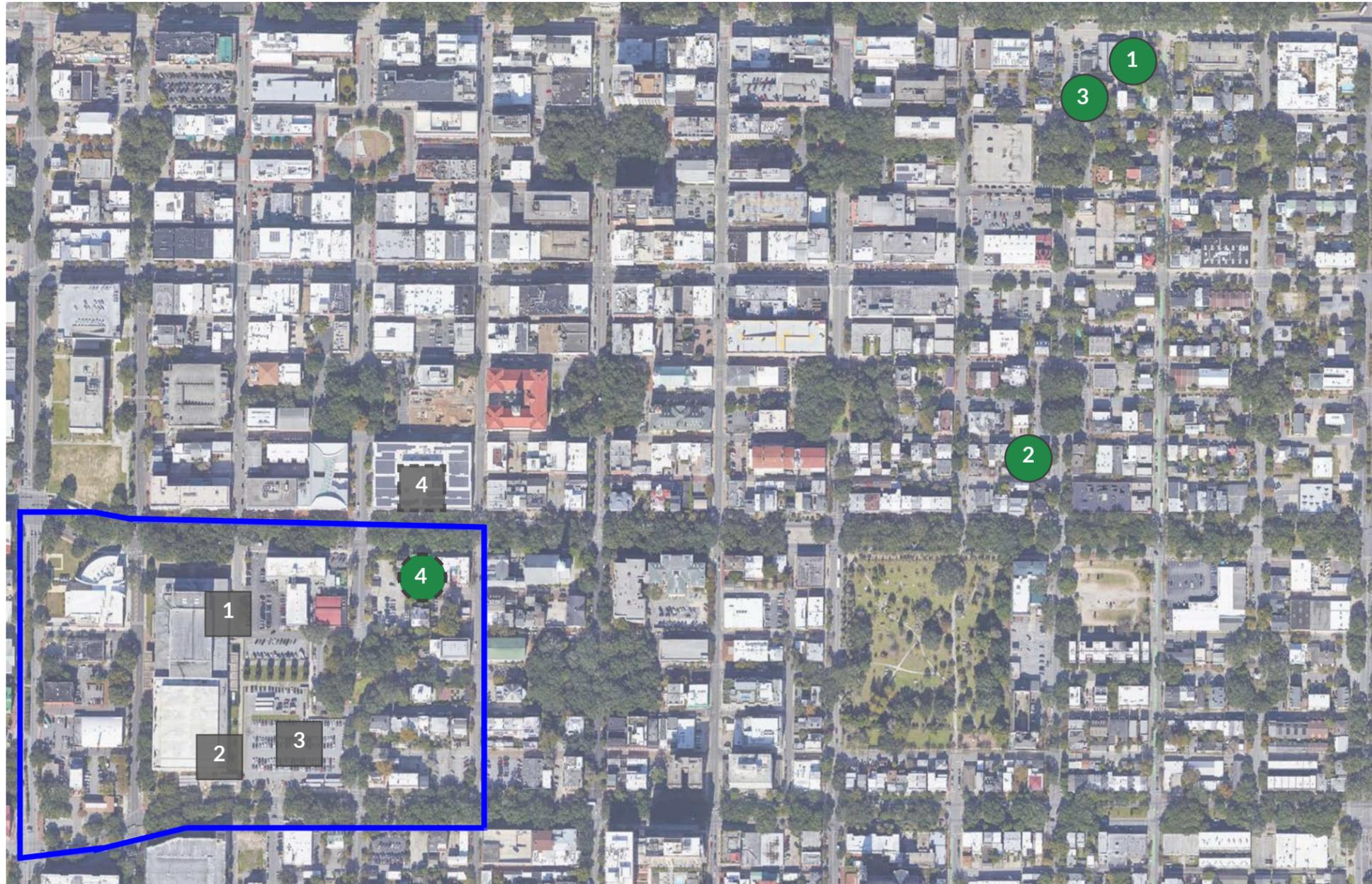
8. Citizens and Southern National Bank, 402-406 West Liberty St



The Citizens and Southern Bank, Savannah, Ga.

The Citizens and Southern Bank Postcard, 1908. Historic Postcard Collection, RG 48-2-5, Georgia Archives.

Documented Moved Structures



Map Key

1. 219 Jefferson St → Moved to 425 East Bay St
2. 245 Jefferson St → Moved to 321 York St
3. 211 West Perry St → Moved to 404 East Bryan St
4. 124 West Oglethorpe Ave → Moved to 123 West Oglethorpe Ave

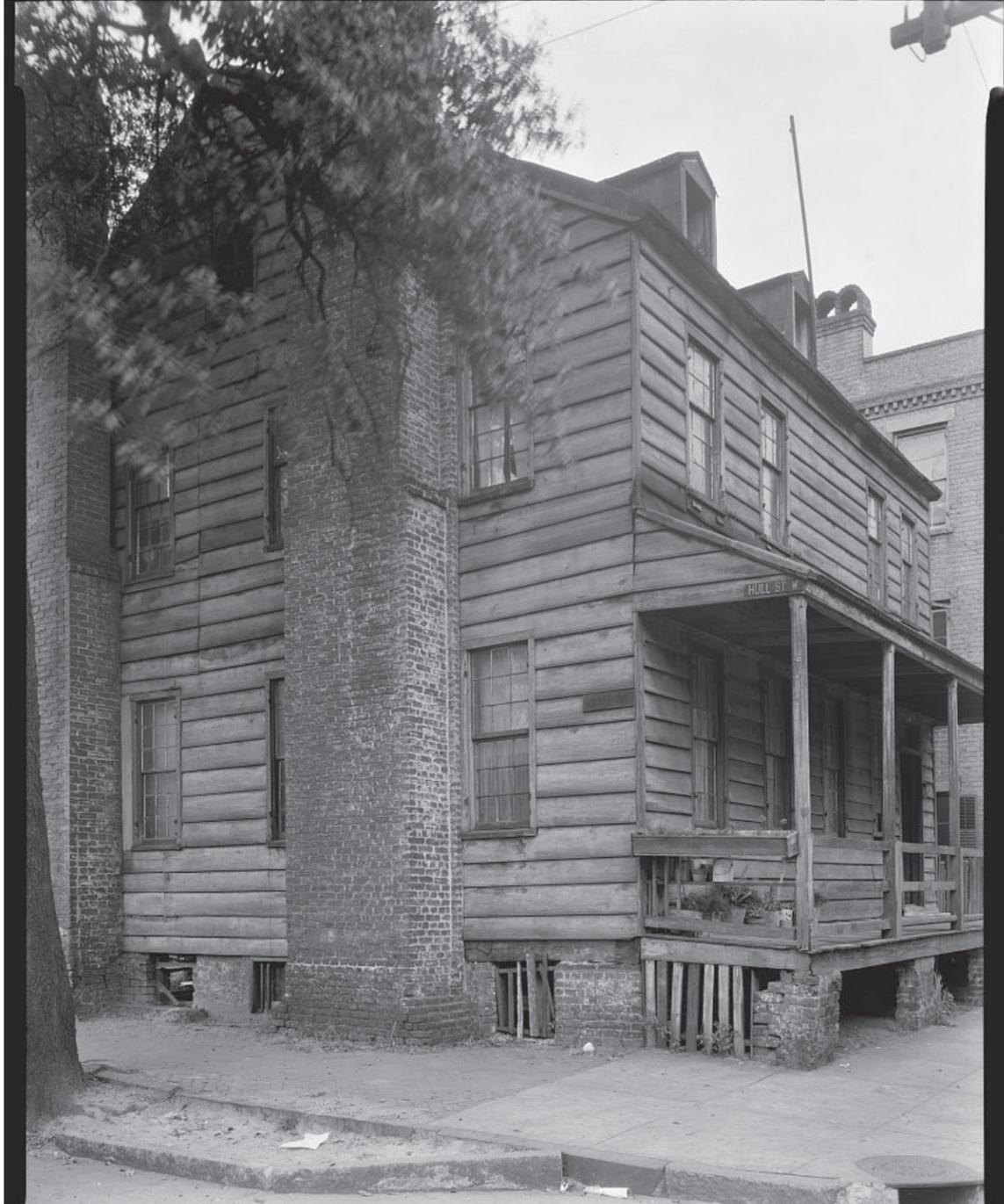
- Original Site
- Current Site

Solid outlines indicate the demolition of the building occurred after 1967.

Dashed outlines indicate the demolition of the building occurred prior to 1967.

**More research is needed on moved structures within the study area- see Chapter 6.*

1. Dunlap - John Eppinger House, 219 Jefferson St. → Moved to 425 East Bay St



Dunlap-John Eppinger House, 1939. *Library of Congress.*



Dunlap-John Eppinger House, 2023.

2. Sheftall House, 245 Jefferson St. → Moved to 321 York St.



Sheftall House, 1979. *Historic Savannah Foundation.*



Sheftall House, 2023. *Historic Savannah Foundation.*

3. Eppinger - Lane House, 211 West Perry St → Moved to 404 East Bryan St



Eppinger-Lane House, undated. *Library of Congress.*



Eppinger-Lane House, 2023.



CHAPTER

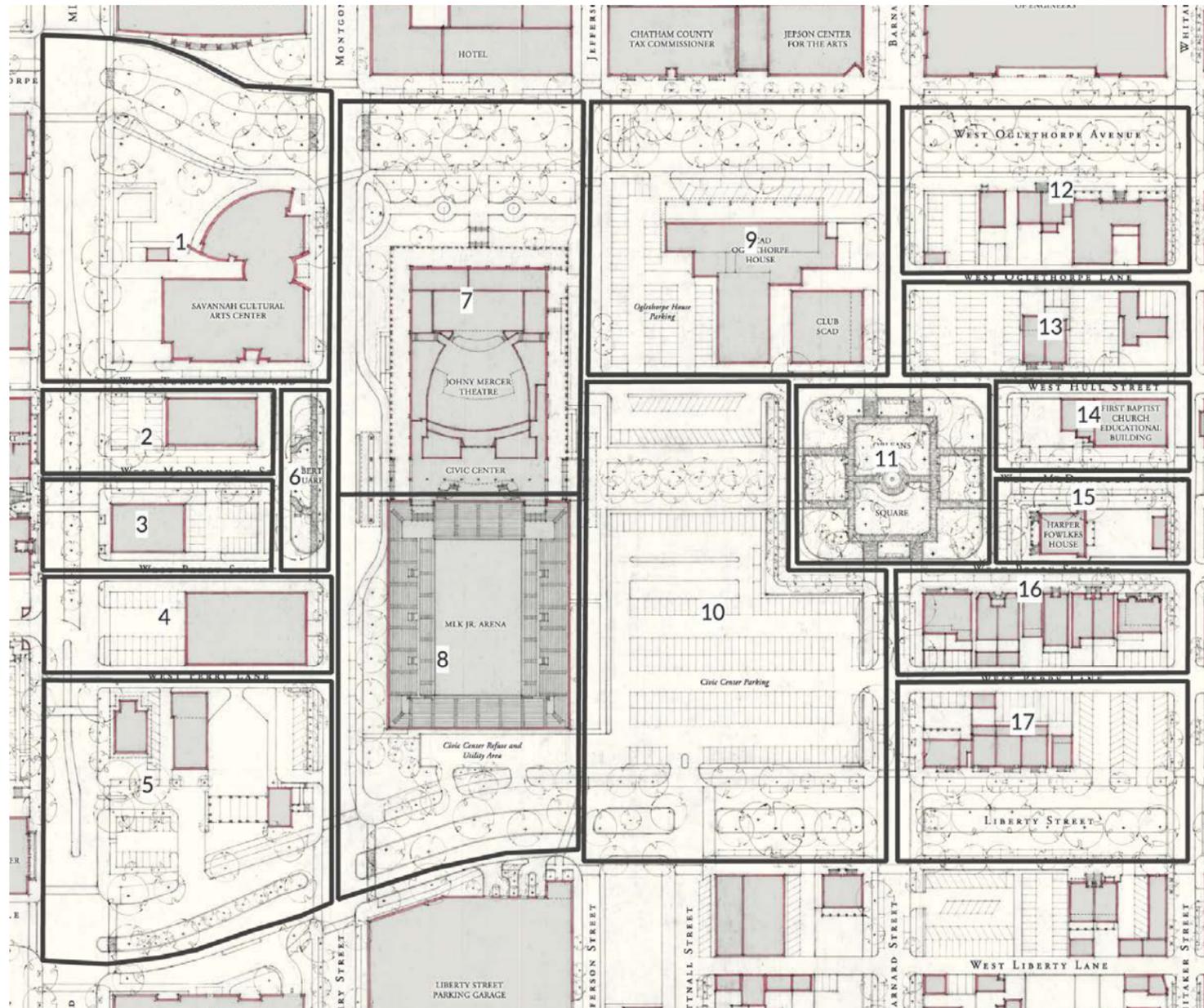
04

EXISTING CONDITIONS

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

The existing conditions survey documents 211 features and 13 streets and lanes within the study area, divided into 17 “survey blocks” following the Oglethorpe Plan where discernable. The features of each block are notated with photos, a map, and survey table. Buildings make up the largest portion of the features, followed by curbs and medians, parking lots, and sidewalks. The majority of features in the study area are considered nonhistoric, as many of the nonbuilding features are modern. Most features are in good or very good condition. The largest share of features in the study area are delineated as contributing, followed by noncontributing, and intrusions.

The study area includes the boundaries of Elbert and Jackson Wards. Collectively the wards are bounded by West Oglethorpe Avenue to the north, Martin Luther King Jr. Boulevard to the west, West Liberty Street to the south, and Whitaker Street to the east. The study area includes the medians on both West Oglethorpe Avenue and West Liberty Street, extending to and including the curb on the north side of West Oglethorpe Avenue and the south side of West Liberty Street. The existing conditions survey documents extant features and utilized the Chatham County-Savannah Metropolitan Planning Commission (MPC) building supplement map to determine year built. Additional archival evidence, maps, and research were used to determine what year or time period a particular feature was built, and other features were labeled as “n/a” if the year built was not applicable.



2022 Existing Conditions with Survey Blocks Denoted. Sottile & Sottile.

Existing Conditions Survey - Features:

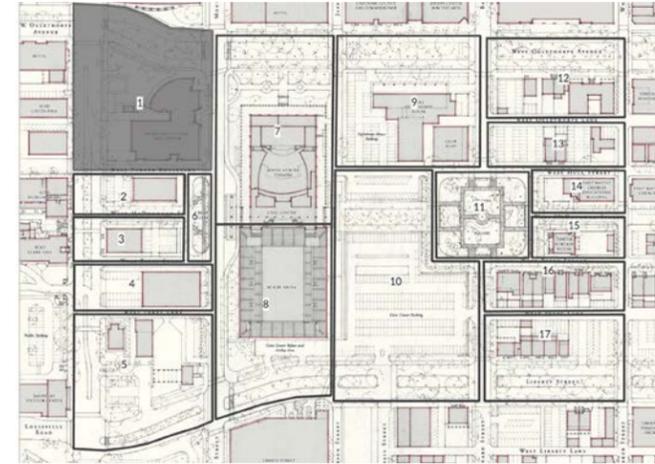
- Feature Number - Labeled one through 211 and corresponding photo
- Ward - Elbert or Jackson
- Survey Block - One through 17
- Land Use - Commercial, Government/Institutional, Park/Greenspace, or Residential
- Characteristic of each feature - Buildings & Structures, Circulation, Parking Lot, Significant Views/Vistas, Small Scale Feature, Vegetation
- Feature Type - Bench, Bike Rack, Bollard, Building, Carriage Step, Curb/Median, East-West Connecting Street, East-West Through Street, Fence, Fountain, Ground Plaque, Horse Hitching Post, Knee Wall, Lane, Lightwell, North-South Connecting Street, North-South Service Street, Parking Lot, Picnic Table, Planter, Sidewalk, Sign, Square, Structure, Trash Can, Significant Vegetation, Trust Street, Wall
- Description - Brief description of each feature type including materials
- Address/Location - Street address or approximate location
- Date Built- Date built if known following MPC documentation
- Source - Field survey and/or MPC
- Historic/Nonhistoric - Present during the period of significance and possesses historic integrity
- Character Defining
 - » Contributing - Feature adds to the historic character of the district, or represents a high quality of materials
 - » Noncontributing - Feature does not contribute to the historic character of the district, was not present during the period of significance, or due to alterations, additions or other changes no longer possesses historical integrity
 - » Intrusion - Feature represents an encroachment or detracts from the Oglethorpe Plan and historic character of the district
- Condition (physical condition)
 - » Excellent - Pristine condition
 - » Very Good - Well maintained
 - » Good - Normal “wear and tear,” few or no evidence of deferred maintenance
 - » Fair - Notable deferred maintenance
 - » Poor - Structural issues and major repairs needed

Streets: Thirteen streets and lanes are described in narrative format.

Block 1 | Elbert Ward | Northwest Tything Block

Description: Martin Luther King Jr. Boulevard to the west, West Oglethorpe Avenue to the north, Turner Boulevard to the south, and Montgomery Street to the east.

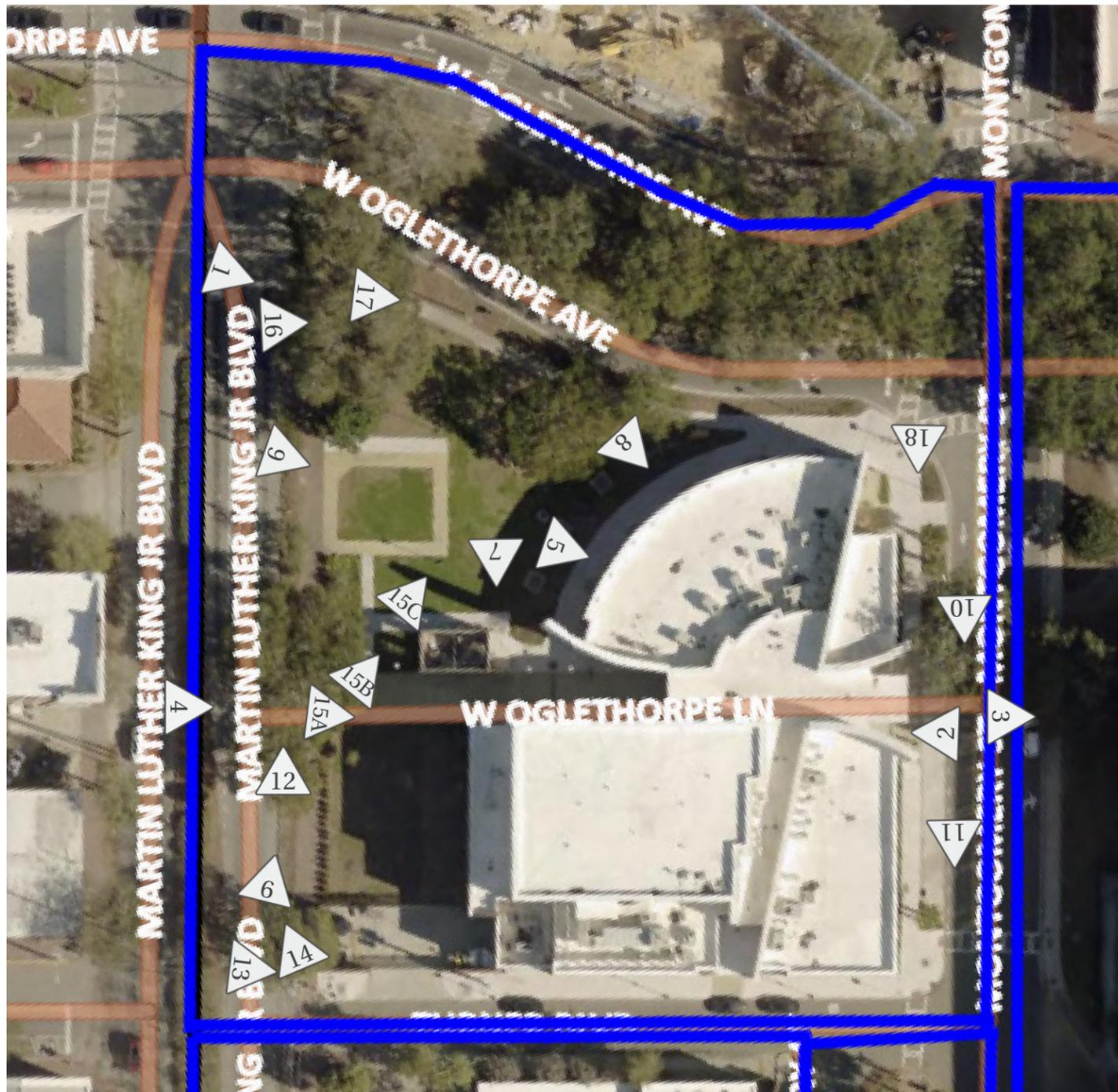
Extant Features include: Savannah Cultural Arts Center (2019), Wetter House Lane Building (c.1860), benches, picnic tables, three variations of bollards (black iron, iron with chain, and silver lighted, and three types of sidewalk materials (brick, oyster shell, and concrete).



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
1	Elbert	1	Government/Institutional	Significant Views/Vistas	E-W Through Street	West Oglethorpe Ave looking east, E-W viewshed interrupted by the curve of the road	West Oglethorpe Ave	n/a	Field Survey	n/a	Noncontributing	n/a
2	Elbert	1	Government/Institutional	Significant Views/Vistas	Lane	Viewshed of former West Oglethorpe Ln looking west, recessed entrance provides some visual lane concept	Montgomery St	n/a	Field Survey	n/a	Noncontributing	n/a
3	Elbert	1	Government/Institutional	Significant Views/Vistas	Lane	Viewshed of former West Oglethorpe Ln looking east, Civic Center disrupts the lane view	Montgomery St	n/a	Field Survey	n/a	Noncontributing	n/a
4	Elbert	1	Government/Institutional	Buildings & Structures	Building	Cultural Arts Center Building, red and tan brick	201 Montgomery St	2019	Field Survey	Nonhistoric	Noncontributing	Excellent
5	Elbert	1	Park/Greenspace	Small Scale Feature	Bench	Wood bench with iron arms	Cultural Arts Center North Side	n/a	Field Survey	Nonhistoric	Noncontributing	Excellent
6	Elbert	1	Park/Greenspace	Small Scale Feature	Bollards	Iron with chain draped between each post	Cultural Arts Center West Side	n/a	Field Survey	Nonhistoric	Noncontributing	Excellent
7	Elbert	1	Government/Institutional	Buildings & Structures	Structure	Wetter House Lane Building, brick and Bermuda stone block, iron windows, no roof	Cultural Arts Center West Side	c.1860	Field Survey	Historic	Contributing	Fair
8	Elbert	1	Park/Greenspace	Small Scale Feature	Picnic Table	Iron with connected benches	Cultural Arts Center North Side	n/a	Field Survey	Nonhistoric	Noncontributing	Good
9	Elbert	1	Park/Greenspace	Small Scale Feature	Sidewalk	Sidewalk outline of former Wetter House	Cultural Arts Center West Side	n/a	Field Survey	Nonhistoric	Noncontributing	Good
10	Elbert	1	Government/Institutional	Small Scale Feature	Bollards	Iron black bollards	Cultural Arts Center East Side	n/a	Field Survey	Nonhistoric	Noncontributing	Excellent
11	Elbert	1	Government/Institutional	Small Scale Feature	Bollards	Silver lighted bollards	Cultural Arts Center East Side	n/a	Field Survey	Nonhistoric	Noncontributing	Excellent
12	Elbert	1	Park/Greenspace	Circulation	Sidewalk	Brick sidewalk	Cultural Arts Center East Side	n/a	Field Survey	Nonhistoric	Contributing	Excellent
13	Elbert	1	Park/Greenspace	Circulation	Sidewalk	Oyster shell sidewalk	Turner Blvd North Side and Oglethorpe Ave South Side	n/a	Field Survey	Nonhistoric	Contributing	Excellent
14	Elbert	1	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 5 trees	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good
15	Elbert	1	Government/Institutional	Vegetation	Significant Vegetation	Landscaping surrounding the Cultural Arts Center Building, including planted hedges, 3 large trees and smaller trees	Cultural Arts Center West Side	n/a	Field Survey	Nonhistoric	Noncontributing	Good
16	Elbert	1	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 3 trees	400 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Good
17	Elbert	1	Government/Institutional	Vegetation	Significant Vegetation	Median with 8 trees and bushes	400 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Good
18	Elbert	1	Government/Institutional	Vegetation	Significant Vegetation	Beds in tree lawn position with 5 trees across 4 beds	Cultural Arts Center East Side	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 1 | Elbert Ward | Northwest Tything Block | Photo Key



Block 1 Features

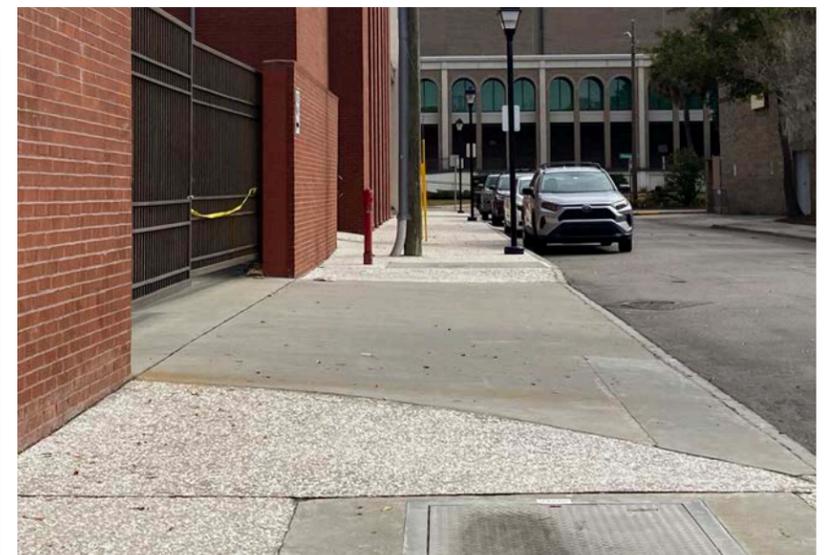
Contributing Features



Feature 7 - The c.1860 Wetter House Lane Building.



Feature 12 - Brick sidewalks.



Feature 13 - Oyster shell sidewalks.

Noncontributing Features

Intrusion Features



Feature 1 - West Oglethorpe Ave looking east, E-W view is interrupted by the curve of the road.



Features 2 and 4 - The Savannah Cultural Arts Center.



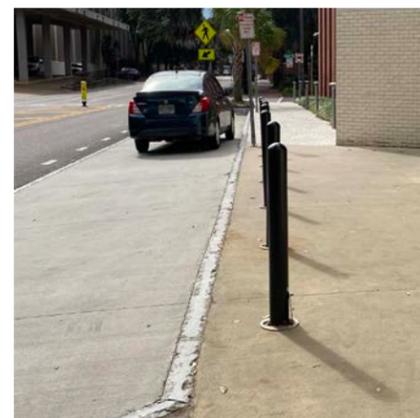
Feature 3 - Former West Oglethorpe Ln looking east, Civic Center disturbs the lane view.



Feature 5 - Wood bench.



Feature 8 - Picnic Table.



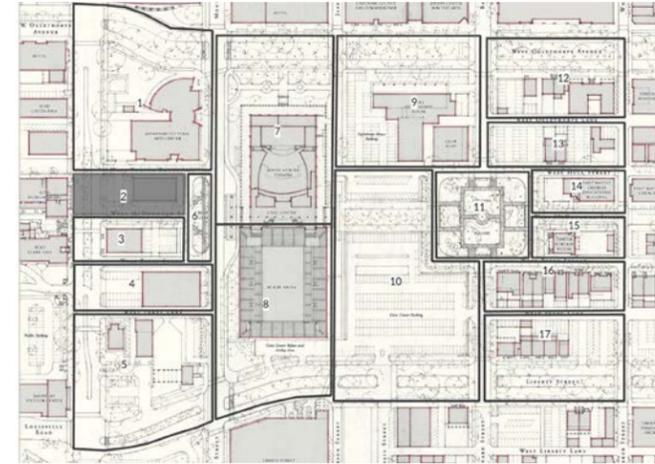
Features 6, 10, and 11 - Bollards.

None

Block 2 | Elbert Ward | Northwest Trust Lot

Description: Martin Luther King Jr. Boulevard to the west, Turner Boulevard to the north, West McDonough Street to the south, and Elbert Square to the east.

Extant features include: c.1975 one-story tan brick building, parking lot, and granite curbing.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
19	Elbert	2	Government/Institutional	Significant Views/Vistas	Trust Street	Viewshed, West McDonough St looking west	West McDonough St	n/a	Field Survey	n/a	Contributing	n/a
20	Elbert	2	Government/Institutional	Buildings & Structures	Building	Tan brick one-story with recessed central entrance	226 Martin Luther King Jr. Blvd	c.1975	Field Survey	Nonhistoric	Noncontributing	Good
21	Elbert	2	Commercial	Circulation	Parking Lot	Parking lot with access on Turner Blvd and West McDonough St	226 Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Intrusion	Good
22	Elbert	2	Park/Greenspace	Circulation	Curb/Median	Granite curbing with several iron gates	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Noncontributing	Good
23	Elbert	2	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 7 trees	400 Block West McDonough St	n/a	Field Survey	Nonhistoric	Contributing	Good
24	Elbert	2	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 2 trees	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good
25	Elbert	2	Government/Institutional	Circulation	Sidewalk	Brick sidewalk	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Excellent
26	Elbert	2	Government/Institutional	Vegetation	Significant Vegetation	Planted bed on City building property with 9 trees	226 Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 2 | Elbert Ward | Northwest Trust Lot | Photo Key



Block 2 Features

Contributing Features



Feature 19 - West McDonough St. looking west showing the retained view of a Trust Street.



Feature 26 - Planted bed on City building property with 9 trees at 226 Martin Luther King Jr. Blvd.

Noncontributing Features



Feature 20 - Tan and brick one-story building with recessed central entrance.



Feature 22A and 22B
- Granite curbing with
several iron gates.



Intrusion Features

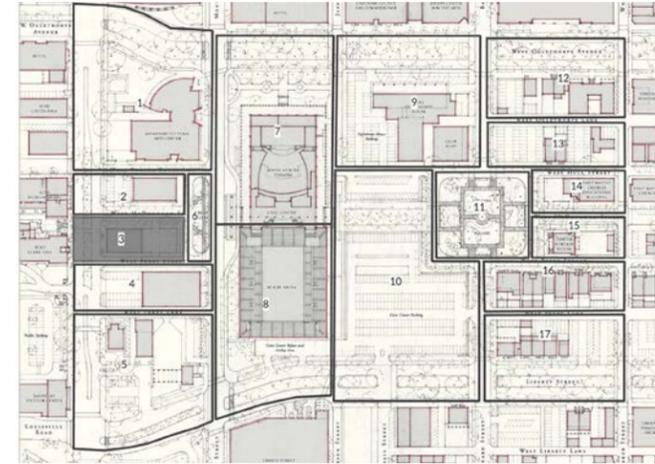


Feature 21A and 21B - Parking lot with access on Turner Blvd and West McDonough St.

Block 3 | Elbert Ward | Southwest Trust Lot

Description: Martin Luther King Jr. Boulevard to the west, West McDonough Street to the north, West Perry Street to the south, and Elbert Square to the east.

Extant features include: Ex Libris Building (1894) with glass block light wells, parking lot with surrounding brick knee wall, and several small scale features.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
27	Elbert	3	Government/Institutional	Significant Views/Vistas	E-W Connecting Street	Viewshed, West Perry St looking west	West Perry St	n/a	Field Survey	n/a	Contributing	n/a
28	Elbert	3	Government/Institutional	Buildings & Structures	Building	Ex Libris Building	228 Martin Luther King Jr. Blvd	1894	Field Survey	Historic	Contributing	Excellent
29	Elbert	3	Government/Institutional	Small Scale Feature	Lightwell	Glass block lightwell	228 Martin Luther King Jr. Blvd	1894	Field Survey	Historic	Contributing	Excellent
30	Elbert	3	Government/Institutional	Small Scale Feature	Bike Rack	Single side triangle hinge bike rack	West McDonough St South Side	n/a	Field Survey	Nonhistoric	Noncontributing	Excellent
31	Elbert	3	Park/Greenspace	Circulation	Curb/Median	Granite curbing, larger vegetation, no pedestrian access	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Noncontributing	Good
32	Elbert	3	Commercial	Circulation	Parking Lot	Parking lot with brick knee wall and iron fencing	228 Martin Luther King Jr. Blvd East Side	n/a	Field Survey	Nonhistoric	Intrusion	Excellent
33	Elbert	3	Park/Greenspace	Circulation	Sidewalk	Brick sidewalk	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Excellent
34	Elbert	3	Government/Institutional	Vegetation	Significant Vegetation	Beds in tree lawn location with 2 trees	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good
35	Elbert	3	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 5 trees	400 Block West McDonough St	n/a	Field Survey	Nonhistoric	Contributing	Good
36	Elbert	3	Government/Institutional	Circulation	Sidewalk	Brick sidewalk	400 Block West McDonough St	n/a	Field Survey	Nonhistoric	Contributing	Excellent

Feature numbers correspond to Photo Key on the following page.

Block 3 | Elbert Ward | Southwest Trust Lot | Photo Key



Block 3 Features

Contributing Features



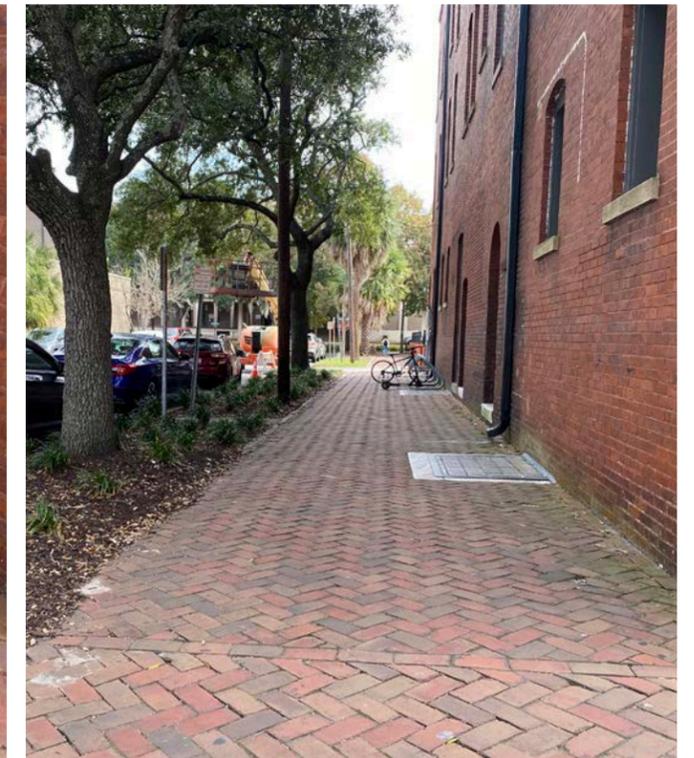
Feature 27 - West Perry St looking west.



Feature 28 - Ex Libris Building.



Feature 29 - Glass block lightwell.



Noncontributing Features



Feature 30 - Single side triangle hinge bike rack.



Feature 31 - Granite curbing, larger vegetation, and no pedestrian access.

Intrusion Features

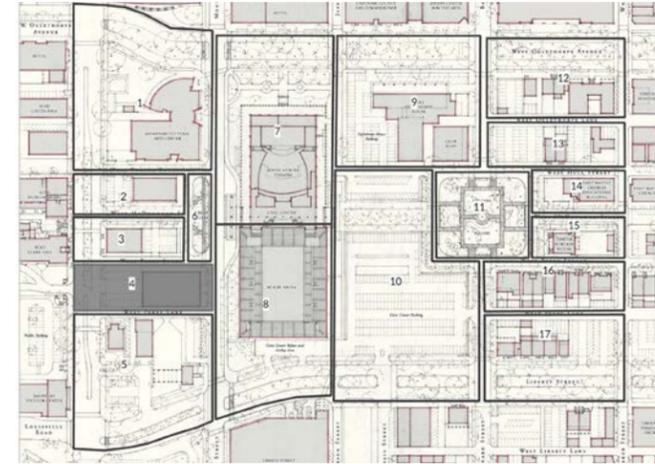


Feature 32 - Parking lot with brick knee wall and iron fencing on East Side of 228 Martin Luther King Jr. Blvd.

Block 4 | Elbert Ward | Southwest Tything Block

Description: Martin Luther King Jr. Boulevard to the west, West Perry Street to the north, West Perry Lane to the south, and Montgomery Street to the east.

Extant features include: Old Town Trolley Tours Bus Building (1913-1919) with barrel vaulted roof, parking lot, and three types of sidewalk materials (brick, oyster shell, and concrete).



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
37	Elbert	4	Government/Institutional	Significant Views/Vistas	Lane	West Perry Ln looking east, view blocked by Civic Center	West Perry Ln	n/a	Field Survey	n/a	Noncontributing	n/a
38	Elbert	4	Commercial	Buildings & Structures	Building	Old Town Trolley Tours building, brick with barrel vaulted roof	234 Martin Luther King Jr. Blvd	1913-1919	Field Survey/ MPC Historic Building Map	Historic	Contributing	Very Good
39	Elbert	4	Commercial	Circulation	Parking Lot	Parking lot with access on Martin Luther King Jr. Blvd	234 Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Intrusion	Very Good
40	Elbert	4	Commercial	Circulation	Sidewalk	Brick sidewalk	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Very Good
41	Elbert	4	Commercial	Circulation	Curb/Median	Granite curbing	West Perry Ln	n/a	Field Survey	Nonhistoric	Contributing	Good
42	Elbert	4	Commercial	Circulation	Sidewalk	Oyster shell sidewalk	Montgomery St	n/a	Field Survey	Nonhistoric	Contributing	Excellent
43	Elbert	4	Commercial	Significant Views/Vistas	Lane	West Perry Ln looking west	West Perry Ln	n/a	Field Survey	n/a	Contributing	n/a
44	Elbert	4	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 6 trees	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good
45	Elbert	4	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 4 trees	200 Block Montgomery St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Noncontributing Features



Feature 37 - West Perry Ln looking east, view blocked by Civic Center.

Intrusion Features

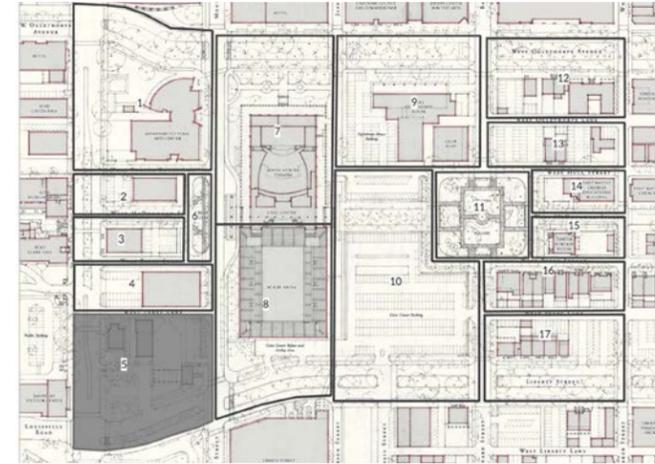


Feature 39 - Parking lot with access on Martin Luther King Jr. Blvd.

Block 5 | Elbert Ward | Southwest Tything Block

Description: Martin Luther King Jr. Boulevard to the west, West Perry Lane to the north, West Liberty Street to the south, and Montgomery Street to the east.

Extant features include: 416 West Liberty Street (1902), Old Town Trolley Tours Office (1973), Bank of America (1983), and the Citizens & Southern National Bank Clock sign (1903).



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
46	Elbert	5	Government/Institutional	Significant Views/Vistas	E-W Through Street	Former West Liberty St looking east, E-W view blocked by bank building	Driveway accessed from Martin Luther King Jr. Blvd between West Liberty St and West Perry Lane	n/a	Field Survey	n/a	Noncontributing	n/a
47	Elbert	5	Government/Institutional	Significant Views/Vistas	N-S Service Street	Martin Luther King Jr. Blvd looking north	Martin Luther King Jr. Blvd	n/a	Field survey	n/a	Contributing	na
48	Elbert	5	Government/Institutional	Significant Views/Vistas	N-S Connecting Street	Montgomery St looking north, view historically included Elbert Square	Montgomery St	n/a	Field Survey	n/a	Contributing	n/a
49	Elbert	5	Government/Institutional	Significant Views/Vistas	E-W Through Street	West Liberty St looking west, view interrupted by curve of the road and bank building	West Liberty St	n/a	Field survey	n/a	Noncontributing	n/a
50	Elbert	5	Government/Institutional	Significant Views/Vistas	E-W Through Street	West Liberty St looking east, view interrupted by curve of the St	West Liberty St	n/a	Field Survey	n/a	Noncontributing	n/a
51	Elbert	5	Commercial	Buildings & Structures	Building	416 West Liberty St	416 West Liberty St	1902	Field Survey/ MPC Building Map	Historic	Contributing	Good
52	Elbert	5	Commercial	Buildings & Structures	Building	Old Town Trolley Tours office	250 Martin Luther King Jr. Blvd	1973	Field Survey	Nonhistoric	Intrusion	Excellent
53	Elbert	5	Commercial	Buildings & Structures	Building	Bank of America building, brick with drive through	255 Montgomery St	1983	Field Survey	Nonhistoric	Intrusion	Good
54	Elbert	5	Commercial	Small Scale Feature	Sign	Citizens & Southern National Bank clock sign	West Liberty St	c.1915	Field Survey	Historic	Contributing	Good
55	Elbert	5	Park/Greenspace	Circulation	Curb/Median	Granite curbing	Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Very Good
56	Elbert	5	Park/Greenspace	Small Scale Feature	Sign	Historic marker	West Liberty St	n/a	Field Survey	Historic	Contributing	Good
57	Elbert	5	Park/Greenspace	Small Scale Feature	Sign	Marker - Savannah's African American Medical Pioneers	West Liberty St	2008	Field Survey	Nonhistoric	Contributing	Very Good
58	Elbert	5	Government/Institutional	Circulation	Sidewalk	Brick sidewalk	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Very Good
59	Elbert	5	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 8 trees	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good
60	Elbert	5	Government/Institutional	Vegetation	Significant Vegetation	3 trees located in sidewalk	200 Block Martin Luther King Jr. Blvd	n/a	Field Survey	Nonhistoric	Contributing	Good
61	Elbert	5	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 2 trees	200 Block Montgomery St	n/a	Field Survey	Nonhistoric	Contributing	Good
62	Elbert	5	Commercial	Vegetation	Significant Vegetation	Beds with 6 trees	200 Block Montgomery St	n/a	Field Survey	Nonhistoric	Contributing	Good
63	Elbert	5	Government/Institutional	Vegetation	Significant Vegetation	Median with 15 trees	400 Block West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
64	Elbert	5	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 4 trees	400 Block West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
65	Elbert	5	Commercial	Vegetation	Significant Vegetation	Plantings on property including 2 trees	400 Block West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
66	Elbert	5	Commercial	Vegetation	Significant Vegetation	Corner bed with 2 trees	Martin Luther King Jr. Blvd at West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 5 | Elbert Ward | Southwest Tything Block | Photo Key



Block 5 Features

Contributing Features



Feature 47 - Martin Luther King Jr. Blvd looking north.



Feature 48 - Montgomery St looking north, view historically included Elbert Square.



Feature 51 - 416 West Liberty St.



Feature 54 - Citizens & Southern National Bank clock sign.



Feature 56 - Historic Marker on West Liberty St.

Noncontributing Features



Feature 46 - Former West Liberty St looking east, E-W view blocked by bank building.



Feature 50 - West Liberty St looking east, view interrupted by curve of the street.



Feature 49 - West Liberty St looking west, view interrupted by curve of the road and bank building.

Intrusion Features



Feature 52 - Old Town Trolley Tours Office at 250 Martin Luther King Jr. Blvd.

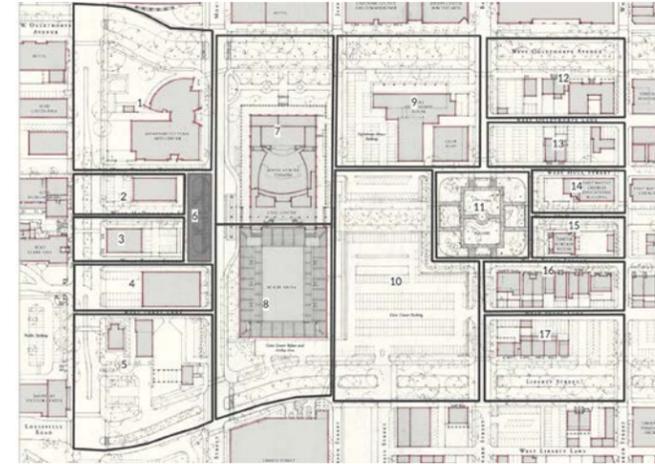


Feature 53 - Former Bank of America building at 255 Montgomery St.

Block 6 | Elbert Ward | Elbert Square

Description: West McDonough Street to the west, Turner Boulevard to the north, West Perry Street to the south, and Montgomery Street to the east.

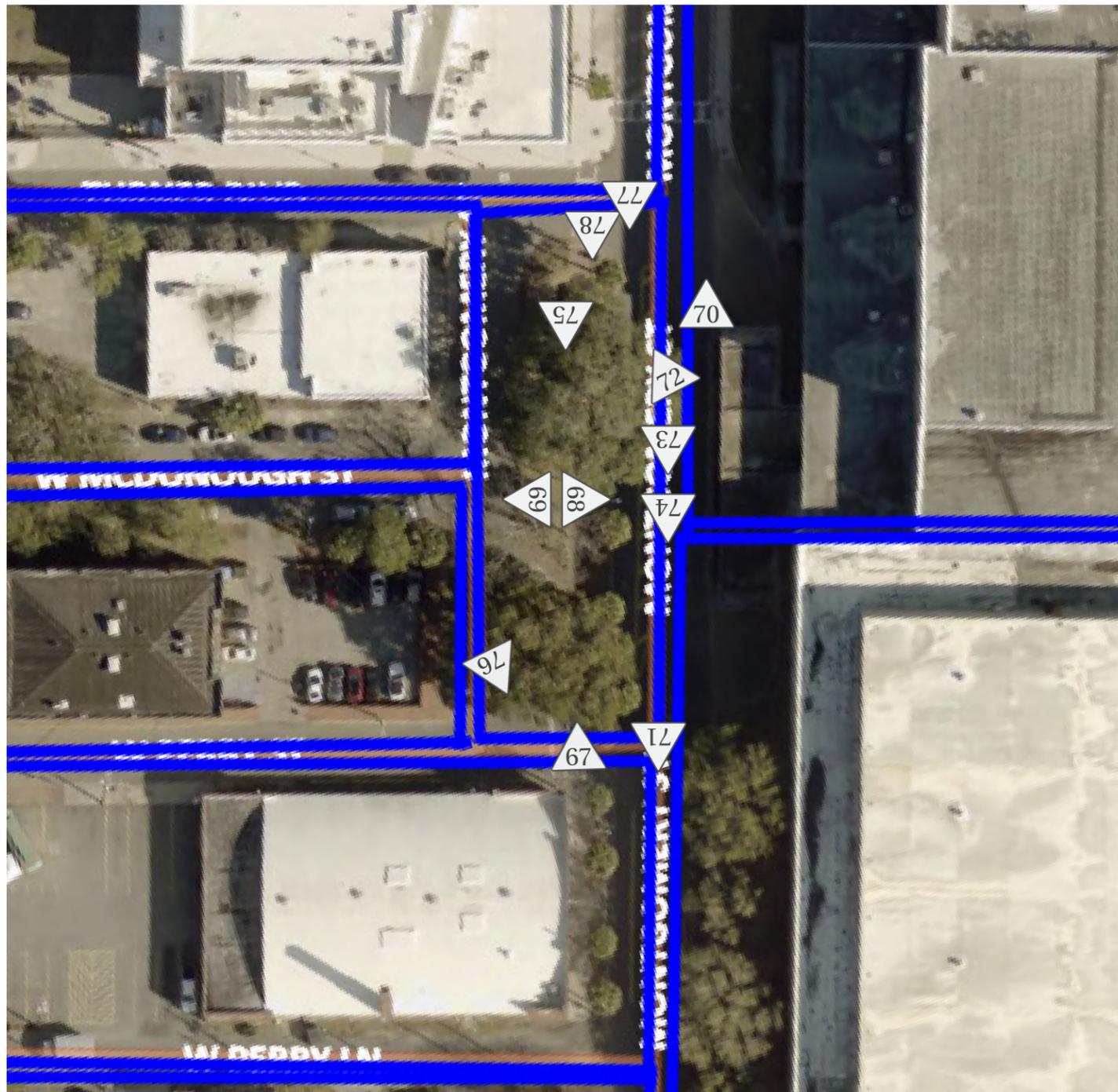
Extant features include: portion of Elbert Square and brick sidewalks.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
67	Elbert	6	Park/Greenspace	Significant Views/Vistas	Square	Elbert Square, disrupted by Montgomery St	Montgomery St	n/a	Field Survey	n/a	Contributing	n/a
68	Elbert	6	Government/Institutional	Significant Views/Vistas	Trust Street	West McDonough St looking east, view interrupted by the Civic Center	West McDonough St	n/a	Field Survey	n/a	Noncontributing	n/a
69	Elbert	6	Government/Institutional	Significant Views/Vistas	Trust Street	West McDonough St looking west	West McDonough St	n/a	Field Survey	n/a	Contributing	n/a
70	Elbert	6	Government/Institutional	Significant Views/Vistas	N-S Connecting Street	Montgomery St looking north	Montgomery St	n/a	Field Survey	n/a	Contributing	n/a
71	Elbert	6	Government/Institutional	Significant Views/Vistas	N-S Connecting Street	Montgomery St looking south	Montgomery St	n/a	Field Survey	n/a	Contributing	n/a
72	Elbert	6	Park/Greenspace	Small Scale Feature	Sign	Wooden Elbert Square sign	Elbert Square	n/a	Field Survey	Nonhistoric	Noncontributing	Very Good
73	Elbert	6	Park/Greenspace	Small Scale Feature	Trash Can	Metal trash can	Elbert Square	n/a	Field Survey	Nonhistoric	Noncontributing	Very Good
74	Elbert	6	Park/Greenspace	Circulation	Sidewalk	Brick sidewalk	Elbert Square	n/a	Field Survey	Nonhistoric	Contributing	Very Good
75	Elbert	6	Park/Greenspace	Small Scale Feature	Planter	Black planter on raised brick pier	Elbert Square	n/a	Field Survey	Nonhistoric	Noncontributing	Very Good
76	Elbert	6	Park/Greenspace	Circulation	Curb/Median	Granite curbing	Elbert Square	n/a	Field Survey	Nonhistoric	Contributing	Good
77	Elbert	6	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 6 trees	Elbert Square	n/a	Field Survey	Nonhistoric	Contributing	Good
78	Elbert	6	Park/Greenspace	Vegetation	Significant Vegetation	3 large trees in square	Elbert Square	n/a	Field Surey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 6 | Elbert Ward | Elbert Square | Photo Key



Block 6 Features

Contributing Features



Feature 69 - West McDonough St looking west. Feature 70 - Montgomery St looking north.



Feature 74 - Brick sidewalk along Elbert Square.

Noncontributing Features

Intrusion Features



Feature 68 - West McDonough St looking east, view interrupted by the Civic Center.



Feature 75 - Black planter on raised brick pier.



Feature 72 - Wooden Elbert Square sign.



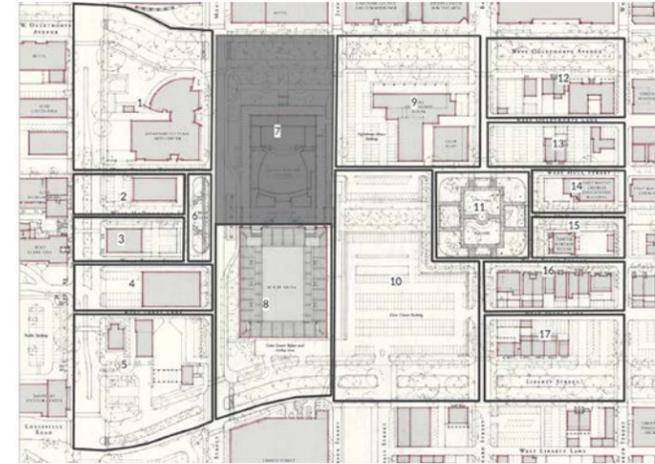
Feature 73 - Metal trash can.

None

Block 7 | Elbert Ward | Northwest Tything Block

Description: Montgomery Street to the west, West Oglethorpe Avenue to the north, (former) West McDonough Street to the south, and Jefferson Street to the east.

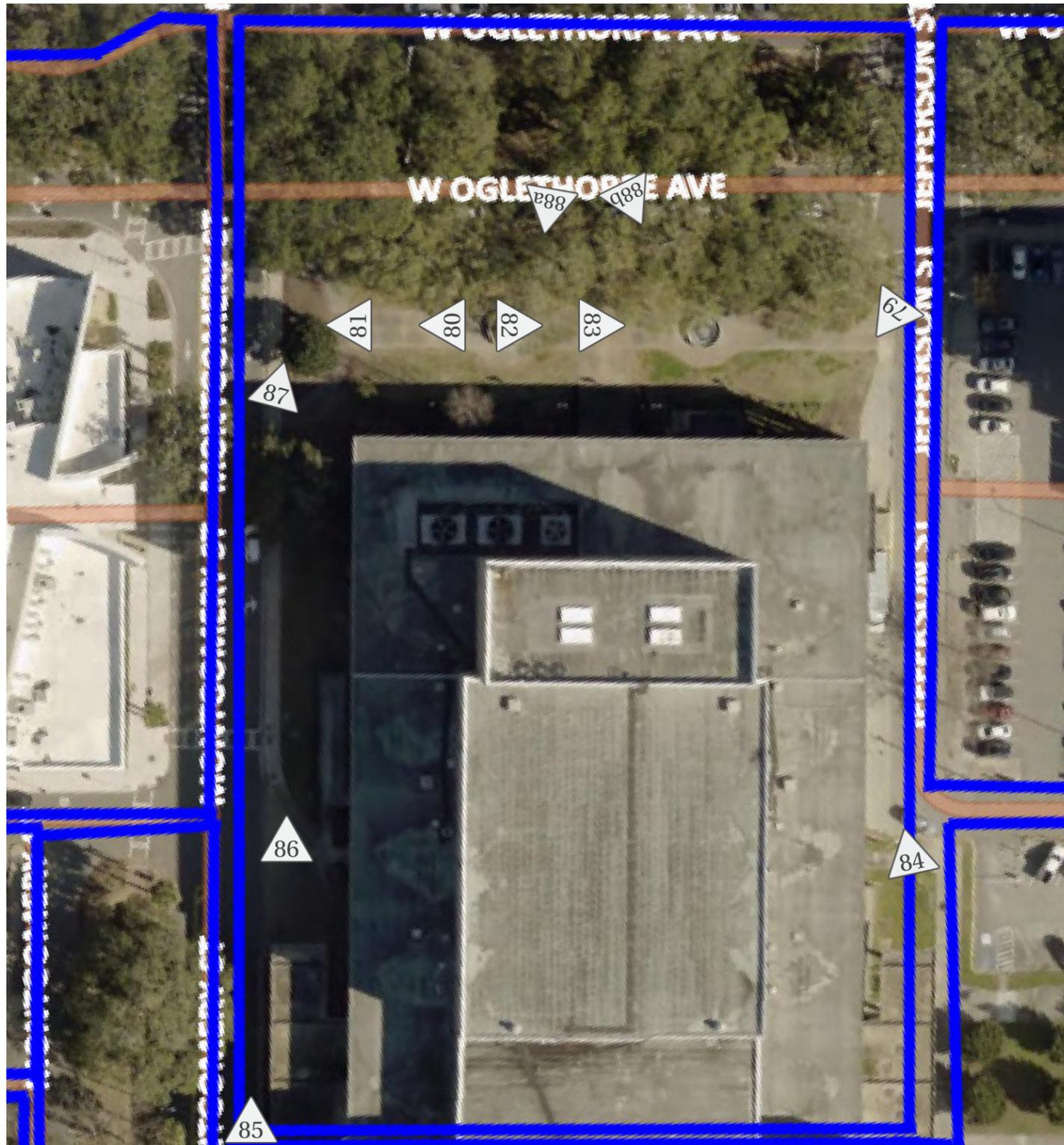
Extant features include: Civic Center/Johnny Mercer Theatre (1971), fountains, pebble aggregate concrete sidewalk, Johnny Mercer Magnolia Tree, and plaque.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
79	Elbert	7	Government/Institutional	Buildings & Structures	Building	Johnny Mercer Theatre	301 West Oglethorpe Ave	1971	Field Survey	Nonhistoric	Intrusion	Good
80	Elbert	7	Government/Institutional	Vegetation	Significant Vegetation	Johnny Mercer magnolia tree	Montgomery St	1976	Field Survey	Nonhistoric	Contributing	Good
81	Elbert	7	Government/Institutional	Small Scale Feature	Ground plaque	Johnny Mercer tree plaque	Montgomery St	1976	Field Survey	Nonhistoric	Contributing	Good
82	Elbert	7	Park/Greenspace	Circulation	Sidewalk	Pebble aggregate concrete sidewalk	West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Very Good
83	Elbert	7	Park/Greenspace	Small Scale Feature	Fountain	Circular brick fountain	West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Good
84	Elbert	7	Park/Greenspace	Small Scale Feature	Bollards	Yellow bollards	East Civic Center	n/a	Field Survey	Nonhistoric	Intrusion	Good
85	Elbert	7	Government/Institutional	Circulation	Parking Lot	Pebble aggregate concrete driveway	West Civic Center	n/a	Field Survey	Nonhistoric	Intrusion	Good
86	Elbert	7	Government/Institutional	Vegetation	Significant Vegetation	Planted beds with bushes and 1 tree edging the Civic Center	West Civic Center	n/a	Field Survey	Nonhistoric	Intrusion	Good
87	Elbert	7	Government/Institutional	Vegetation	Significant Vegetation	Median with 9 trees and bushes	300 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Very Good
88	Elbert	7	Government/Institutional	Vegetation	Significant Vegetation	Landscaping surrounding Johnny Mercer Theatre includes 4 beds with 6 trees in north beds and bushes and 2 small trees in south beds	North Civic Center	n/a	Field Survey	Nonhistoric	Noncontributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 7 | Elbert Ward | Northwest Tything Block | Photo Key



Block 7 Features

Contributing Features



Feature 80 - Johnny Mercer Magnolia Tree.



Feature 81 - Ground plaque for Johnny Mercer.

Noncontributing Features



Feature 82 - Pebble aggregate concrete sidewalk of West



Feature 83 - Circular brick fountain.

Intrusion Features



Feature 79 - Johnny Mercer Theatre.

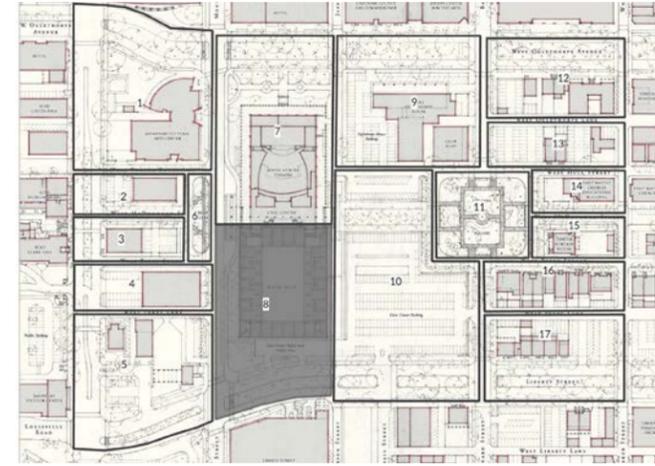


Feature 85 - Pebble aggregate concrete driveway.

Block 8 | Elbert Ward | Southeast Tything Block

Description: Montgomery Street to the west, (former) West McDonough Street to the north, West Liberty Street to the south, and Jefferson Street to the east.

Extant features include: Civic Center ice rink and arena, Welcome to Savannah plant bed and Civic Center sign, and field stone curb/medians.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
89	Elbert	8	Park/Greenspace	Buildings & Structures	Structure	Welcome to Savannah and Civic Center sign	West Liberty St	n/a	Field Survey	Nonhistoric	Intrusion	Good
90	Elbert	8	Commercial	Circulation	Parking Lot	Surface parking lot accessed from Liberty St	West Liberty St	n/a	Field Survey	Nonhistoric	Intrusion	Good
91	Elbert	8	Park/Greenspace	Small Scale Feature	Sign	Survey marker is near sign	Montgomery St	n/a	Field Survey	Nonhistoric	Noncontributing	Fair
92	Elbert	8	Government/Institutional	Small Scale Feature	Bollards	White bollards	West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
93	Elbert	8	Government/Institutional	Buildings & Structures	Building	Martin Luther King Jr. Arena	West Liberty St	1971	Field Survey	Nonhistoric	Intrusion	Good
94	Elbert	8	Government/Institutional	Vegetation	Significant Vegetation	Corner landscaping surrounding Civic Center sign with 7 trees	South Civic Center	n/a	Field Survey	Nonhistoric	Noncontributing	Good
95	Elbert	8	Government/Institutional	Vegetation	Significant Vegetation	Bed with 6 trees and bushes	West Civic Center	n/a	Field Survey	Nonhistoric	Noncontributing	Good
96	Elbert	8	Government/Institutional	Vegetation	Significant Vegetation	Large bushes planted next to Civic Center	East Civic Center	n/a	Field Survey	Nonhistoric	Noncontributing	Good
97	Elbert	8	Government/Institutional	Vegetation	Significant Vegetation	2 large palm trees	East Civic Center	n/a	Field Survey	Nonhistoric	Noncontributing	Good
98	Elbert	8	Government/Institutional	Vegetation	Significant Vegetation	Median with 5 trees	300 Block West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good
99	Elbert	8	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with six trees	300 Block West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good

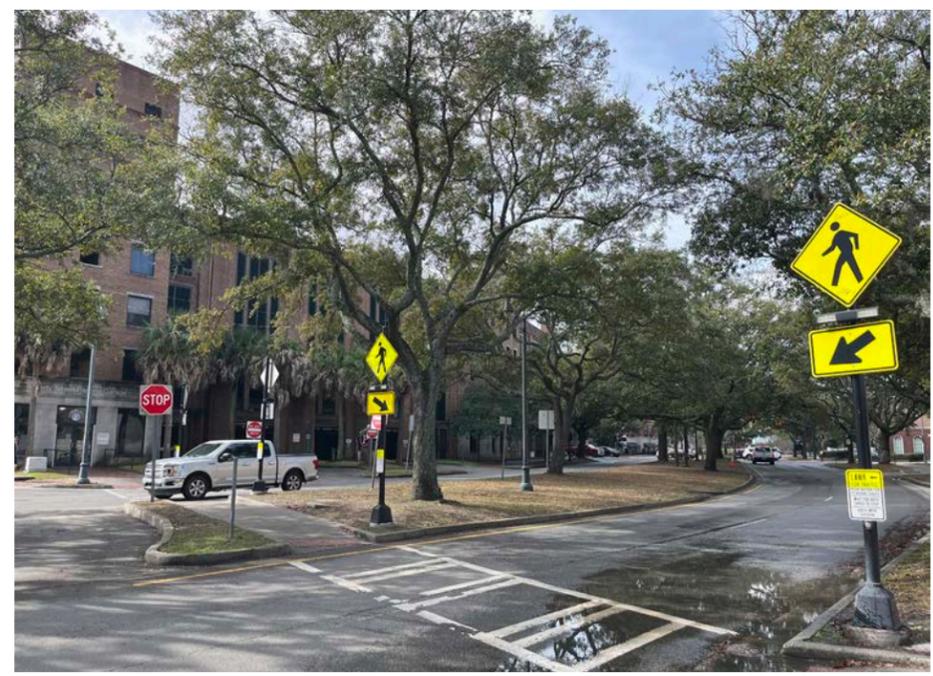
Feature numbers correspond to Photo Key on the following page.

Block 8 | Elbert Ward | Southeast Tything Block | Photo Key



Block 8 Features

Contributing Features



Feature 98 - Median with 5 trees on 300 Block of West Liberty St.



Feature 99 - Tree lawn with 6 trees on 300 Block of West Liberty St.

Noncontributing Features



Feature 91 - "Nearby Survey Marker" sign.



Feature 92 - White bollards.

Intrusion Features



Feature 89 - Welcome to Savannah plant bed and digital Savannah Civic Center sign.



Feature 90 - Surface parking lot accessed from West Liberty St.

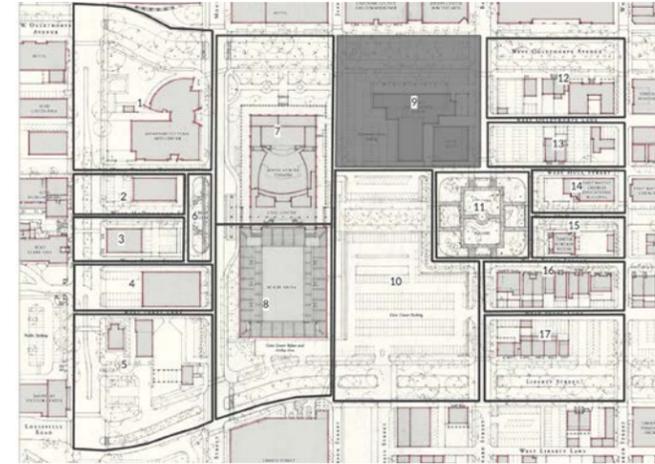


Feature 93 - Civic Center Martin Luther King Jr. Arena.

Block 9 | Jackson Ward | Northwest Tything Block

Description: Jefferson Street to the west, West Oglethorpe Avenue to the north, West Hull Street to the south, and Barnard Street to the east.

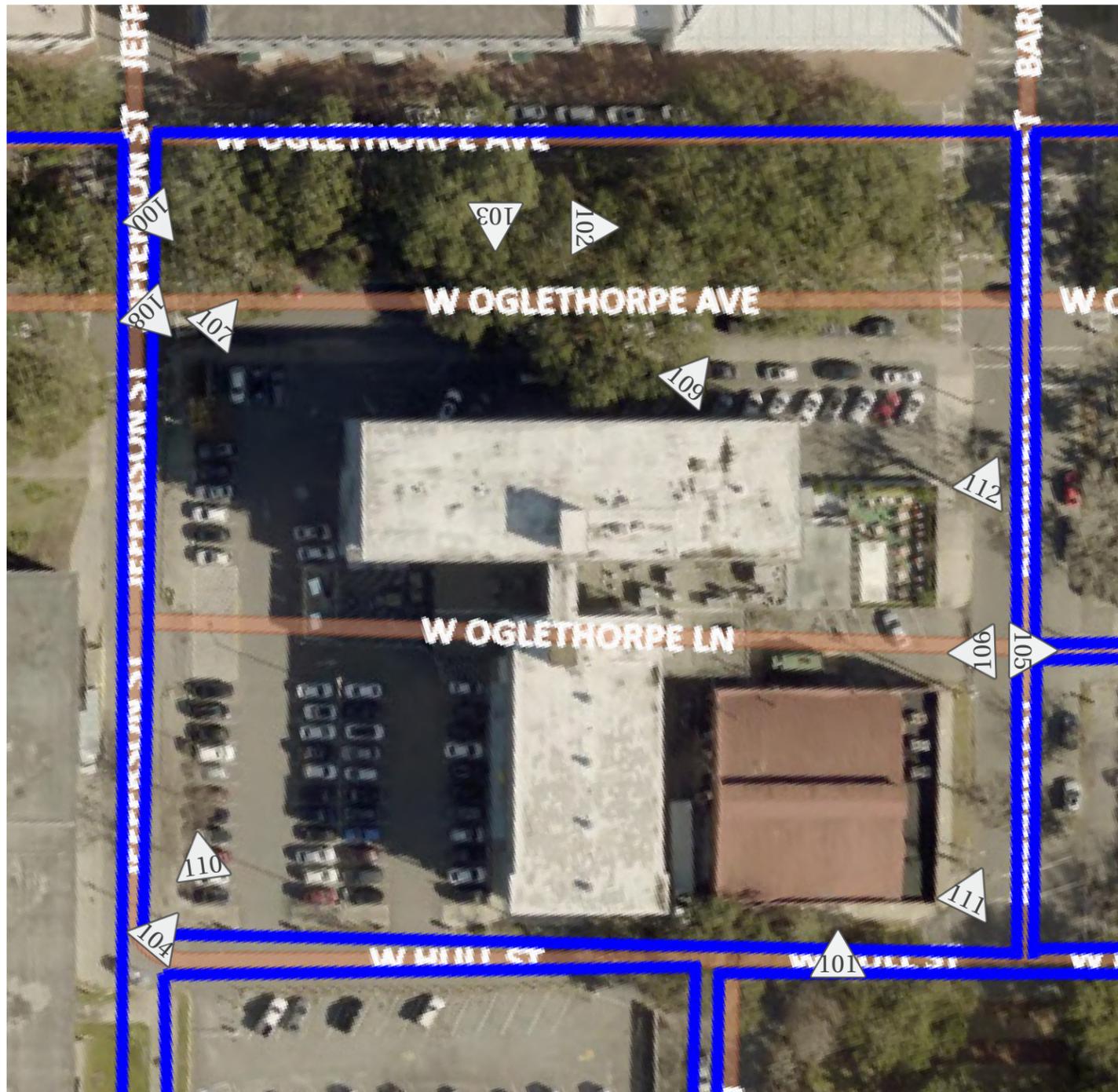
Extant features include: SCAD Oglethorpe House (1964), clubSCAD building (1925), granite curbing, pressed concrete walkway in West Oglethorpe Avenue median, and parking lot.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
100	Jackson	9	Government/Institutional	Buildings & Structures	Building	SCAD Oglethorpe House	201 West Oglethorpe Ave	1964	Field Survey/ MPC	Historic	Intrusion	Excellent
101	Jackson	9	Government/Institutional	Buildings & Structures	Building	clubSCAD	204 West Hull St (201 Barnard St)	1925	Field Survey/ MPC	Historic	Contributing	Excellent
102	Jackson	9	Park/Greenspace	Circulation	Curb/Median	Pressed concrete walkway in Oglethorpe Ave median	West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Good
103	Jackson	9	Park/Greenspace	Circulation	Curb/Median	Granite curbing	West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Very Good
104	Jackson	9	Commercial	Circulation	Parking Lot	SCAD parking Lot	Jefferson St	n/a	Field Survey	Nonhistoric	Intrusion	Good
105	Jackson	9	Government/Institutional	Significant Views/Vistas	Lane	West Oglethorpe Ln looking east, lane view retained	West Oglethorpe Ln	n/a	Field Survey	n/a	Contributing	n/a
106	Jackson	9	Government/Institutional	Significant Views/Vistas	Lane	Former West Oglethorpe Ln, view disrupted by building	Barnard St	n/a	Field Survey	n/a	Noncontributing	n/a
107	Jackson	9	Government/Institutional	Vegetation	Significant Vegetation	Median with 12 trees	200 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Very Good
108	Jackson	9	Government/Institutional	Vegetation	Significant Vegetation	Bed surrounding Oglethorpe House sign	Corner of Jefferson St and West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Good
109	Jackson	9	Government/Institutional	Vegetation	Significant Vegetation	Single tree in tree lawn location	200 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Good
110	Jackson	9	Government/Institutional	Vegetation	Significant Vegetation	2 trees planted in bed surrounded by parking lot	East Civic Center	n/a	Field Survey	Nonhistoric	Noncontributing	Good
111	Jackson	9	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with a single tree	200 Block Barnard St	n/a	Field Survey	Nonhistoric	Contributing	Good
112	Jackson	9	Government/Institutional	Vegetation	Significant Vegetation	Single tree in tree lawn location	200 Block Barnard St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 9 | Jackson Ward | Northwest Tything Block | Photo Key

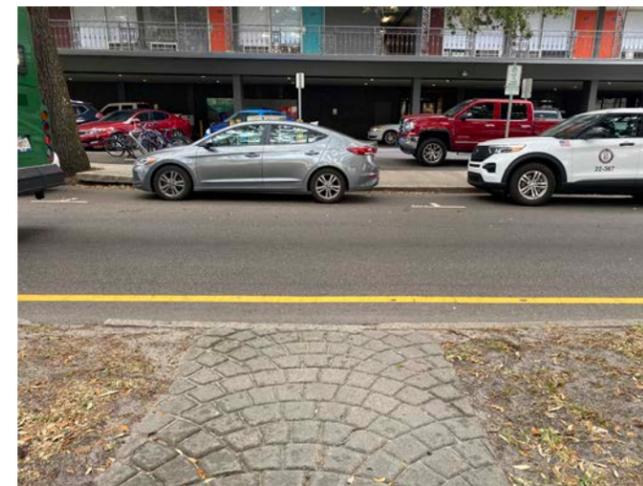


Block 9 Features

Contributing Features



Feature 101 - 204 West Hull St building.



Feature 103 - Granite curbing.



Feature 105 - West Oglethorpe Ln looking east, lane view retained.

Noncontributing Features



Feature 102 - Pressed concrete walkway in West Oglethorpe Ave median.



Feature 106 - Former West Oglethorpe Ln, view disrupted by building.

Intrusion Features



Feature 100 - Former Downtown Motor Inn, now SCAD Oglethorpe House.

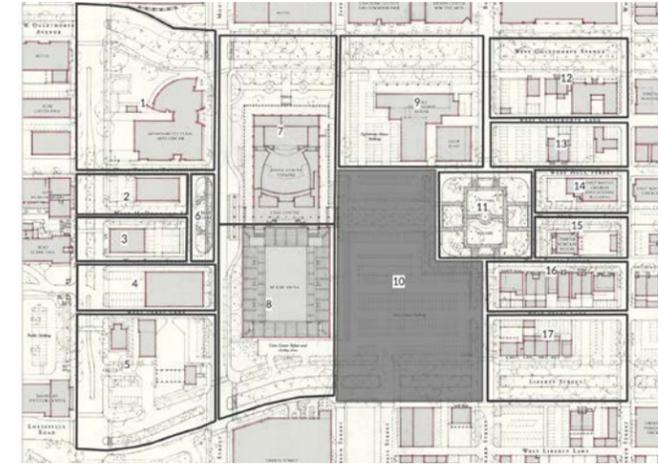


Feature 104 - Parking lot.

Block 10 | Jackson Ward | Southwest Tything Block

Description: Jefferson Street to the west, West Hull Street to the north, West Liberty Street to the south, and Barnard Street to the east.

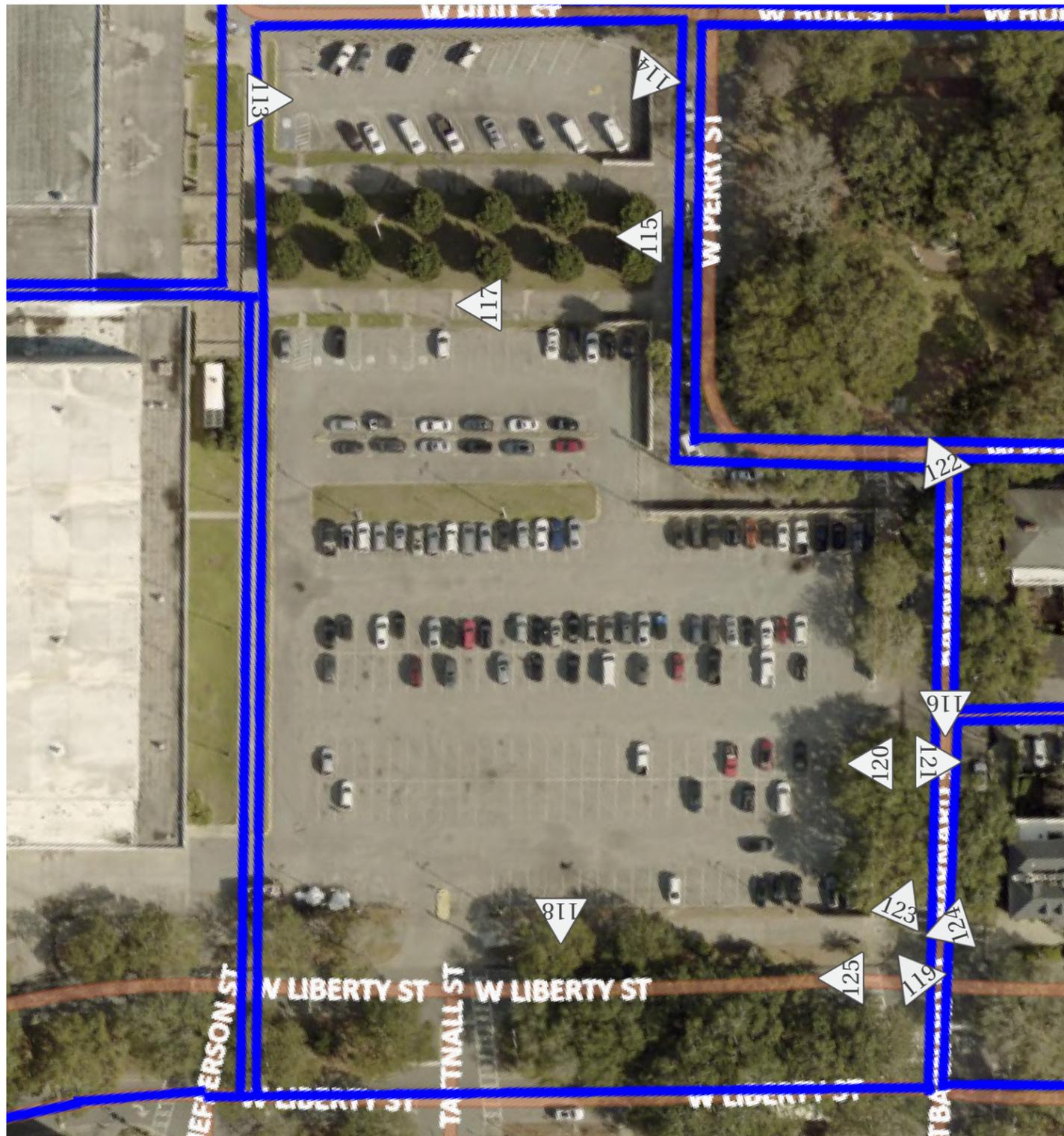
Extant features include: Parking lots, bollards, allee of magnolia trees, walls surrounding the parking lots, field stone curbing, and significant views and vistas.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
113	Jackson	10	Government/Institutional	Circulation	Parking Lot	City parking lot north of tree allee, between West Hull St, Jefferson St, and west of Barnard St	Jefferson St	n/a	Field Survey	Nonhistoric	Intrusion	Good
114	Jackson	10	Parking Lot	Small Scale Feature	Bollards	Yellow bollards	West Hull St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
115	Jackson	10	Park/Greenspace	Vegetation	Significant Vegetation	Allee of magnolia trees	Former West McDonough St	n/a	Field Survey	Nonhistoric	Contributing	Good
116	Jackson	10	Parking Lot	Buildings & Structures	Wall	Stucco walls surrounding the parking lot	Barnard St and Orleans Square	n/a	Field Survey	Nonhistoric	Noncontributing	Fair
117	Jackson	10	Government/Institutional	Small Scale Feature	Bike Rack	U bike racks south of the allee of magnolia trees	Former West McDonough St	n/a	Field Survey	Nonhistoric	Noncontributing	Fair
118	Jackson	10	Government/Institutional	Circulation	Curb/Median	Field stone curbing in the Liberty St median	West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
119	Jackson	10	Government/Institutional	Small Scale Feature	Trash can	Green metal trash can	West Liberty St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
120	Jackson	10	Government/Institutional	Significant Views/Vistas	Lane	West Perry Ln looking west, break in stucco wall illustrates lane visual but arena interrupts the full visual	Barnard St	n/a	Field Survey	n/a	Contributing	n/a
121	Jackson	10	Government/Institutional	Significant Views/Vistas	Lane	West Perry Ln looking east, view retained	Barnard St	n/a	Field Survey	n/a	Contributing	n/a
122	Jackson	10	Government/Institutional	Vegetation	Significant Vegetation	Curved tree lawn along west side of Barnard St with 9 trees	Orleans Square	n/a	Field Survey	Nonhistoric	Noncontributing	Good
123	Jackson	10	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 4 trees	200 Block Barnard St	n/a	Field Survey	Nonhistoric	Contributing	Good
124	Jackson	10	Government/Institutional	Vegetation	Significant Vegetation	Median with 9 trees	200 Block West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good
125	Jackson	10	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 7 trees	200 Block West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 10 | Jackson Ward | Southwest Tything Block | Photo Key



Block 10 Features

Contributing Features



Feature 115 - Allee of Magnolia trees.



Feature 120 - West Perry Ln looking west, break in stucco wall illustrates lane visual but arena interrupts the full visual.



Feature 121 - West Perry Ln looking east, view retained.

Noncontributing Features



Feature 116 - Stucco walls surrounding the parking lot.



Feature 117 - U bike racks south of the allee of magnolia trees.



Feature 118 - Field stone curbing in the West Liberty St median.

Intrusion Features

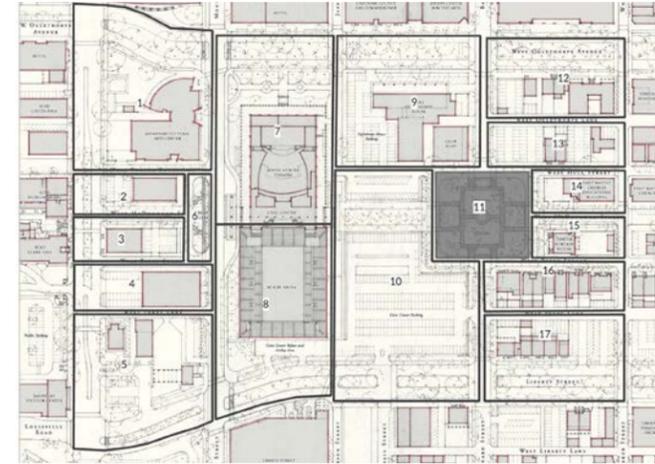


Feature 113 - City parking lot north of tree allee, between West Hull St, Jefferson St, and west of Barnard St.

Block 11 | Jackson Ward | Orleans Square

Description: Barnard Street to the west, West Hull Street to the north, West Perry Street to the south, and Barnard Street to the east.

Extant features include: Orleans Square, German Memorial Fountain, German Memorial Fountain Historical Marker, stone and wooden benches, granite curbing, and significant views and vistas.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
126	Jackson	11	Park/Greenspace	Small Scale Feature	Bench	Wooden bench in Orleans Square	Orleans Square	n/a	Field Survey	Nonhistoric	Contributing	Good
127	Jackson	11	Park/Greenspace	Small Scale Feature	Bench	Stone bench in Orleans Square	Orleans Square	n/a	Field Survey	Nonhistoric	Contributing	Very Good
128	Jackson	11	Park/Greenspace	Small Scale Feature	Fountain	German Memorial Fountain in Orleans Square	Orleans Square	1989	Field Survey	Nonhistoric	Contributing	Very Good
129	Jackson	11	Park/Greenspace	Small Scale Feature	Sign	Wooden rectangular Orleans Square sign	Orleans Square	n/a	Field Survey	Nonhistoric	Noncontributing	Good
130	Jackson	11	Park/Greenspace	Small Scale Feature	Sign	German Memorial Fountain historical marker	Orleans Square	1989	Field Survey	Nonhistoric	Contributing	Good
131	Jackson	11	Park/Greenspace	Circulation	Sidewalk	Brick sidewalks	Orleans Square	n/a	Field Survey	Nonhistoric	Contributing	Good
132	Jackson	11	Park/Greenspace	Small Scale Feature	Bollards	Green painted bollards north side of Orleans Square	Orleans Square	n/a	Field Survey	Nonhistoric	Noncontributing	Good
133	Jackson	11	Park/Greenspace	Circulation	Curb/Median	Painted granite curbing	Orleans Square	n/a	Field Survey	Nonhistoric	Contributing	Good
134	Jackson	11	Park/Greenspace	Significant Views/Vistas	N-S Connecting Street	Barnard St looking north from Orleans Square, view retained	Orleans Square	n/a	Field Survey	n/a	Contributing	n/a
135	Jackson	11	Park/Greenspace	Significant Views/Vistas	N-S Connecting Street	Barnard St looking south from Orleans Square, view retained	Orleans Square	n/a	Field Survey	n/a	Contributing	n/a
136	Jackson	11	Park/Greenspace	Significant Views/Vistas	Trust Street	West McDonough St looking east, view retained	Orleans Square	n/a	Field Survey	n/a	Contributing	n/a
137	Jackson	11	Park/Greenspace	Significant Views/Vistas	Trust Street	West McDonough St looking west, view visually represented by allee of magnolia trees	Orleans Square	n/a	Field Survey	n/a	Contributing	n/a
138	Jackson	11	Park/Greenspace	Vegetation	Significant Vegetation	Square with 34 trees planted throughout	Orleans Square	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 11 | Jackson Ward | Orleans Square | Photo Key



Block 11 Features

Contributing Features



Feature 128 - German Memorial Fountain.



Feature 130 - German Memorial Fountain Historical Marker.



Feature 131 - Brick sidewalks.



Feature 136 - West McDonough St looking east, view retained.

Noncontributing Features



Feature 129 - Wooden rectangular Orleans Square sign.



Feature 132 - Green painted bollards on the north side of Orleans Square.

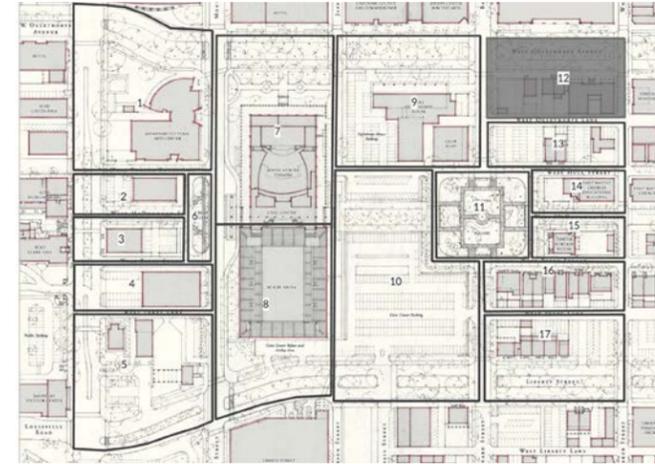
Intrusion Features

None

Block 12 | Jackson Ward | Northwest Tything Block

Description: Barnard Street to the west, West Oglethorpe Avenue to the north, West Oglethorpe Lane to the south, and Whitaker Street to the east.

Extant features include: Samuel Bryan House (1820), Thomas Gardner-Jacob Henry Duplex (1820), former YWCA (1924), and parking lot.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
139	Jackson	12	Commercial	Buildings & Structures	Building	One story mansard roof on Barnard St	Barnard St	c.1980	Field Survey	Nonhistoric	Noncontributing	Good
140	Jackson	12	Commercial	Buildings & Structures	Building	Samuel Bryant House, three story red brick Federal Style building, moved in the 1980s from the north side of West Oglethorpe Ave to its current location	123 West Oglethorpe Ave	1820	Field Survey/ MPC	Historic	Contributing	Good
141	Jackson	12	Commercial	Buildings & Structures	Building	Thomas Gardner-Jacob Henry Duplex, three story tan stucco rowhouse Georgian style building with basement	115 West Oglethorpe Ave	1820	Field Survey/ MPC	Historic	Contributing	Good
142	Jackson	12	Commercial	Buildings & Structures	Building	Thomas Gardner-Jacob Henry Duplex, three story tan stucco rowhouse Federal style building with basement	117 West Oglethorpe Ave	1820	Field Survey/ MPC	Historic	Contributing	Good
143	Jackson	12	Commercial	Buildings & Structures	Building	Former YWCA now residential condominiums	101 West Oglethorpe Ave	1923	Field Survey/ MPC	Historic	Contributing	Good
144	Jackson	12	Commercial	Buildings & Structures	Structure	Brick wall surrounding parking lot	123 West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Good
145	Jackson	12	Commercial	Significant Views/Vistas	E-W Through Street	West Oglethorpe Ave looking west	West Oglethorpe Ave	n/a	Field Survey	n/a	Contributing	n/a
146	Jackson	12	Commercial	Circulation	Parking Lot	Parking lot surrounded by brick wall at the corner of Barnard St and West Oglethorpe Ave	123 West Oglethorpe Ave	n/a	Field Survey	n/a	Intrusion	n/a
147	Jackson	12	Government/Institutional	Vegetation	Significant Vegetation	Median with 10 trees	100 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Very Good
148	Jackson	12	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 7 trees	100 Block West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Contributing	Good
149	Jackson	12	Commercial	Vegetation	Significant Vegetation	8 trees planted around parking lot	Barnard St at West Oglethorpe Ave	n/a	Field Survey	Nonhistoric	Noncontributing	Good
150	Jackson	12	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 4 trees	200 Block Barnard St	n/a	Field Survey	Nonhistoric	Contributing	Good
151	Jackson	12	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 7 trees	200 Block Whitaker St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 12 | Jackson Ward | Northwest Tything Block | Photo Key



Block 12 Features

Contributing Features



Feature 140 - Samuel Bryant House. Moved in the 1980s from the north side of West Oglethorpe Ave to its current location.



Feature 143 - Former YWCA now residential condominiums.



Feature 141, 142 - Thomas Gardner-Jacob Henry Duplex.



Feature 145 - West Oglethorpe Ave looking west.

Noncontributing Features



Feature 139 - One story mansard roof on Barnard St.



Feature 144 - Brick Wall surrounding parking lot.

Intrusion Features

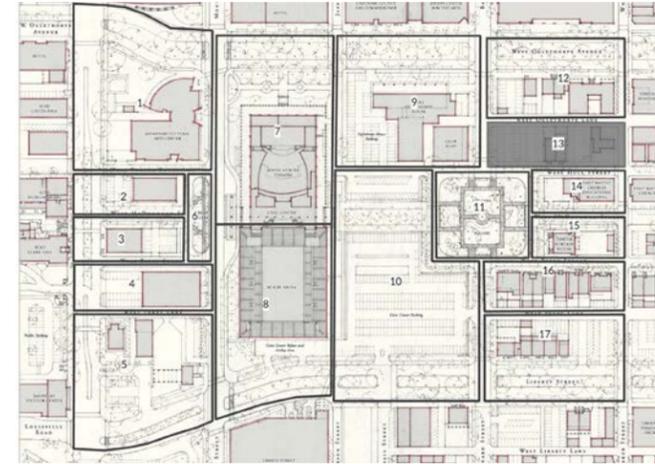


Feature 146 - Parking lot surrounded by brick wall at the corner of Barnard and West Oglethorpe Ave.

Block 13 | Jackson Ward | Northwest Tything Block

Description: Barnard Street to the west, West Oglethorpe Lane to the north, West Hull Street to the south, and Whitaker Street to the east.

Extant features include: John Ash House (1817), granite curbing, one-story red brick building (1920), and parking lot.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
152	Jackson	13	Commercial	Buildings & Structures	Building	One-story brick commercial structure	215 Whitaker St	1920	Field Survey/MPC	Historic	Noncontributing	Fair
153	Jackson	13	Residential	Buildings & Structures	Building	John Ash House, two-story red brick Federal style rowhouse with garden level	114 West Hull St	1817	Field Survey/MPC	Historic	Contributing	Good
154	Jackson	13	Residential	Buildings & Structures	Building	Two-story red brick Federal style rowhouse with garden level	116 West Hull St	1817	Field Survey/MPC	Historic	Contributing	Good
155	Jackson	13	Residential	Circulation	Curb/Median	Granite curbing on West Hull St	100 Block West Hull St	n/a	Field Survey	Historic	Contributing	Good
156	Jackson	13	Commercial	Small Scale Feature	Knee Wall	Knee wall with plantings	Whitaker St	n/a	Field Survey	Nonhistoric	Noncontributing	Good
157	Jackson	13	Commercial	Circulation	Parking Lot	Parking lot on West Hull St	118 West Hull St	n/a	Field Survey	Nonhistoric	Intrusion	Good
158	Jackson	13	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 10 trees	100 Block West Hull St	n/a	Field Survey	Nonhistoric	Contributing	Good
159	Jackson	13	Commercial	Vegetation	Significant Vegetation	7 large trees surrounding private parking lot	100 Block West Hull St	n/a	Field Survey	Nonhistoric	Noncontributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 13 | Jackson Ward | Northwest Tything Block | Photo Key



Block 13 Features

Contributing Features



Feature 153, 154 - John Ash House at 114 West Hull St. and Two-story red brick house at 116 West Hull St.

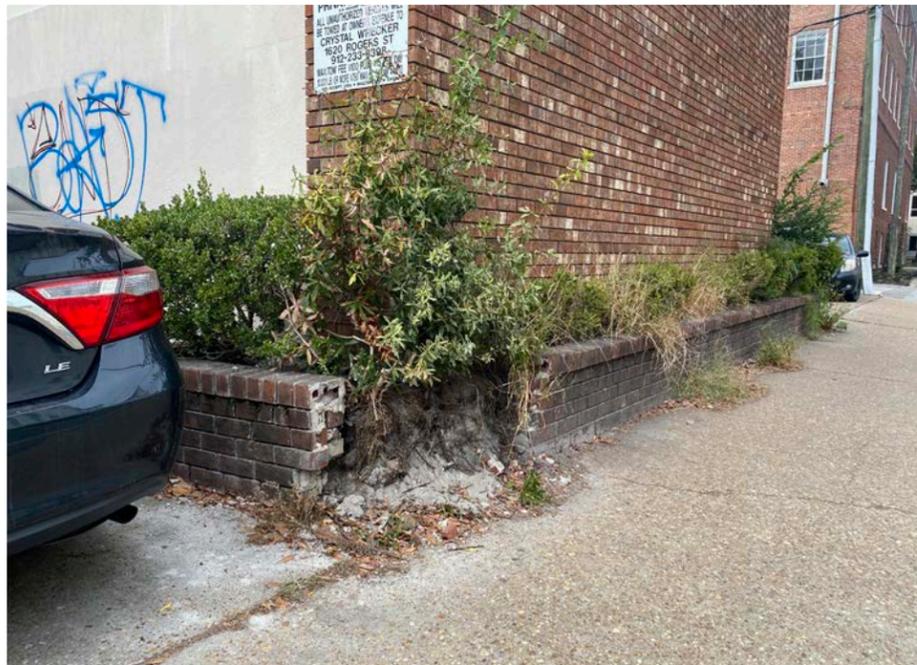


Feature 155 - Granite curbing on West Hull St.

Noncontributing Features



Feature 152 - One-story brick commercial structure.



Feature 156 - Knee wall with plantings.

Intrusion Features



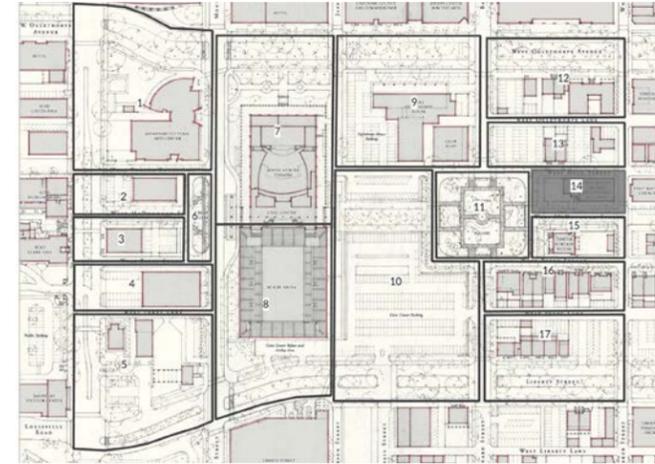
Feature 157 - Parking lot on West Hull St.



Block 14 | Jackson Ward | Northeast Trust Lot

Description: Barnard Street to the west, West Hull Street to the north, West McDonough Street to the south, and Whitaker Street to the east.

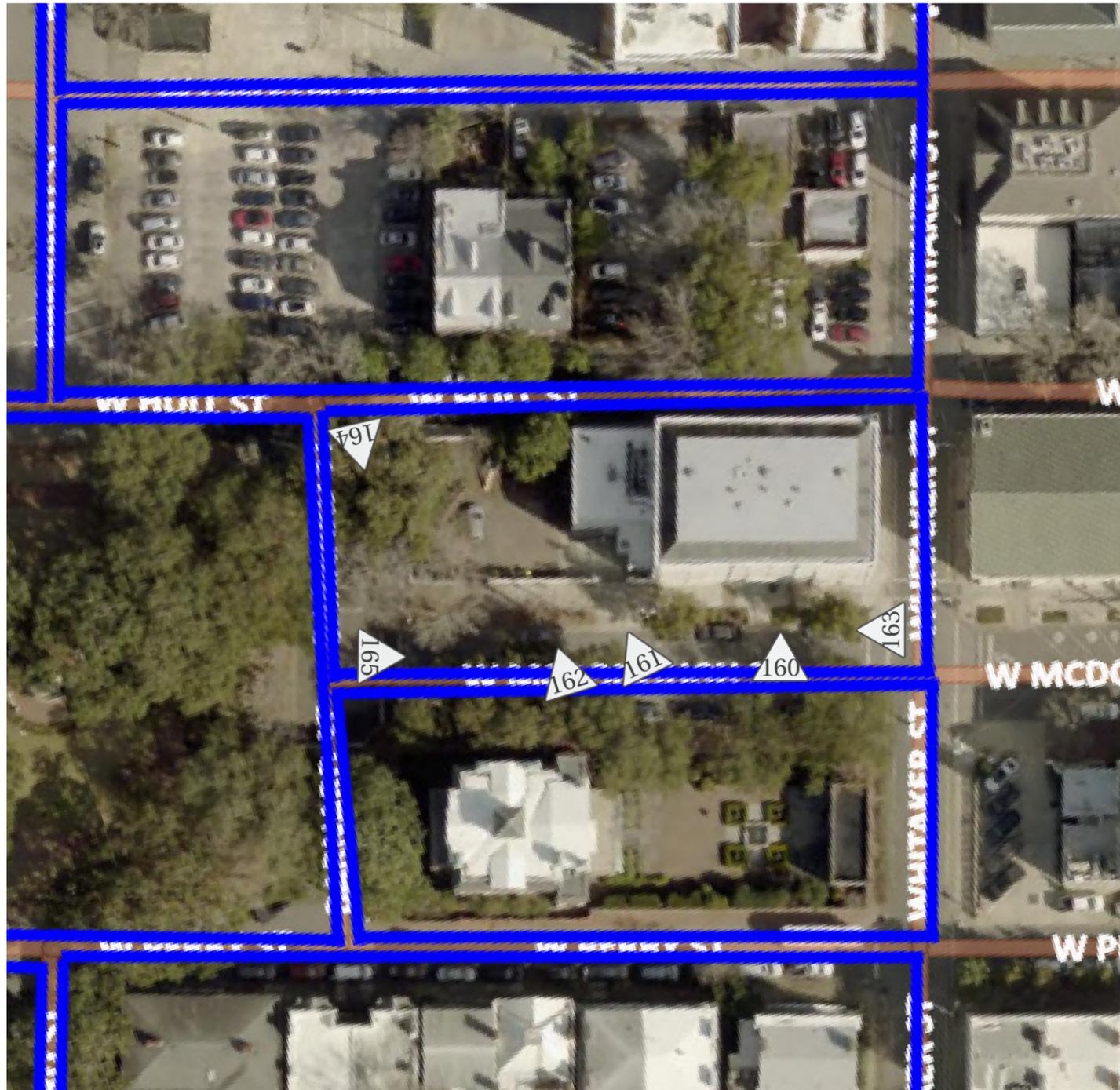
Extant features include: First Baptist Church School Building (1923), parking lot, and granite curbing.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
160	Jackson	14	Government/Institutional	Buildings & Structures	Building	First Baptist Church School	102-108 West McDonough St	1923	Field Survey/MPC	Historic	Contributing	Good
161	Jackson	14	Government/Institutional	Buildings & Structures	Wall	Stucco wall around parking lot	102-108 West McDonough St Rear	n/a	Field Survey	Nonhistoric	Noncontributing	Good
162	Jackson	14	Parking Lot	Parking lot	Parking Lot	Parking lot on West McDonough St	102-108 West McDonough St Rear	n/a	Field Survey	Nonhistoric	Intrusion	Good
163	Jackson	14	Government/Institutional	Small Scale Feature	Curb/Median	Granite curbing	100 Block West McDonough St	n/a	Field Survey	Historic	Contributing	Good
164	Jackson	14	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 2 trees	Orleans Square	n/a	Field Survey	Nonhistoric	Contributing	Good
165	Jackson	14	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 4 trees	100 Block West McDonough St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 14 | Jackson Ward | Northeast Trust Lot | Photo Key



Block 14 Features

Contributing Features



Feature 160 - First Baptist Church School.



Feature 163 - Granite curbing.

Noncontributing Features



Feature 161 - Stucco wall around parking lot.

Intrusion Features

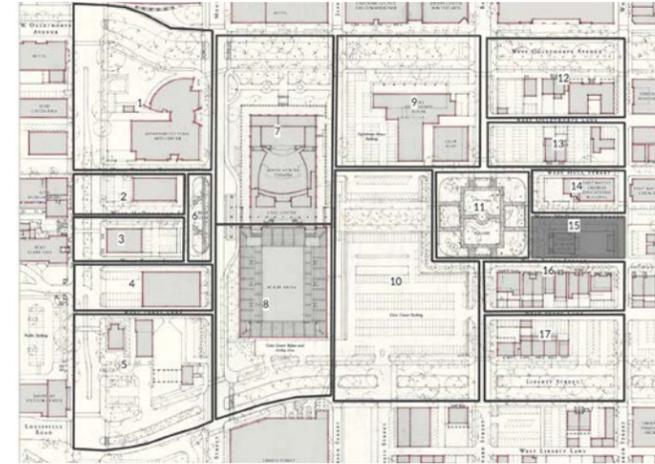


Feature 162 - Parking lot on West McDonough St.

Block 15 | Jackson Ward | Southeast Trust Lot

Description: Barnard Street to the west, West McDonough Street to the north, West Perry Street to the south, and Whitaker Street to the east.

Extant features include: Harper Fowlkes House (1844), carriage step, horse hitching post, brick sidewalks, and carriage house.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
166	Jackson	15	Government/Institutional	Buildings & Structures	Building	Harper Fowlkes House	230 Barnard St	1844	Field Survey/MPC	Historic	Contributing	Very Good
167	Jackson	15	Government/Institutional	Buildings & Structures	Building	Carriage House	227 Whitaker St	2002	Field Survey	Nonhistoric	Noncontributing	Good
168	Jackson	15	Residential	Small Scale Feature	Carriage Step	Carriage step in right-of-way on Barnard St	230 Barnard St	1844	Field Survey	Historic	Contributing	Good
169	Jackson	15	Residential	Small Scale Feature	Horse Hitching Post	Metal horse hitching post	230 Barnard St	1844	Field Survey	Historic	Contributing	Very Good
170	Jackson	15	Residential	Circulation	Sidewalk	Brick sidewalks	200 Block Barnard St	n/a	Field Survey	Historic	Contributing	Good
171	Jackson	15	Residential	Circulation	Curb/Median	Granite curbing	West McDonough St	n/a	Field Survey	Historic	Contributing	Good
172	Jackson	15	Residential	Buildings & Structures	Wall	Brick wall with vegetation on north side	West McDonough St and West Perry St	n/a	Field Survey	Nonhistoric	Contributing	Good
173	Jackson	15	Residential	Small Scale Feature	Fence	Iron fence	230 Barnard St	1844	Field Survey	Historic	Contributing	Good
174	Jackson	15	Residential	Small Scale Feature	Fence	Brick fence on southern and northern sides of Harper Fowlkes House, intruding into the brick sidewalk	West McDonough St and West Perry St	n/a	Field Survey	Historic	Contributing	Good
175	Jackson	15	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 5 trees	100 Block West McDonough St	n/a	Field Survey	Nonhistoric	Contributing	Good
176	Jackson	15	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 2 trees	200 Block Barnard St	n/a	Field Survey	Nonhistoric	Contributing	Good
177	Jackson	15	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 5 trees	200 Block Whitaker St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 15 | Jackson Ward | Southeast Trust Lot | Photo Key



Block 15 Features

Contributing Features



Feature 166 - Harper Fowlkes House.



Feature 168 - Carriage Step in right-of-way on



Feature 169 - Metal horse hitching post.



Feature 170 - Brick sidewalk.



Feature 171 - Granite curbing.



Feature 173 - Iron Fence.



Feature 174 - Brick Fence on southern and northern sides of Harper Fowlkes House, intruding into the brick sidewalk.

Noncontributing Features



Feature 167 - Carriage House.

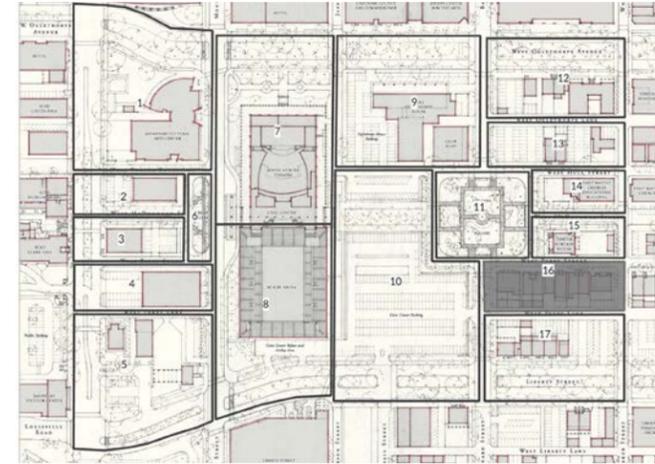
Intrusion Features

None

Block 16 | Jackson Ward | Southeast Tything Block

Description: Barnard Street to the west, West Perry Street the north, West Perry Lane to the south, and Whitaker Street to the east.

Extant features include: John Morel Property (1818), Henry Hayme Duplex (1887), Mordecai Myers House (1833), Laura Mehrtens House (1904), John Martin–A.J. Miller Duplex (1872), Frederick Tebeau House (1836), two carriage houses, granite curbing, and brick sidewalks.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
178	Jackson	16	Residential	Buildings & Structures	Building	John Morel House, two-story Federal style rowhouse with wood siding and garden level	119 West Perry St	1818	Field Survey/MPC	Historic	Contributing	Very Good
179	Jackson	16	Residential	Buildings & Structures	Building	John Morel House, two-story Federal style rowhouse with wood siding and garden level	117 West Perry St	1818	Field Survey/MPC	Historic	Contributing	Very Good
180	Jackson	16	Residential	Buildings & Structures	Building	Henry Hayme Duplex, two-story brick Italianate rowhouse with garden level	115 West Perry St	1887	Field Survey/MPC	Historic	Contributing	Good
181	Jackson	16	Residential	Buildings & Structures	Building	Henry Hayme Duplex, two-story painted brick Italianate rowhouse with garden level	113 West Perry St	1887	Field Survey/MPC	Historic	Contributing	Good
182	Jackson	16	Residential	Buildings & Structures	Building	Mordecai Myers House, three-story with garden level rowhouse with wood siding	111 West Perry St	1833	Field Survey/MPC	Historic	Contributing	Very Good
183	Jackson	16	Residential	Buildings & Structures	Building	Laura Mehrtens House, three-story stucco building	109 West Perry St	1904	Field Survey/MPC	Historic	Contributing	Good
184	Jackson	16	Residential	Buildings & Structures	Building	John Martin–A.J. Miller Duplex, three-story red brick Italianate with basement	107 West Perry St	1872	Field Survey/MPC	Historic	Contributing	Very Good
185	Jackson	16	Residential	Buildings & Structures	Building	John Martin–A.J. Miller Duplex, three-story red brick Italianate with basement	105 West Perry St	1872	Field Survey/MPC	Historic	Contributing	Very Good
186	Jackson	16	Residential	Buildings & Structures	Building	Frederick Tebeau House, three-story house with garden level and wood siding	101 West Perry St	1836	Field Survey/MPC	Historic	Contributing	Very Good
187	Jackson	16	Residential	Circulation	Sidewalk	Brick sidewalks on West Perry St	100 Block West Perry St	n/a	Field Survey	Historic	Contributing	Good
188	Jackson	16	Residential	Circulation	Curb/Median	Granite curbing	100 Block West Perry St	n/a	Field Survey	Historic	Contributing	Good
189	Jackson	16	Residential	Buildings & Structures	Building	Two story carriage house, brick	115 West Perry St Rear	1887	Field Survey/MPC	Historic	Contributing	Good
190	Jackson	16	Residential	Buildings & Structures	Building	Two story carriage house, brick	113 West Perry St Rear	1887	Field Survey/MPC	Historic	Contributing	Good
191	Jackson	16	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 4 trees	100 Block West Perry St	n/a	Field Survey	Nonhistoric	Contributing	Good
192	Jackson	16	Residential	Vegetation	Significant Vegetation	Large tree	101 West Perry St	n/a	Field Survey	Nonhistoric	Contributing	Good
193	Jackson	16	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 5 trees	200 Block Barnard St	n/a	Field Survey	Nonhistoric	Contributing	Good
194	Jackson	16	Residential	Vegetation	Significant Vegetation	2 large palm trees against carriage house	100 Block West Perry Ln	n/a	Field Survey	Nonhistoric	Noncontributing	Good
195	Jackson	16	Residential	Vegetation	Significant Vegetation	2 trees behind house	100 Block West Perry Ln	n/a	Field Survey	Nonhistoric	Noncontributing	Good
196	Jackson	16	Residential	Vegetation	Significant Vegetation	2 trees behind house	100 Block West Perry Ln	n/a	Field Survey	Nonhistoric	Noncontributing	Good
197	Jackson	16	Residential	Vegetation	Significant Vegetation	3 large palm trees behind house	100 Block West Perry Ln	n/a	Field Survey	Nonhistoric	Noncontributing	Good
198	Jackson	16	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 3 trees	200 Block Whitaker St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 16 | Jackson Ward | Southeast Tything Block | Photo Key



Block 16 Features

Contributing Features



Feature 178 and 179 - John Morel House.



Feature 180 and 181 - Henry Hayme Duplex.



Feature 182 - Mordecai Myers House.



Feature 183 - Laura Mehrtens House.

Contributing Features



Feature 184 and 185 - John Martin-A.J. Miller Duplex.



Feature 187 - Brick sidewalks on West Perry St.



Feature 189 - Two story carriage house.



Feature 186 - Frederick Tebeau House.



Feature 188 - Granite curbing.



Feature 190 - Two story carriage house.

Noncontributing Features

Intrusion Features



Feature 194 - 2 large palm trees against carriage house on 100 block of West Perry Ln.



Feature 195 - 2 trees behind house on 100 block of West Perry Ln.



Feature 196 - 2 trees behind house on 100 block of West Perry Ln.



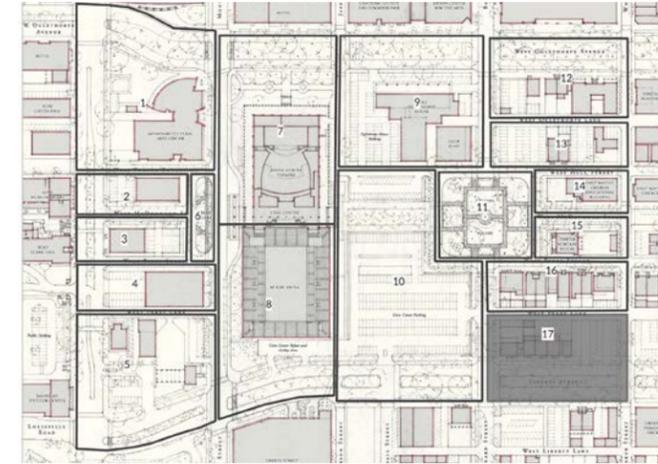
Feature 197 - 3 large palm trees behind house on 100 block of West

None

Block 17 | Jackson Ward | Southeast Tything Block

Description: Barnard Street to the west, West Perry Lane the north, West Liberty Street to the south, and Whitaker Street to the east.

Extant features include: Lodiska Richards House (1841), Solomon Cohen Row House (1851/1875), Stephen B. Williams House (1835), carriage house, raised brick planters, granite curbing, parking lot, and significant views and vistas.



Feature Number	Ward	Survey Block	Land Use	Characteristic	Feature Type	Description	Address/Location	Date Built	Source	Historic/Nonhistoric	Character Defining	Condition
199	Jackson	17	Residential	Buildings & Structures	Building	Lodiska Richards House, four-story house with wood siding, garden level and mansard roof	114 West Liberty St	1841	Field Survey/ MPC	Historic	Contributing	Very Good
200	Jackson	17	Residential	Buildings & Structures	Building	Solomon Cohen Row House, three-story stucco rowhouse with garden level	116 West Liberty St	1875	Field Survey/ MPC	Historic	Contributing	Good
201	Jackson	17	Residential	Buildings & Structures	Building	Solomon Cohen Row House, three-story stucco rowhouse with garden level	120 West Liberty St	1875	Field Survey/ MPC	Historic	Contributing	Good
202	Jackson	17	Residential	Buildings & Structures	Building	Solomon Cohen Row House, three-story stucco rowhouse with garden level	124 West Liberty St	1851	Field Survey/ MPC	Historic	Contributing	Good
203	Jackson	17	Commercial	Buildings & Structures	Building	Stephen B. Williams House, three-story house with wood siding and garden level	128 West Liberty St	1835	Field Survey/ MPC	Historic	Contributing	Very Good
204	Jackson	17	Residential	Buildings & Structures	Building	Two-story carriage house, stucco	124 West Liberty St Rear	1851	Field Survey/ MPC	Historic	Contributing	Good
205	Jackson	17	Residential	Small Scale Feature	Curb/Median	Raised brick plant bed on north side of West Liberty St	West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good
206	Jackson	17	Residential	Circulation	Curb/Median	Granite curbing	West Liberty St	n/a	Field Survey	Historic	Contributing	Good
207	Jackson	17	Residential	Significant Views/Vistas	E-W through Street	West Liberty St looking west	West Liberty St	n/a	Field Survey	n/a	Contributing	n/a
208	Jackson	17	Commercial	Circulation	Parking Lot	Parking lot on 102-110 West Liberty St	102-110 West Liberty St	n/a	Field Survey	n/a	Intrusion	n/a
209	Jackson	17	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 3 trees	200 Block Whitaker St	n/a	Field Survey	Nonhistoric	Contributing	Good
210	Jackson	17	Government/Institutional	Vegetation	Significant Vegetation	Tree lawn with 6 trees	100 Block West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good
211	Jackson	17	Government/Institutional	Vegetation	Significant Vegetation	Median with 10 trees	100 Block West Liberty St	n/a	Field Survey	Nonhistoric	Contributing	Good

Feature numbers correspond to Photo Key on the following page.

Block 17 | Jackson Ward | Southeast Tything Block | Photo Key



Block 17 Features

Contributing Features



Feature 199 - Lodiska Richards House.



Feature 200 - Solomon Cohen Row House.



Feature 201, 202 - Solomon Cohen Row House.



Feature 203 - Stephen B. Williams House.

Noncontributing Features

Intrusion Features



Feature 204 - Two story carriage house.



Feature 205 - Raised brick plant bed in north side of West Liberty St.



Feature 206 - Granite curbing.



Feature 207 - West Liberty St. looking west.

None



Feature 208 - Parking lot on 102-110 West Liberty St.

Existing Conditions: Streets

Thirteen streets and lanes cross through the study area. All of these streets and lanes are paved with asphalt or asphalt block and are under Government/Institutional ownership. The extant asphalt blocks are historic, while the asphalt streets and lanes are not. However, the street/lane pattern based on the Oglethorpe plan is historic. A contributing street or street section maintains the Oglethorpe plan's grid. A noncontributing street/lane or street/lane section is a street/lane or section of street/lane where the Oglethorpe plan is visible, but the street/lane or section of street no longer serves as a public right-of-way. A street/lane or street/lane section that is an intrusion interrupts the historic grid pattern, and the Oglethorpe plan is no longer visible. Each of the thirteen streets and lanes in the study area is analyzed in sections.

West Oglethorpe Avenue

West Oglethorpe Avenue is an east/west through street. Between Martin Luther King Jr. Boulevard to Montgomery Street, the street was realigned, breaking the Oglethorpe plan and making it an intrusion. Between Montgomery Street and Whitaker Street, the street is contributing, maintaining its original path.

West Oglethorpe Lane

West Oglethorpe Lane is noncontributing between Martin Luther King Jr. Boulevard and Montgomery Street. The Savannah Cultural Arts Center technically interrupts the lane, but the building itself references the lane's original placement in its design. Between Montgomery and Barnard Streets, the lane is an intrusion; the original path is disrupted by both the Johnny Mercer Theatre, the Oglethorpe House parking lot, and the Oglethorpe House. Between Barnard and Whitaker Streets, the lane is contributing.

West Hull Street

West Hull Street is an east/west connecting street. Between Martin Luther King Jr. Boulevard and Montgomery Street, the street is contributing. Between Montgomery Street and Jefferson Street, the street is interrupted by the Johnny Mercer Theatre, making it an intrusion. Between Jefferson Street and Barnard Street, the street is noncontributing, since it is visible but now runs between the Oglethorpe House and Civic Center parking lots. Between Barnard Street and Whitaker Street, the street is contributing.

West McDonough Street

West McDonough Street is a trust street. Between Martin Luther King Jr. Boulevard and Elbert Square, the street is contributing. Between Elbert Square and Jefferson Street, the street is interrupted by the center of the Civic Center, making it an intrusion.

Between Jefferson Street and Orleans Square, the street is noncontributing, since its original path is outlined by an allee of trees and is no longer a street. Between Orleans Squares and Whitaker Street, the street is contributing.

West Perry Street

West Perry Street is an east/west connecting street. Between Martin Luther King Jr. Boulevard and Montgomery Street, the street is contributing. Between Montgomery Street and Barnard Street, the street is interrupted by both the Martin Luther King Jr. Arena and the Civic Center parking lot, making it an intrusion. Between Barnard Street and Whitaker Street, the street is contributing.

West Perry Lane

West Perry Lane between Martin Luther King Jr. Boulevard and Montgomery Street is contributing. Between Montgomery Street and Barnard Street, the lane is interrupted by the Martin Luther King Jr. Arena and the Civic Center parking lot, and therefore an intrusion. Between Barnard Street and Whitaker Street, the lane is contributing.

West Liberty Street

West Liberty Street is an east/west through street. Between Martin Luther King Jr. Boulevard and Jefferson Street, the street is an intrusion, because its original path has been altered by a realignment. Between Jefferson Street and Whitaker Street, the street is contributing.

Martin Luther King Jr. Boulevard

Martin Luther King Jr. Boulevard is a north/south service street and between West Oglethorpe Avenue and West Liberty Street, the street is contributing.

Montgomery Street

Montgomery Street is a north/south connecting street and between West Oglethorpe Avenue and Turner Boulevard, and between West Perry and West Liberty Streets, the street is contributing. Between Turner Boulevard and West Perry Street, Montgomery Street runs through the center of Elbert Square, and although this alteration occurred during the period of significance, it represents a profound alteration to the Oglethorpe plan and is therefore an intrusion.

Jefferson Street

Jefferson Street is a north/south service street. Between West Oglethorpe Avenue and West Hull Street, the street is contributing. Between West Hull Street and West Liberty Street, the street is noncontributing, since it is no longer a public right-of-way, but its original path through the Civic Center parking lot is discernible.

Tattnall Street

Tattnall Street is a north/south service street. Between West Oglethorpe Avenue and West Liberty Street, the Civic Center parking lot and Oglethorpe House interrupt its original path, and no part is visible within the study area. It is an intrusion.

Barnard Street

Barnard Street is a north/south connection street and between West Oglethorpe Avenue and West Liberty Street, the street is contributing.

Whitaker Street

Whitaker Street is a north/south service street and between West Oglethorpe Avenue and West Liberty Street, the street is contributing.



CHAPTER
05

ANALYSIS AND EVALUATION

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

History of Savannah’s Historic District Status

Downtown Savannah, commonly referred to as the Savannah Historic District or the Landmark District, has more than one historic designation. It was first listed as a National Historic Landmark in 1966 by the National Park Service (NPS).¹²⁶ This status is the highest available historic status in the United States, and designation as a National Historic Landmark indicates that it is nationally significant to American history and/or culture. It is an honorific program managed by the National Park Service (NPS). Savannah’s initial National Historic Landmark listing did not include any paperwork discussing the period of significance or the boundaries, which was typical for many of the initial nominations. In January 1969, National Register of Historic Places staff in Washington, D.C. prepared a nomination to the standards of the day that included the period of significance (1733 to 1899) and the boundaries (Savannah River to Gwinnett Street between East and West Broad Streets) of the district. This documentation was retyped in 1972.¹²⁷

In 1977, the State of Georgia and the NPS office in Washington, D.C. worked on a National Register of Historic Places nomination form for the Savannah Historic District. The National Register of Historic Places is the federal government’s list of places worthy of preservation, and they may be significant at the national, state, or local level. The boundaries discussed in this documentation were the same as those of the National Historic Landmark documentation, except that they also included Trustees Garden property which was just outside the northeastern boundary of the National Historic Landmark district.¹²⁸ It was standard practice to list and update National Historic Landmarks on National Register of Historic Places forms in 1977, so the National Park Service currently recognizes this documentation as both the National Historic Landmark information and the National Register of Historic Places information.¹²⁹ In 1986, new National Register of Historic Places information was submitted updating the period of significance to 1733 to 1934 for both the National Historic Landmark and National Register districts.¹³⁰

¹²⁶ “Old Savannah Made National Landmark,” *Savannah Morning News*, November 6, 1966.

¹²⁷ Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

¹²⁸ Mark R. Barnes, “Savannah Historic District National Historic Landmark Chronology,” 2003.

¹²⁹ Julie Ernstein, “Savannah NHL District Nomination Update,” email to Bridget Lidy, December 8, 2023.

¹³⁰ Patrick Sullivan, Rebecca Fenwick, and Marth Beth Reed, *Integrity and Condition Assessment: Savannah National Historic Landmark District, 2017*, report prepared for the National Park Service, <https://parkplanning.nps.gov/document.cfm?documentID=86899>.

In 1973, the Savannah Historic District was created by a City of Savannah ordinance. This designation is a local overlay district, which was allowed by an amendment to the Georgia Constitution in 1968. This designation protects the integrity of the district by requiring design review for new construction, demolition, and exterior changes to buildings visible from the right-of-way. Design review is administered under the authority of City Council via the Savannah Historic District Board of Review. The period of significance for this designation is currently 1733 to 1960.¹³¹

In 2019, through the adoption of the New Zoning Ordinance, commonly referred to as “NewZO,” the name of the Historic District Board of Review was changed to the Savannah Downtown Historic District Board of Review. The local district was renamed Savannah Downtown Historic Overlay District.¹³²

Beginning in 2023, the City of Savannah began the process of updating the documentation for the Savannah National Historic Landmark District. This ongoing effort will verify the boundaries of the district, update the period of significance, and potentially update the areas of significance for the Savannah National Historic Landmark District. The recommendations for significance for the Elbert and Jackson Wards contained within this report are based on the most recent correspondence with the National Park Service in late 2023.¹³³

¹³¹ “Part 8, Chapter 3, Article 2.6” *City of Savannah Code of Ordinances*, effective 2020, <https://online.encodeplus.com/regs/savannah-ga/doc-viewer.aspx#secid-5065>.

¹³² Official Proceedings of City Council, November 9, 2024.

¹³³ “Part 8, Chapter 3, Article 2.6” *City of Savannah Code of Ordinances*, effective 2020, <https://online.encodeplus.com/regs/savannah-ga/doc-viewer.aspx#secid-5065>.

Summary of Current Listings

National Historic Landmark (designated by the Department of the Interior in 1966, boundary amended in 1977, period of significance amended in 1986)

Period of Significance (1733 - 1934)

National Register (designated by the National Park Service in 1977, period of significance amended in 1986)

Period of Significance (1733 - 1934)

Savannah Downtown Historic District
Local overlay district (designated by state legislation in 1968 and created by municipal ordinance in 1973)

Period of Significance (1733-1960)

Recommendation for Significance

All National Historic Landmarks have significance, which the NPS defines as, “the meaning or value ascribed to a structure, landscape, object, or site.”¹³⁴ Landmarks must be nationally significant, have integrity, and meet one or more of the six criteria defined by NPS. The six criteria are as follows:

- Criterion 1: Properties that are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained.
- Criterion 2: Properties that are associated importantly with the lives of persons nationally significant in the history of the United States.
- Criterion 3: Properties that represent some great idea or ideal of the American people.
- Criterion 4: Properties that embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style, or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction.
- Criterion 5: Properties that are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture.
- Criterion 6: Properties that have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

This analysis recommends the following areas of significance based on the December 2023 letter from NPS to the City of Savannah and the study area’s specific history.

Elbert and Jackson Wards are part of the Savannah National Historic Landmark District (SNHLD) which was designated in 1966. The SNHLD is **significant under NHL Criterion 4 and Criterion 5.**

Criterion 4 is:

Places that embody the distinguishing characteristic of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction.

Specifically, the SNHLD is **significant for the distinctive city plan devised by General James Edward Oglethorpe in 1733** and the **many buildings of architectural merit** contained within the boundaries of the plan.

Criterion 5 is:

Places that are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture.

The **designed landscape of the Oglethorpe plan** is not only a collection of buildings and structures, but also **a collection of spatial organization, circulation, vegetation, potential archeological sites, and small-scale features representing life in the city.** The resources within the SNHLD also characterize what life was like for underrepresented communities, including Black, Indigenous, and other People of Color.

Under Criteria 4 and 5, the SNHLD’s **period of significance begins in 1733**, with General James Edward Oglethorpe’s laying out of the plan of Savannah, and **ends in 1967**, when significant demolition began for the construction of the Civic Center. The Civic Center represented a significant disruption to the Oglethorpe Plan, as the building and parking lot cross streets, lots, and ward lines.

The SNHLD is also **significant under Criterion 1.**

Criterion 1 is:

Places that are associated with events that had made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained.

The area of significance is connected to the **rise of the twentieth century historic preservation movement** and played an integral role. The Historic Savannah Foundation (HSF) and other private individuals paid to move historic buildings when their demolition was imminent due to the construction of the Civic Center in Elbert and Jackson Wards. In this area of significance, the **period of significance begins in 1955**, with HSF saving the Davenport House, and **ends in 1973** with the formation of the Savannah Historic District Board of Review.

134 National Park Service, “Definitions - H,” 2024, https://docs.google.com/document/d/1qnxzlmVUIrSAC7Q_cs4GZ03A81HIMM6afad0dAHxP8A/edit.

Analysis of Characteristics

Land Use

Land uses include the principal activities in a landscape that form, shape, and organize it as a result of human interaction.

Historic Condition:

Historically, Elbert and Jackson Wards had a range of uses, predominantly residential and commercial, which evolved over time.

In Elbert Ward, development was primarily residential until the 1940s, at which point commercial buildings became more prevalent. In 1888, there were 95 residential buildings in Elbert Ward, and 13 commercial buildings. These numbers steadily increased to the ward's highest density level around 1916. By 1916, residential buildings had declined to 80, commercial buildings increased to 52, and two institutional/government buildings were added. After 1916, ward density began to decline steadily until the early 1970s when density declined sharply with the construction of the Civic Center and associated parking lots. In 1955, the last Sanborn Map within the period of significance, there were only 28 residential buildings in Elbert Ward, 53 commercial, and no institutional/government.

In Jackson Ward the dominant use was consistently residential. In 1888, there were 82 residential buildings in the ward, and 13 commercial buildings. These numbers steadily increased to the ward's highest density level around 1916. By 1916, residential buildings had increased to 103, and commercial buildings to 32. After 1916, ward density began to decline steadily until the early 1970s, when density declined sharply with the construction of the Civic Center and associated parking lot. In 1955, the last Sanborn Map within the period of significance, there were 50 residential buildings, 19 commercial, and three institutional/government.

Post Historic and Existing Condition:

In Elbert Ward, density continued to decline after the period of significance. By 1973, there were no residential buildings in Elbert Ward, eight commercial, and two institutional/government buildings. Since then, density and land use has remained stable with zero residential buildings, four commercial buildings, and five institutional/government buildings extant.

In Jackson Ward, density remained relatively stable after the period of significance. By 1973, there were only 16 residential buildings in Jackson Ward, 10 commercial, and one institutional/government. Since then, density and land use has remained stable with 19 residential buildings, seven commercial buildings, and five institutional/government buildings extant.

Evaluation:

Land uses that contribute to the historic setting of Elbert and Jackson Wards include residential, commercial, and institutional/government. All three uses are still extant in Jackson Ward, albeit in much fewer numbers than during the period of significance.

In Elbert Ward, residential uses are entirely absent. Commercial and institutional/government uses are much less dense than was found during the period of significance.

Spatial Organization

Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

Historic Condition:

As incremental and integral building blocks of the Oglethorpe Plan, the spatial organization of Elbert and Jackson Wards is perhaps the single most significant characteristic of the historic landscape. During the period of significance, both wards saw some deviation from the Oglethorpe Plan. Elbert Ward and Square were bisected in 1935 when Highway 17 (now Montgomery Street) was constructed. Franklin Ward saw a major alteration in 1916 when the Municipal Auditorium was constructed on the western trust lots of Orleans Square, eliminating West McDonough Street between Jefferson and Barnard Streets. Also in Jackson Ward, just within the period of significance, the construction of the Downtowner Motel at 201 West Oglethorpe closed West Oglethorpe Lane between Barnard and Jefferson Streets. With the exception of these two notable deviations from the Oglethorpe Plan, both Elbert and Jackson Ward retained their original spatial configurations in terms of building placement, open space, street and lane patterns, etc. during the period of significance.

The historic configuration of residential buildings is a finer-grained but still important component of the Oglethorpe Plan. The typical residential pattern on tything blocks includes a primary residence facing the east/west street, with a carriage house on the lane, and a courtyard in between. The built pattern on trust lots and corner tything lots was more diverse, with many variations.

Post Historic and Existing Condition:

After the period of significance, both Elbert and Jackson Wards went through substantial spatial organization alterations. The construction of the Civic Center and associated parking dramatically altered the landscape of both wards. The Civic Center site, straddling both wards, closed seven blocks of streets and lanes between Montgomery and Barnard Streets (West McDonough Street

between Montgomery and Jefferson Streets was closed in 1916 with the construction of the Municipal Auditorium). In 1982, West Liberty Street was realigned, altering two blocks of West Liberty Street between Martin Luther King Jr. Boulevard and Jefferson Street. In 1995, West Oglethorpe Avenue was realigned, altering one block between Martin Luther King Jr. Boulevard and Montgomery Street. In 2019 the construction of the Cultural Arts Center closed West Oglethorpe Lane between Martin Luther King Jr. Boulevard and Montgomery Street.

In Jackson Ward, while many residential carriage houses on the lane have been lost, three are still extant.

Evaluation:

The spatial organization of Elbert and Jackson Wards have been significantly altered by the construction of Highway 17 (Montgomery Street), construction of 201 West Oglethorpe Avenue, construction of the Civic Center and associated parking lots, the realignments of Liberty Street and Oglethorpe Avenue, and the construction of Cultural Arts Center.

Buildings and Structures

Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activities.

Historic Condition:

Building density in Elbert and Jackson Wards peaked around 1916 (according to the 1916 Sanborn Map) and then began to steadily decline. In 1916 there were a total of 269 buildings. In 1955, the last Sanborn Map within the period of significance, there were a total of only 153 buildings in the two wards.

Post Historic and Existing Condition:

Today there are 42 buildings and structures in the two wards. Of those, 30 are contributing and the majority (26) are located in Jackson Ward. These numbers contrast sharply with the 153 buildings located in the wards as evidenced on the 1955 Sanborn Map.

Evaluation:

Both wards have seen a significant loss of buildings and structures from the period of significance.

Significant Vegetation

Significant vegetation includes mature trees and shrubs that have an aesthetic, visual, and physical impact on the landscape.

Historic Condition:

The historic condition has not been well-documented, but it is clear from landscape plans, such as the 1935 landscape plan for Orleans Square, that the beautification and maintenance of the squares in general is a priority for the City. Given the mature growth evidenced today, it is reasonable to assume that trees and shrubs in the medians, squares and tree lawns were part of the historic condition.

Post Historic and Existing Condition:

While exhaustive research was not completed to determine the age of every tree and shrub in Elbert and Jackson Wards, significant trees and shrubs were grouped by medians, tree lawns, and squares and evaluated as contributing or not. Larger trees were determined to be contributing while smaller ones were not. In general there are contributing trees in all medians and squares. There are some contributing trees in tree lawns.

Evaluation:

With the exception of Elbert Square, in which significant vegetation was likely removed to construct Highway 17 (Montgomery Street), significant vegetation in Orleans Square, medians, and tree lawns remains intact.

Small Scale Features

These elements provide detail and diversity for both functional needs and aesthetic concerns in a landscape.

Historic Condition:

Small scale features are not well-documented in the historic period. The primary source of documentation uncovered during this survey of historic small scale features is their current existence. Examples include the Citizens and Southern National Bank Clock (1903), the carriage step (1844) and metal horse hitching post (1844). The 1935 Planting Plan for Orleans Square shows a number of benches in the square.

Post Historic and Existing Condition:

It can be assumed that historically there were many more examples that were removed or replaced as the landscape altered. A significant number would likely have been removed due to demolition/clearing of land for the Civic Center and associated parking lots. There are numerous non-historic small scale features in the landscape including benches, trashcans, bicycle racks, signs, etc.

Evaluation:

Small scale features are not well documented in the historic period, therefore it is impossible to quantify their loss over time. However, given the level of disturbance after the period of significance, it is a reasonable assumption that there has been a significant loss of small scale features.

Circulation

Circulation represents the patterns, features, and applied material finishes that constitute the systems of movement in a landscape.

The evaluation of circulation includes the physical infrastructure of circulation including streets and lanes, curbing, sidewalks and paths, tracks, and parking lots; as well as how pedestrians, bicyclists, horses and horse-drawn carriages, streetcars, and automobiles utilize the circulation infrastructure.

Historic Condition:

Streets and lanes were the earliest physical infrastructure of circulation established in Elbert and Jackson Wards. Laid out in 1801 and 1815 respectively, Elbert and Jackson Wards were established with the traditional gridiron layout of the ward system already used elsewhere in Savannah, including streets and lanes around a central square. The streets and lanes were originally unpaved and would have been muddy and dirty much of the time. They were used by pedestrians, bicyclists, horses, and horse-drawn carriages without the benefit of modern day traffic laws. Due to the unstable and messy nature of dirt roads, paving became an early priority of the City. Whitaker Street was paved with cobblestones in 1855 while portions of West Broad Street were paved in 1866 with wood block pavers.¹³⁵ In 1906, Mayor Herman Myers reported that paving was a priority due to the fact that “lakes and lagoons appeared on Savannah’s streets after each heavy rainstorm.”¹³⁶ A 1906 map showing paved streets in Savannah indicates that there were ten different types of paving used in Savannah. The paved streets within Elbert and Jackson Wards included West Oglethorpe Avenue, Whitaker Street, Jefferson Street, Martin Luther King Jr. Boulevard, and West Liberty Street.¹³⁷

With the rise of the automobile between 1910 and 1930, more

¹³⁵ Roger Allen, “Bulloch History with Roger Allen: Savannah one of first Georgia cities to pave streets,” *Statesboro Herald*, 2019, <https://www.statesboroherald.com/life/bulloch-history-with-roger-allen-savannah-one-of-first-georgia-cities-to-pave-streets/>.

¹³⁶ Allen, “Bulloch History with Roger Allen.”

¹³⁷ Robin Williams, “Savannah’s Historic Street and Sidewalk Pavements: Threats and Opportunities,” 2017, https://www.savannahga.gov/DocumentCenter/View/10017/Report-on-Historic-Pavement-in-Savannah_v3?bidId=.

streets continued to be paved. At that point, streets and lanes became dominated by the higher speed automobile.

The construction of the Municipal Auditorium in 1916 located on the both western trust lots on Orleans Square closed West McDonough Street between Barnard and Jefferson Streets.

Circulation along Montgomery Street changed substantially when Highway 17 was constructed through the middle of Elbert Square in 1935. It was noted at the time that, “Montgomery Street must be opened through the three squares on it which have no beauty and no likelihood of being anything more than they are now.”¹³⁸

West Oglethorpe Lane between Barnard and Jefferson Streets was closed in 1965 with the construction of the Downtowner Motel at 201 West Oglethorpe Avenue.

Curbing provided a physical separation between the street and the tree lawn, median, sidewalk, and square. Early curbing was slate, still extant in some places with the Historic District, but not within Elbert and Jackson Wards, and later granite was utilized. The use of masonry served not only as a change in physical appearance from the pedestrian and landscaped areas to the street but also provided a topographic change in height to help protect pedestrians and landscaping from trampling and street filth.

While pedestrians would have certainly used unpaved **paths** as the earliest means of circulation, no documentation exists to demarcate their location. Paved **sidewalks** were an early amenity, even pre-dating paved streets by half a century. Paved sidewalks were first installed in Savannah in the early nineteenth century.¹³⁹ Sidewalks not only lined the streets, but were also included in landscaping plans for the squares, such as the 1935 Plan of Orleans Square.

The introduction of horse-drawn streetcars into Savannah in the later half of the nineteenth century necessitated a substantial investment in **streetcar tracks**. West Broad and Whitaker Streets were early transportation routes for the streetcars. Streetcar lines were later installed on West Liberty and Barnard Streets, traversing directly through Orleans Square in the late nineteenth century. The first electric powered streetcar operated in Savannah in 1890. The last streetcar trip occurred in 1946.¹⁴⁰

¹³⁸ Wilbur Smith Associates, et al., *I-16 Exit Ramp Removal Project, Savannah, GA: Reclaiming Old West Broad Street*, 2012.

¹³⁹ Williams, “Savannah’s Historic Streets and Sidewalk Pavements: Threats and Opportunities.”

¹⁴⁰ D’Alonzo, *Streetcars of Chatham County*.

With the sharp rise in prevalence of the automobile, places to buy, store, and service them became a priority. While private home owners frequently converted carriage houses in garages, surface **parking lots** also became more prevalent in commercial and institutional settings. According to the 1950 Sanborn Map for this area, there was one surface parking lot, two surface lots for auto sales, four auto sales and services (in buildings), and two gas stations. Accommodating the automobile within parcels intended for buildings meant that curb cuts became more prevalent to allow automobile access.

Post Historic and Existing Condition:

The streets and lanes of Elbert and Jackson Wards saw significant alterations after the period of significance. The construction of the Civic Center and associated parking, closed seven blocks of streets and lanes between Montgomery and Barnard Streets (West McDonough Street between Montgomery and Jefferson Streets was closed in 1916 with the construction of the Municipal Auditorium and West Oglethorpe Lane was closed between Barnard and Jefferson Streets in 1965 with the construction of the Downtowner Motel). In 1982, West Liberty Street was realigned, altering two blocks of West Liberty Street between Martin Luther King Jr. Boulevard and Jefferson Street. In 1995, West Oglethorpe Avenue was realigned, altering one block between Martin Luther King Jr. Boulevard and Montgomery Street. In 2019 the construction of the Cultural Arts Center closed West Oglethorpe Lane between Martin Luther King Jr. Boulevard and Montgomery Street. The closure of these streets resulted in increased volumes of traffic utilizing West Liberty Street and West Oglethorpe Avenue for east/west access, and Montgomery, Martin Luther King Jr. Boulevard, and Barnard Street for north/south access.

Originally designed for two-way traffic, Montgomery Street became one-way (north) when the I-16 exit ramp opened just south of West Liberty Street in 1967. The installation of the exit ramp on Montgomery Street dramatically changed the circulation pattern of Elbert Ward. Whereas the construction of Highway 17 through Elbert Square allowed traffic to move more quickly through the area, the change was minimal compared with the impact of the I-16 exit ramp construction. High volume, high-speed traffic was routed directly into downtown.¹⁴¹ Limited access two-way traffic was reinstated after the construction of the Cultural Arts Center in 2019 between West Liberty and West Broughton Streets.

The changes to the street patterns also necessitated alterations to the associated curbing. In many cases, such as the construction of

Civic Center, historic curbing was removed. Where it was necessary to reinstall, it was replaced with poured concrete curbing. More recently, such as with the construction of the Cultural Arts Center in 2019, new curbing was made of granite, more compatible with the historic curbing.

Similarly, changes to the street patterns also necessitated alterations to the associated sidewalks. Early alterations, such as the construction of the Civic Center, required the removal of historic sidewalks and were replaced with concrete sidewalks. More recently, such as with the construction of the Cultural Arts Center in 2019, new sidewalks were constructed of bricks. There are some areas of historic brick sidewalks remaining, and brick sidewalks continue to transverse Orleans Square.

The streetcar tracks have either been removed or completely covered over. No evidence of them remains.

The number of parking lots in the area has increased. There are currently ten surface parking lots in the two wards.

Evaluation:

Both Elbert and Jackson Ward have seen substantial alterations to circulation patterns for multiple types of users since the period of significance.

Significant views/vistas

Views are generally defined as expansive and panoramic prospects, naturally occurring or designed; while vistas are deliberately designed views often meant to orient the gaze to a linear feature or particular focal point.

Due to the urban environment and physical structure of Elbert and Jackson Wards, historic and contemporary views and vistas are entirely designed and broadly include buildings and landscaping. The view and vista analysis examines the lanes, streets, and squares from a variety of vantage points.

The ward structure, with a central square, provides an innate linear vista vantage point from one square to the next, to the north, south, east, and west along N/S through streets and trust streets. Additionally, the long, linear E/W through streets (West Oglethorpe Avenue and West Liberty Street) and N/S connecting streets (Martin Luther King Jr. Boulevard, Jefferson, and Whitaker Streets) provide long, linear views through the city.

The views and vistas within Elbert and Jackson Wards include the solid to void relationship between the built environment (buildings, generally privately-owned) and the open space (public right-of-way, to include streets, lane, squares, sidewalks, tree lawns, and medians). In a more fine-grained analysis, they also include the specific

buildings in the “private” realm; and significant vegetation, paving, small scale features, and materials in the “public” realm.

Historic Condition:

The condition of the views and vistas of Elbert and Jackson Wards remained relatively stable and consistent during the period of significance. While buildings may have been constructed, torn down, and replaced with new buildings, they were generally of a similar size and placement on the lots, thus preserving the solid to void ratio of the ward structure.

Views to the north and south along Barnard Street through Orleans Square naturally led the eye to Telfair and Madison Squares, respectively. To the east along West McDonough Street, Chippewa Square was visible. To the west, the Municipal Auditorium (1916) blocked the view to Elbert Square. These views were vertically framed by existing buildings and horizontally framed by paving.

The view to the north along Montgomery Street from Elbert Square focused on the remnants of Liberty Square, while the view to the south included additional streetscape, but no square. To the east, the view continued along West McDonough Street was interrupted by buildings fronting West Broad Street. These views were framed vertically by buildings and vegetation, and horizontally by paving.

The views along West Liberty Street and West Oglethorpe Avenue were long and linear, without building interruption, until the termination by buildings at West Broad Street. Each street featured a wide median with vegetation, though on West Liberty Street streetcar lines ran through the center of the median for several years during the historic period.

West Oglethorpe and West Perry Lanes vistas were similarly long and linear, also terminating at West Broad Street by buildings. However, the view along West Oglethorpe Lane between Barnard and Jefferson Street was interrupted by the construction of the Downtowner Motel in 1965. The vertical view was framed by one and two-story buildings, no vegetation, and horizontally by dirt or paving.

The views along West Hull and West Perry Streets were also long and linear, and terminated at West Broad Street by buildings. The vertical view was framed by buildings and vegetation, and horizontally by paving.

Notable variations from the period of significance in the views and vistas occurred when the Municipal Auditorium was constructed in 1916 and straddled two trust lots facing Orleans Square, thus closing West McDonough Street between Barnard and Jefferson. Additionally, the construction Highway 17 through Montgomery

141 Wilbur Smith Associates, et al., *I-16 Exit Ramp Removal Project, Savannah, GA.*

Street traversed through Elbert Square, changing the views and vistas towards and beyond Elbert Square. Finally, the Downtowner Motel, constructed in 1965, changed the view along West Oglethorpe Lane between Barnard and Jefferson Streets.

Post Historic and Existing Condition:

The view along Barnard Street to the north and south through Orleans Square is similar to its historic condition, with the exception that a number of buildings have been lost which resulted in a reduced vertical framing. There are vacant/parking lots located on the northeast trust lot, the western half of both northeast tything blocks, the northwest and southwest trust lots, and both southwest tything blocks.

The view along West McDonough Street through Orleans Square to the east, remains largely intact, with Chippewa Square visible, although the vertical framing is diminished by the parking lot on the northeast trust lot. The view to the west has been substantially altered by the construction of the Civic Center parkings lots as well as the Civic Center itself, although an allee of trees through the parking lot is reminiscent of a street.

The view to the north along Montgomery Street from Elbert Square continues to focus on the remnants of Liberty Square, while the view to the south includes streetscape and the addition of the I-16 exit ramp. To the west, the view along West McDonough Street is largely the same as it was historically.

The views along West Liberty Street and West Oglethorpe Avenue have been significantly interrupted by the realignment of the western ends of each street in 1982 and 1995 respectively. The views to the east remain intact, without interruption. Each street continues to feature a wide median with vegetation.

The view along West Oglethorpe Lane between Montgomery Street and Martin Luther King Jr. Boulevard has been interrupted by the construction of the Cultural Arts Center in 2019, although the view is only partially obscured because of its semi-transparency.

The views along West Perry Lane, West Hull Street, and West Perry Street have all been interrupted between Montgomery and Barnard Streets by the construction of the Civic Center and parking lots.

Evaluation:

Views and vistas to the east of Barnard Street remain largely intact, with some loss of integrity due to the change in the solid to void ratio related to the number of vacant parcels. West Perry Street between Barnard and Whitaker Streets has the most intact viewshed.

Between Barnard and Montgomery Streets, all views have been interrupted or altered due to the construction of the Civic Center

and associated parking lots. Between Montgomery and Martin Luther King Jr. Boulevard, viewsheds along West Liberty Street and West Oglethorpe Avenue have been significantly altered by road realignment. West Oglethorpe Lane has been somewhat altered between Montgomery and Martin Luther King Jr. Boulevard due to the Cultural Arts Center construction.

Integrity Assessment

The historic integrity of a cultural landscape is defined by the Department of Interior as the ability of the landscape to convey its significance. The National Register defines seven aspects of integrity that address the character of an area. The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.

The purpose of assessing historic integrity is to determine if the landscape characteristics and associated features, and the qualities that shaped the landscape during the historic period, remain largely extant. Historic integrity is determined by the extent to which the character of the historic period remains, and the potential reversibility of the incompatible features.¹⁴²

Location

Location is defined as the place where the cultural landscape was constructed or the landscape where the historic event occurred.

The Elbert and Jackson Wards cultural landscape continues to occupy the original site where the wards were originally laid out in 1801 and 1815 respectively. While some alterations have occurred internally within the wards, the wards remain connected and integral to the broader Oglethorpe Plan.

Elbert and Jackson Wards retain integrity of location.

Design

Design refers to the combination of elements that create the form, plan, space, structure, and style of a cultural landscape.

The design of the ward pattern of Savannah is significant and unique due to the relationship between the open space of the square, the pattern of streets, and the spaces for buildings. Elbert Ward in particular has seen the most disruption to the ward pattern first with the construction of Highway 17 through Elbert Square in 1935, though this occurred within the period of significance. Later, in the late 1960s and early 1970s, Elbert Ward saw further alterations with the demolition of numerous historic buildings to make space for the Civic Center and associated parking lots. The construction of the Civic Center and parking lots closed a number of street and lane networks. Finally West Liberty Street and West Oglethorpe Avenue were realigned in 1982 and 1995 respectively, further contributing to the degradation of Elbert Ward.

Elbert Ward has lost its integrity of design through these alterations.

Jackson Ward has also seen significant alterations within the last century. The most notable of which was the construction of the parking lots associated with the Civic Center. These parking lots closed West Hull Street, West McDonough Street, West Perry Street and West Perry Lane from Barnard Street to Montgomery Street. In the mid-1960s, West Oglethorpe Lane was closed after it was deeded to a private developer for the construction of the Downtowner Motel. While these alterations have degraded the integrity of the design, Orleans Square remains intact and the street and lane closures, with the exception of West Oglethorpe Lane, are largely reversible due to the fact that they are occupied by surface parking lots, rather than structures.

Thus, Jackson Ward retains its integrity of design.

Setting

Setting is the physical environment of the cultural landscape.

The Elbert and Jackson Wards cultural landscape exists within the context and setting of the larger Oglethorpe Plan of Savannah. Elbert Ward is on the border of the Oglethorpe Plan area and the Savannah National Historic Landmark District, which ends at Martin Luther King Jr. Boulevard, and therefore Elbert Ward is also within the setting of Savannah, west of Martin Luther King Jr. Boulevard as well as the Central of Georgia Railroad Historic Landmark District.

To the north of Elbert Ward is Liberty Ward which was identically bisected by Highway 17 in 1935. Liberty Square is no longer recognizable, and the ward structure of trust lots and tything blocks have largely been obliterated by the Chatham County Courthouse (1978), associated parking garage, and the Robbie Robinson Parking Garage (1985).

To the east of Elbert Ward is Jackson Ward, part of the assessed cultural landscape.

To the south of Elbert Ward is Currietown Ward, which is not part of the Oglethorpe Plan area. This ward is largely intact, although the southern portion has been altered by the I-16 exit ramp connection.

West of Elbert Ward, across Martin Luther King Jr. Boulevard, lies the northern portion of the Central of Georgia Railroad Historic Landmark District as well as the southern portion of Oglethorpe Ward. The Central of Georgia Railroad Historic Landmark District is exceptionally intact, while Oglethorpe Ward, though outside the Savannah National Historic Landmark District but within the local district, is relatively intact.

The setting of Jackson Ward is entirely within the Savannah National Historic Landmark District and Oglethorpe Plan area. To the north, Heathcote Ward remains intact. Brown Ward, also intact, is located to the east. The ward to the south is Jasper Ward which, with the exception of the closure of West Macon Street between Bull and Whitaker Streets, is also very intact. Elbert Ward, which has been significantly altered, is located to the west.

The setting of Elbert Ward is somewhat intact, while the setting of Jackson Ward is exceptionally intact.

Materials

Materials are the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the cultural landscape.

Elbert and Jackson Wards are composed of various materials, many of which date to the period of significance. Materials exist in the form of paving, curbing, sidewalks, buildings, fountains, vegetation, benches, trashcans, signage, historical markers, etc. The greatest quantity of materials is embedded in the buildings. In Elbert Ward, little remains of historic materials in buildings, as only four contributing buildings remain in the ward.

Jackson Ward has seen a loss of historic buildings particularly in the western half of the ward. However, the eastern half of the ward is relatively intact with 26 contributing buildings remaining.

Another very prevalent material is street paving which consists entirely of asphalt and asphalt blocks. This material was likely not present during the period of significance.

Curbing lining the streets is another prevalent material. Curbing is a mix of cut granite, formed concrete, and some fieldstone. Much of the cut granite was likely installed during the period of significance while the formed concrete and fieldstone were unlikely to have been installed during the period of significance.

Sidewalks consist of concrete, pavers, faux tabby, and bricks. Most of the sidewalk materials are non-historic although some of the brick sidewalks are historic.

A variety of street furnishings dot the landscape on sidewalks and in the squares such as benches, trashcans, light fixtures, bike racks, etc. None of these materials are historic.

Vegetation also exists in medians, tree lawns, and in Elbert and Orleans Squares. Larger live oaks are from the period of significance.

The overall loss of historic material has resulted in a diminished level of integrity of materials.

¹⁴² Robert R. Page, Cathay A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. 1998, https://www.nps.gov/parkhistory/online_books/nps/cl_reports.pdf.

Workmanship

Workmanship refers to the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

While Elbert and Jackson Wards have a diminished level of integrity of materials, the workmanship of the existing materials that date to the period of significance indicates a high degree of artistic skill and craftsmanship. The workmanship is most readily seen in the construction of buildings, granite curbing, and brick sidewalks. Elbert and Jackson Wards retain their integrity of workmanship.

Feeling

Feeling is defined as a cultural landscape's expression of the aesthetic or historic sense of a particular period of time.

The square in the center of each ward historically and currently serves as the “heart” of the ward. Sometimes the square has been described as an outdoor “room” with the surrounding buildings acting as walls and the tree canopy serving as a ceiling. Historically, squares have served defensive, social, practical, agricultural, and even political functions. While the western half of Jackson Ward has been dramatically altered, the eastern half, including Orleans Square remains largely intact. Jackson Ward retains a diminished level of integrity of feeling.

Due to Highway 17 (now Montgomery Street) effectively obliterating Elbert Square, and the subsequent construction of the Civic Center over the trust and tything blocks, little feeling of Elbert Ward remains. It is unrecognizable from its historic appearance and has lost all integrity of feeling.

Association

Association is the direct link between the important historic event or person and a cultural landscape.

Elbert and Jackson Wards, as part of the Savannah National Historic Landmark District, are significant under NHL Criteria 1, 4, and 5, as discussed previously.

Under Criterion 1, significance is connected to the rise of the twentieth century historic preservation movement and the period of significance dates from 1955-1973. Both Elbert and Jackson Wards saw significant activity during that time period related to the preservation movement, as the construction of the Civic Center and associated parking lot required mass removal of historic buildings. Most of these buildings were demolished, but some were moved by preservation organizations and preservation-minded individuals. Therefore Elbert and Jackson Ward retain integrity of association under Criterion 1.

Criterion 4 is related to the distinctive city plan devised by General James Edward Oglethorpe, and the many buildings of architectural merit contained within the boundaries of the plan. Under this criterion, the period of significance is 1733-1967.

In Elbert Ward, the construction of Highway 17, now Montgomery Street, through Elbert Square and the demolition of buildings to construct the Civic Center has resulted in a lack of association to the Oglethorpe Plan and buildings of architectural merit under Criterion 4.

In Jackson Ward, the construction of the Civic Center and associated parking lots resulted in a diminished association to the Oglethorpe Plan and buildings of architectural merit under Criterion 4.

Criterion 5 relates to the collection of spatial organization, circulation, vegetation, potential archeological sites, and small-scale features representing life in the city. Under this criterion, the period of significance is 1733-1967.

In Elbert Ward, the construction of Highway 17, now Montgomery Street, through Elbert Square and the construction of the Civic Center has resulted in a lack of association to the spatial organization, circulation, vegetarian potential archaeological sites, and small scale features of the Plan under Criterion 5.

In Jackson Ward, the construction of the Civic Center and associated parking lots resulted in a diminished association to the spatial organization, circulation, vegetarian potential archaeological sites, and small scale features of the Plan under Criterion 5.

Overall Integrity of Elbert and Jackson Wards

Elbert Ward has largely lost its integrity while Jackson Ward has seen a diminished level of integrity.

CHAPTER
06

RECOMMENDATIONS AND NEXT STEPS

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

Recommendations

There are several areas of research that warrant additional exploration for a fuller understanding of Elbert and Jackson Wards within the wider historic context of the Savannah Historic National Landmark District. These research areas include:

- Identifying all examples, both historic and existing, of civic buildings bridging two trust lots.
- Reviewing Housing Authority of Savannah (HAS) records for moved/demolished buildings list. The research into City permits for moving and demolishing buildings only revealed two permits during the period of redevelopment of the Civic Center site. HAS was the urban redevelopment agency and administered the urban redevelopment funds. Research is needed to determine if an agreement existed between the City of Savannah and HAS allowing HAS to issue building permits for the project.
- Researching buildings that are rumored to have been moved, such as the Frederick Rebeau House at 101 West Perry Street.
- Conducting a statistical analysis of what was present in Elbert and Jackson Wards based on the Cadastral survey - specifically looking at resident demographics and building types.

While this report follows the National Park Service (NPS) cultural landscape report methodology, the document does not make recommendations on treatments for the site. Typically, recommendations on treatment options would follow preservation best practices as elaborated in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Four treatment options are described which include preservation, rehabilitation, restoration, and reconstruction. The Guidelines state,

Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time. Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character. Restoration standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. Reconstruction standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.¹⁴³

The intent of this cultural landscape analysis is to provide a history of the site, document existing conditions, and evaluate existing conditions to provide a sound understanding of the site and inform the redevelopment process. The report addresses the historic development and modifications over time of both Elbert and Jackson Wards. Additionally, the analysis documents the existing conditions and landscape features, and the degree to which those features that define the area's historic significance are still present.

The next step in the process is to engage in a robust public input process about the future of the site to include potential land uses, circulation patterns, physical characteristics, and other features to assist in informing a community vision for the area.

An important step in the process will be to determine the Period of Interpretation, as distinct from the Period of Significance. Cultural landscapes may have an extended Period of Significance, or even several Periods of Significance but be interpreted at a specific point in time. For example, a historic house museum may have layered history and significance but may be interpreted at a specific and narrow period of time, perhaps when a certain historical figure lived there, or a particular event occurred. The opportunity for redeveloping the seven acre Civic Center site provides many options for reshaping the area. Establishing a Period of Interpretation can help guide the decision-making process and inform the appropriate treatment options (preservation, rehabilitation, restoration, and reconstruction) of the study area consistent with its significance, condition, preservation best-practices, and community vision.

¹⁴³ Charles A. Birnbaum, "Guidelines for the Treatment of Cultural Landscapes," National Park Service Department of the Interior, 1992, <https://www.nps.gov/crps/tps/landscape-guidelines/index.htm>.

BIBLIOGRAPHY

CIVIC LEGACY PROJECT - CULTURAL LANDSCAPE ANALYSIS

- Aerial Image of 255 Montgomery Street. 1981. *Historic Aerials*. Accessed December 5, 2023. <https://www.historicaerials.com/viewer>.
- American Heart Association. 2023. "Structural Racism and Health Equity Language Guide." Accessed July 18, 2023. https://professional.heart.org/-/media/PHD-Files-2/Science-News/s/structural_racism_and_health_equity_language_guide.pdf.
- Allen, Roger. 2019. "Bulloch History with Roger Allen: Savannah one of first Georgia cities to pave streets." *Statesboro Herald*. Accessed February 5, 2024. <https://www.statesboroherald.com/life/bulloch-history-with-roger-allen-savannah-one-of-first-georgia-cities-to-pave-streets/>.
- Barnes, Mark R. 2003. "Savannah Historic District National Historic Landmark Chronology." National Historic Landmark documentation on file at the National Park Service.
- Bignault & Sons. 1935. "Plan of Orleans Square, Barnard Street between Hull and Perry Streets." *Digital Library of Georgia*. Accessed April 24, 2023. https://dlg.usg.edu/record/gsg_edgm_edgm-xj-036?canvas=0&x=5969&y=4746&w=22475.
- Birnbaum, Charles A. 1992. "Guidelines for the Treatment of Cultural Landscapes," *National Park Service Department of the Interior*. Accessed November 10, 2023. <https://www.nps.gov/crps/tps/landscape-guidelines/index.htm>.
- Central Area General Neighborhood Renewal Plan Urban Renewal Area. 1966. On file at the City of Savannah Municipal Archives.
- Chatham County Board of Tax Assessors. 2023. "Property Record Card for 255 Montgomery Street." Accessed December 5, 2023.
- "The Citizens and Southern Bank, Savannah, Ga." 1908. "Historic Postcard Collection, RG 48-2-5." *Georgia Archives*. <https://vault.georgiaarchives.org/digital/collection/postcard/id/740>.
- City Manager. 1966. Memo "Coliseum Project" to Mayor and Aldermen. On file at the City of Savannah Municipal Archives.
- City Manager Mendonsa. 1991. Memo "Civic Center Expansion" to Mayor and Alderman. On file at the City of Savannah Municipal Archives.
- City of Savannah. 2023. "Arena Subcommittees." *Savannahga.gov*. Accessed November 29, 2023. <https://www.savannahga.gov/2363/Arena-Subcommittees>.
- City of Savannah. 2024. "Facilities: Liberty Street Parking Garage." *Savannahga.gov*. Accessed January 31, 2024. <https://www.savannahga.gov/facilities/facility/details/liberty-street-parking-garage-149>.
- City of Savannah. 2023. "Future of The Civic Center." *Savannahga.gov*. Accessed December 1, 2023. <https://www.savannahga.gov/2659/Future-of-The-Civic-Center>.
- City of Savannah. 2023. "Monuments." *Savannahga.gov*. Accessed November 30, 2023. <https://www.savannahga.gov/768/Monuments>.
- City of Savannah. 2024. "Spotlight: Savannah Cultural Arts Center." *Savannahga.gov*. Accessed January 18, 2024. <https://www.savannahga.gov/3460/Spotlight#:~:text=The%20Savannah%20Cultural%20Arts%20Center,engage%20with%2C%20and%20create%20art>.
- "Civic Center Expansion Project Status." From City Manager Administrative Subject Files "Civic Center 1994-1995." On file at the City of Savannah Municipal Archives.
- Colby College. 2015. "National History of Urban Renewal." *Mapping Waterville*. Accessed December 4, 2023. <https://web.colby.edu/mappingwaterville/history/national-history-of-urban-renewal/#:~:text=Urban%20Renewal%20was%20a%20post,considered%20to%20be%20in%20decay>.
- "Coliseum Land Portion Bought." 1966. *Savannah Morning News*. October 20.
- Curl, Eric. 2014. "Cultural arts center site links Savannah's past, future." *Savannah Morning News*. Accessed November 30, 2023. <https://www.savannahnow.com/story/news/2014/04/13/cultural-arts-center-site-links-savannahs-past-future/13550471007/>.
- D'Alonzo, Mary Beth. 1999. *Streetcars of Chatham County: Photographs from the Collection of the Georgia Historical Society*. Charleston: Arcadia Publishing.
- Daniszewski, John. 2020. "Why we will lowercase white," AP Style Blog. Accessed July 17, 2023. https://www.apstylebook.com/blog_posts/16.
- Dlugozima, Barbara. 1967. "Huge Urban Renewal Project is Approved: Covers 200 Acres In Downtown Area." *Savannah Morning News*. September 23.
- Duncan, John D. and Sandra L. Underwood. 2019. *The Showy Town of Savannah: The Story of the Architect William Jay*. Macon: Mercer University Press.
- Economics Research Associates. 2001. "Site Analysis, Arena Feasibility Study, Savannah, Georgia." Draft report prepared for the City of Savannah.
- Ernstein, Julie. 2023. "Savannah NHL District Nomination Update." Email to Bridget Lidy. December 8.
- Federal Reserve History. 2013. "The Great Depression: 1929-1942." Accessed December 4, 2023. <https://www.federalreservehistory.org/essays/great-depression>.
- "Formally Opened." 1965. *Savannah Evening Press*. January 16.
- Fowler, John D. 2020. "Civil War in Georgia." *New Georgia Encyclopedia*. Accessed December 4, 2023. <https://www.georgiaencyclopedia.org/articles/history-archaeology/civil-war-in-georgia-overview/>.
- Georgia Historical Society. 2019. "Marker Monday: The Georgia Civil Rights Trail: The Savannah Protest Movement." Accessed December 19, 2023. <https://georgiahistory.com/marker-monday-the-georgia>

- civil-rights-trail-the-savannah-protest-movement/.
- Gordon, Peter. 1967. "A view of Savannah as it stood the 29th of March 1734." Map facsimile. *Hargrett Rare Book and Manuscript Library, University of Georgia Libraries*.
- Historic Savannah Foundation. 2023. "Central of Georgia." Accessed December 4, 2023. <https://www.myhsf.org/what-we-do/historic-districts/central-of-georgia/#:~:text=Construction%20of%20the%20Central%20of,line%20reached%20Macon%20in%201843>.
- Housing Authority of Savannah. 1968. "Central Area General Neighborhood Renewal Area: Project No. GA R-107." On file at the City of Savannah Municipal Archives.
- Housing Authority of Savannah. 1974. "Historic Preservation Plan." On file at the City of Savannah Municipal Archives.
- Jackson, Edwin L. 2020. "Dixie Highway." *New Georgia Encyclopedia*. Accessed December 4, 2023. <https://www.georgiaencyclopedia.org/articles/history-archaeology/dixie-highway/>.
- Jones, Charles. 2021. "The 1946 Savannah Fellowship Meeting." *The Christian Index*. Accessed December 19, 2023. <https://christianindex.org/stories/the-1946-savannah-fellowship-meeting,5096>.
- Lawson, David R. 1967. "Federal Official Confirms: Coliseum Site Possible Historic District Threat." *Savannah Evening Press*. March 18.
- Lidy, Bridget. 2023. "Re: Civic Legacy." Email to Ellen Harris. April 24.
- Morekis, Jim. 2022. "How did the 17-story SCAD dorm get approved? A 'scrivener's error' and a quiet map change." *The Savannahian*. Accessed January 9, 2024. <https://www.thesavannahian.com/17-story-scad-dorm-approved/>.
- Morrison, Mary L. Editor. 1979. *Savannah: survey of significant buildings in the Historic and Victorian Districts of Savannah, Georgia*. Savannah: Historic Savannah Foundation.
- National Park Service. 2024. "Definitions - H." Accessed January 18, 2024. https://docs.google.com/document/d/1qnxzlmVUIrSAc7Q_cs4GZ03A81HIMM6afad0dAHxP8A/edit.
- National Park Service. 2024. "Guidelines for Preserving Cultural Landscapes." Accessed January 18, 2024. <https://www.nps.gov/crps/tps/landscape-guidelines/index.htm>.
- Nelson, Robert K., et. al. 2023. "Savannah, Georgia." *Mapping Inequality: Redlining in New Deal America*. Accessed December 8, 2023. <https://dsl.richmond.edu/panorama/redlining/#loc=16/32.075/-81.106&city=savannah-ga&area=E24>.
- New South Associates and Lominack Kolman Smith Architects. 2017. "Integrity and Condition Assessment, Savannah National Historic Landmark District. Prepared for the National Park Service.
- Norton, Peter D. 2011. *Fighting Traffic: The Dawn of the Motor Age in the American City*. Cambridge: MIT Press.
- Nussbaum, Katie. 2022. "Savannah community turns out for Enmarket Arena opening." *Savannah Morning News*. Accessed December 20, 2023. <https://www.savannahnow.com/story/news/2022/02/05/savannah-ga-community-enmarket-arena-opening-saturday/9289712002/>.
- "Old Savannah Made National Landmark." 1966. *Savannah Morning News*. November 6.
- Page, Robert R., Cathy A. Gilbert, and Susan A. Dolan. 1998. *A Guide to Cultural Landscape Reports: Contents, Process and Techniques*. Accessed January 20, 2024. https://www.nps.gov/parkhistory/online_books/nps/cl_reports.pdf.
- Park and Tree Commission. 1947. "Elbert Square Landscape Plan." On file at the City of Savannah Municipal Archives.
- "Purchase Saves Sheftall House." 1968. *Savannah Evening Press*. March 5.
- Ritzert, Ben P. 1955. "Alterations & Additions: The Municipal Auditorium Building." Plans. On file at the City of Savannah Municipal Archives.
- Roberts, Shelbey. 2017. "Remembering Dr. Martin Luther King Jr's impact in Savannah 49 years after his death." *Fox 28 Savannah*. Accessed December 15, 2023. <https://fox28savannah.com/news/local/remembering-dr-martin-luther-king-jr-49-years-later>.
- Sanborn Fire Insurance Company. 1884, 1888, 1916. "Savannah." University of Georgia.
- Sanborn Fire Insurance Company. 1950. "Savannah." Library of Congress.
- Sanborn Fire Insurance Company. 1973. "Savannah." City of Savannah Municipal Archives.
- Savannah City Council. Various years. "Annual Report." On file at the City of Savannah Municipal Archives.
- Savannah City Council. Various years. "Official Proceedings of City Council." On file at the Clerk of the Council's Office.
- Savannah College of Art and Design. 2023. "Oglethorpe House." *Buildings and Facilities*. Accessed December 4, 2023. <https://www.scad.edu/life/buildings-and-facilities/oglethorpe-house>.
- Savannah City Directories. Various years. Available at the Kaye Kole Genealogy & Local History Room in the Bull Street Library.
- Savannah Historic District Board of Review. 1994. "Minutes from February 9." On file at the City of Savannah Municipal Archives.
- Savannah Historic District Board of Review. 1995. "Savannah Civic Center Improvements." Application from July 27.
- Savannah Development and Renewal Authority. 2002. *Urban Redevelopment Plan for the Martin Luther King, Jr., Boulevard and Montgomery Street Corridor*. Report prepared for the City of Savannah.
- Sieg, Chan. 1985. *The Squares: An Introduction to Savannah*. Norfolk: The Donning Company/Publishers.
- Sottile & Sottile. 2001. *Historic Overview, Analysis & Conceptual Replacement Elbert Square Savannah Georgia*. Report prepared for the City of Savannah.
- Spracher, L. 2007. *One-Way Streets in Savannah's Historic District, 1920-2007*. On file at the City of Savannah Municipal Archives.
- Spracher, L. and K. Zacovic. 2022. *Savannah Civic Center, 1960-2022: Historical Review*. On file at the City of Savannah Municipal Archives.
- Storey, Steve. 2018. "Railroads." *New Georgia Encyclopedia*. Accessed December 4, 2023. <https://www.georgiaencyclopedia.org/articles/business-economy/railroads/#:~:text=The%20Georgia%20Railroad%20Company%20was,Georgia%20Railroad%20and%20Banking%20Company>.
- Strickland, Harley. 2019. "Portion of Montgomery Street being changed from one-way to two-way." WTOC. Accessed January 18, 2024. <https://www.wtoc.com/2019/02/28/portion-montgomery-street-being-changed-one-way-two-way>.
- Sullivan, Patrick, Rebecca Fenwick, and Mary Beth Reed. 2017. *Integrity and Condition Assessment: Savannah National Historic Landmark District, 2017*. Report prepared for the National Park Service.

Accessed January 9, 2024. <https://parkplanning.nps.gov/document.cfm?documentID=86899>.

Urban Land Institute. 2018. *Savannah Civic Center Redevelopment*. Prepared for the City of Savannah.

US Census Bureau. "Schedule No. 1 – Population: Enumeration District: 0054" and Schedule No. 1 – Population: Enumeration District 0056. *Census of 1900*.

Various clippings from *Savannah Morning News*. On file in the Savannah Area Local Reference Files-Civic Center at the City of Savannah Municipal Archives.

Walker, Nathaniel Robert. 2011. "Savannah's Lost Squares: Progress versus Beauty in the Depression-era South." *Journal of the Society of Architectural Historians* 70, no. 4 (December 2011): 512-531. <https://doi.org/10.1525/jsah.2011.70.4.512>.

Wilbur Smith Associates, et. al. 2012. *I-16 Exist Ramp Removal Project, Savannah, GA: Reclaiming Old West Broad Street*. Report prepared for the City of Savannah, Chatham County, Metropolitan Planning Commission, CORE Metropolitan Planning Organization, and the Savannah Development & Renewal Authority.

Williams, Robin. 2017. "Savannah's Historic Street and Sidewalk Pavements: Threats and Opportunities." Report prepared for City Manager Rob Hernandez. Accessed January 31, 2024. https://www.savannahga.gov/DocumentCenter/View/10017/Report-on-Historic-Pavement-in-Savannah_v3?bidId=.

"Whitaker, Drayton Parking Abolished." 1965. *Savannah Evening Press*. July 15.

WJCL. 2017. "City of Savannah launching new parking app." Accessed November 28, 2023. <https://www.wjcl.com/article/city-of-savannah-launching-new-parking-app/10200910#>.

Works Progress Administration. 1937. *Cadastral Survey of 1937*. On file at the Chatham County Courthouse.