



HISTORIC PRESERVATION

Historic Preservation Department

Metropolitan Planning Commission

Pine Gardens
Neighborhood Association

March 19, 2012



HISTORIC PRESERVATION DEPARTMENT

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National Register of Historic Places

HISTORIC PRESERVATION DEPARTMENT

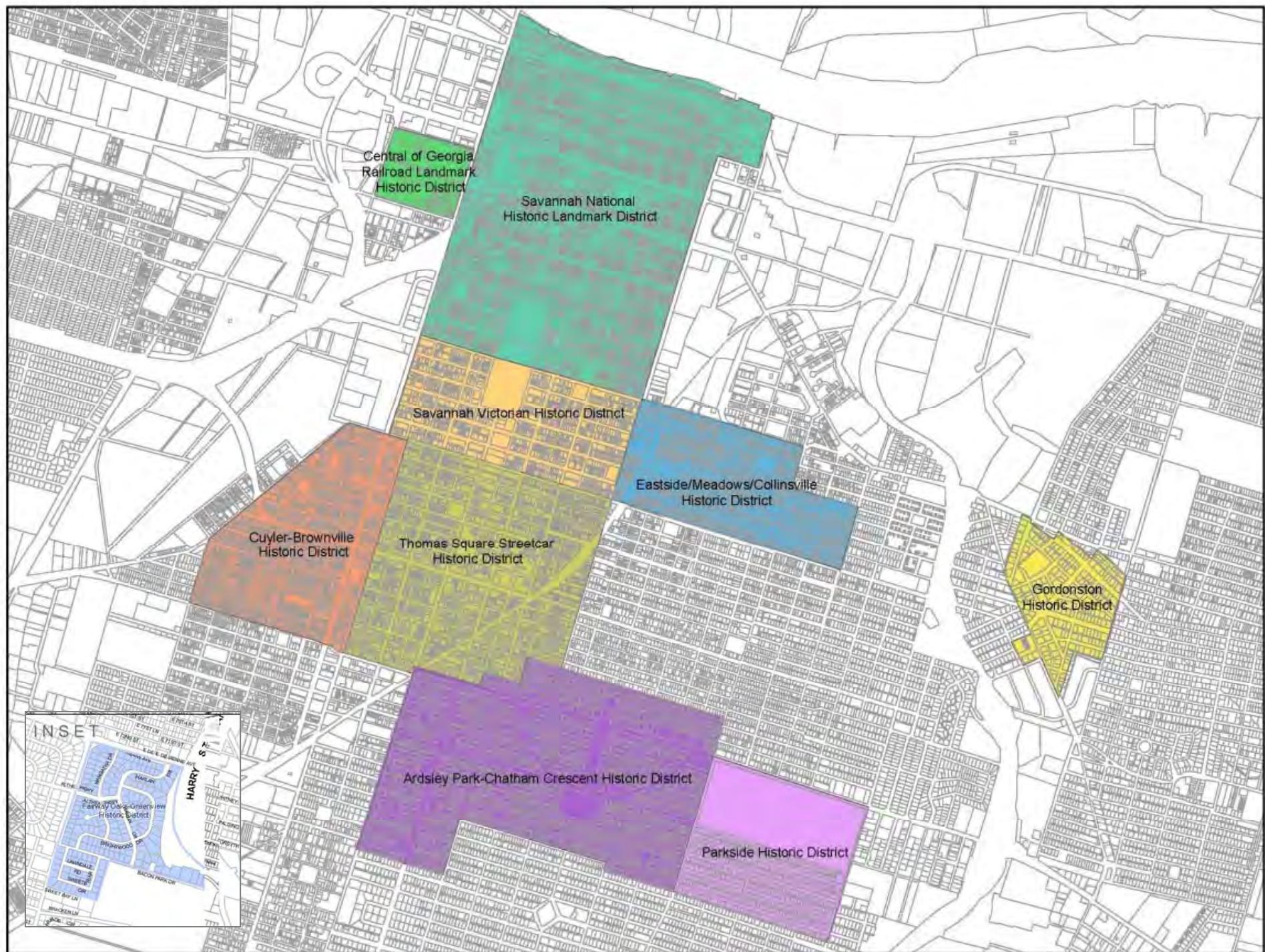


National Register of Historic Places

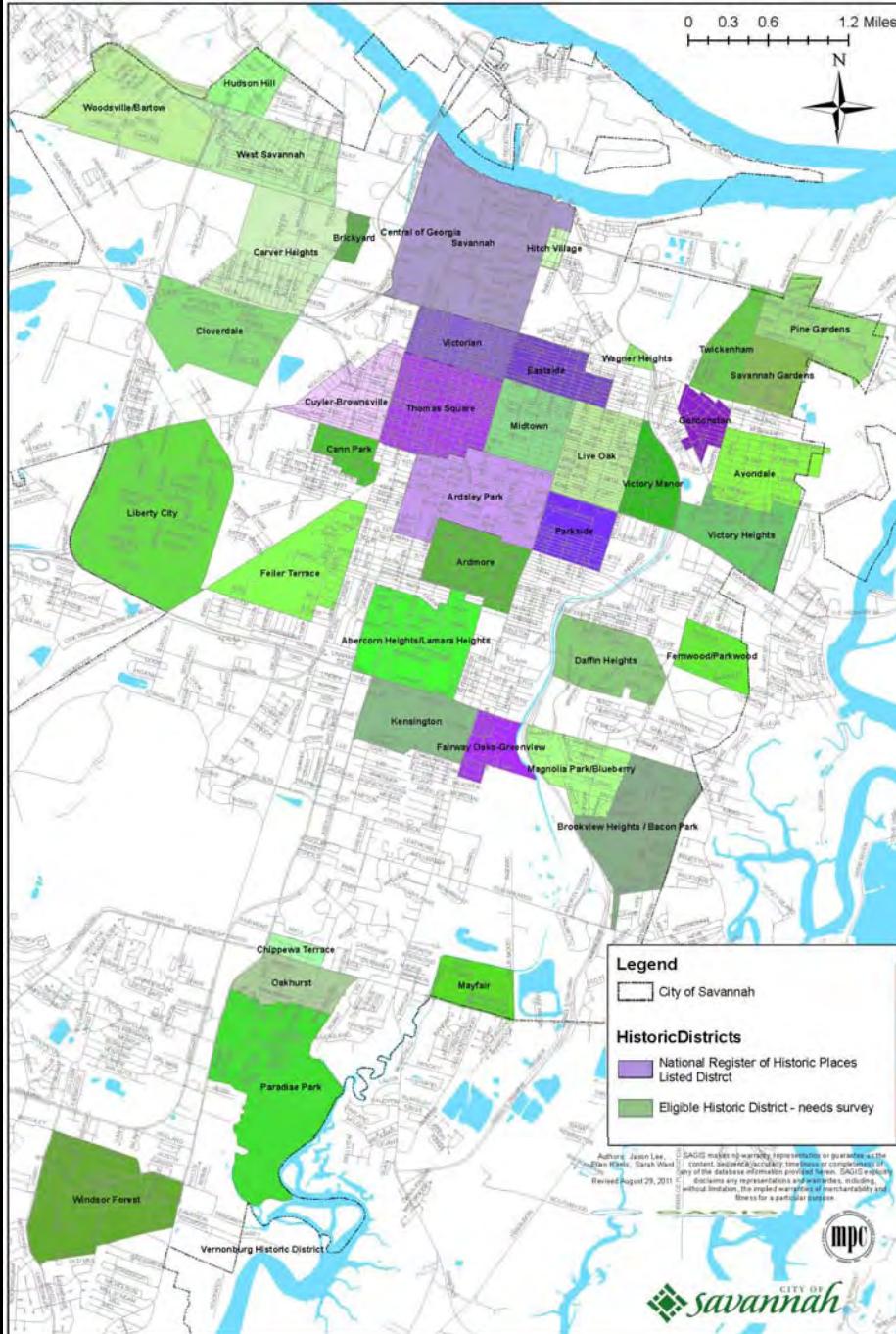
- Preservation Act of 1966
- Identify Significant Historic Resources
- List property/district on the NRHP



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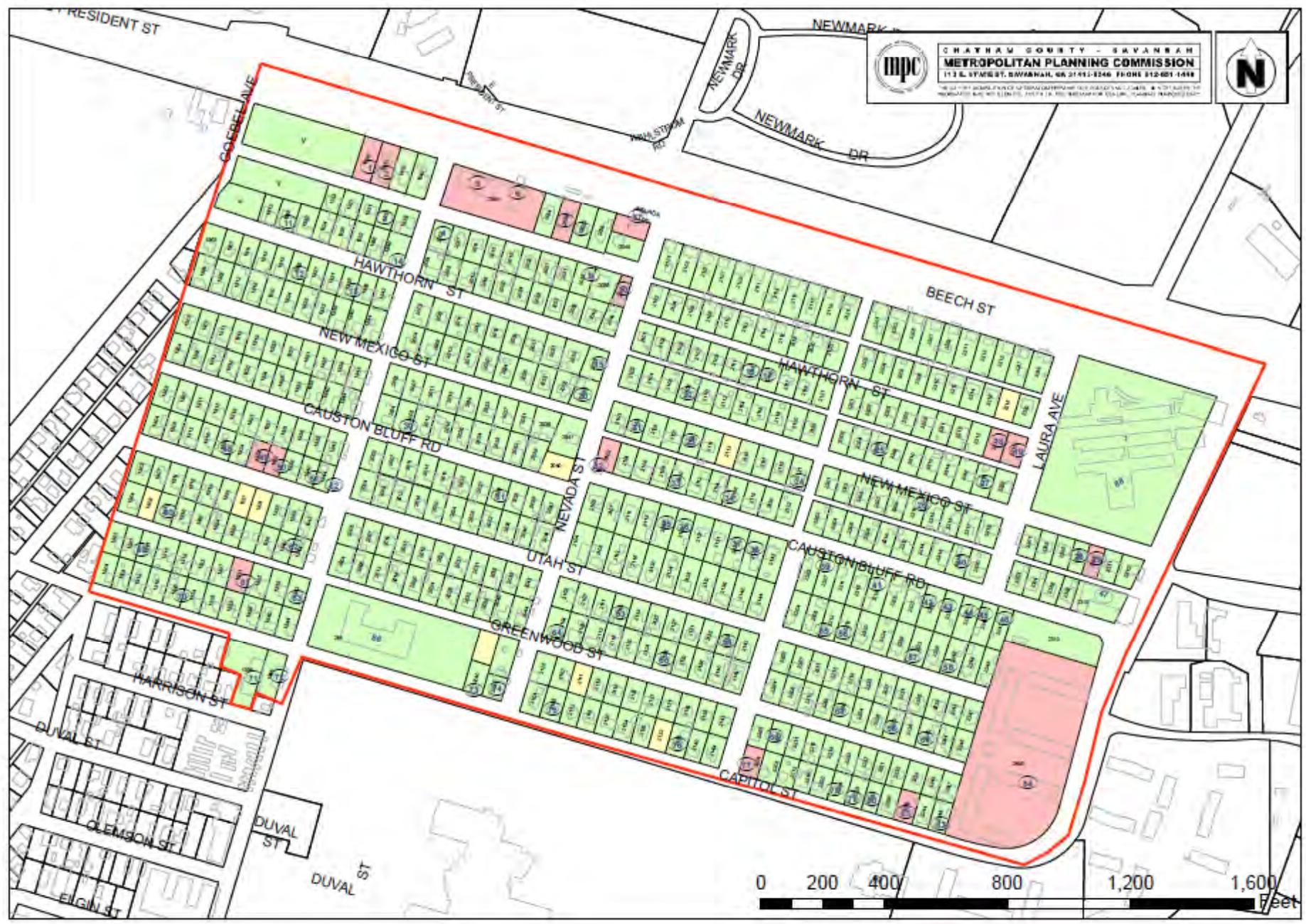


Savannah National Register of Historic Places LISTED AND ELIGIBLE HISTORIC DISTRICTS



Pine Gardens Historic District, Chatham County, Georgia

Prepared by Ellen Harris and Casey Smith
June 14, 2011



National Register of Historic Places

- **Age** – generally 50 years of age or older
- **Significance** – be associated with events, people, or works of architecture important to local, state or national history
- **Integrity** – maintain original materials, setting, feeling, association, etc. in order to convey its original design. Inappropriate changes can undermine the historic integrity of a building or district.



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Historic Development Pattern

Historic Architecture



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Character Defining Features



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Character Defining Features



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Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Results of Becoming a National Register Historic District

- Signifies that buildings are worthy of preservation
- Historic Resources are considered in Federally assisted projects.
- Eligible for Rehabilitation tax incentives (credit, freeze, and charitable contribution)
- Qualify for federal grants when available



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What NRHP-listing does **NOT** do...



PREVENT DEMOLITION



RESTRICT DENSITY



PREVENT INCOMPATIBLE
NEW CONSTRUCTION



INCREASE
PROPERTY VALUE



RESTRICT USE



RESTRICT ALTERATIONS

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Local Historic District Designation



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Local Historic District Designation

- List property/district on the NRHP
- Georgia Historic Preservation Act of 1980
- Local Zoning Ordinance for design review and demolition protection
- Design Review Criteria and Development Regulations
- Other Redevelopment Legislation

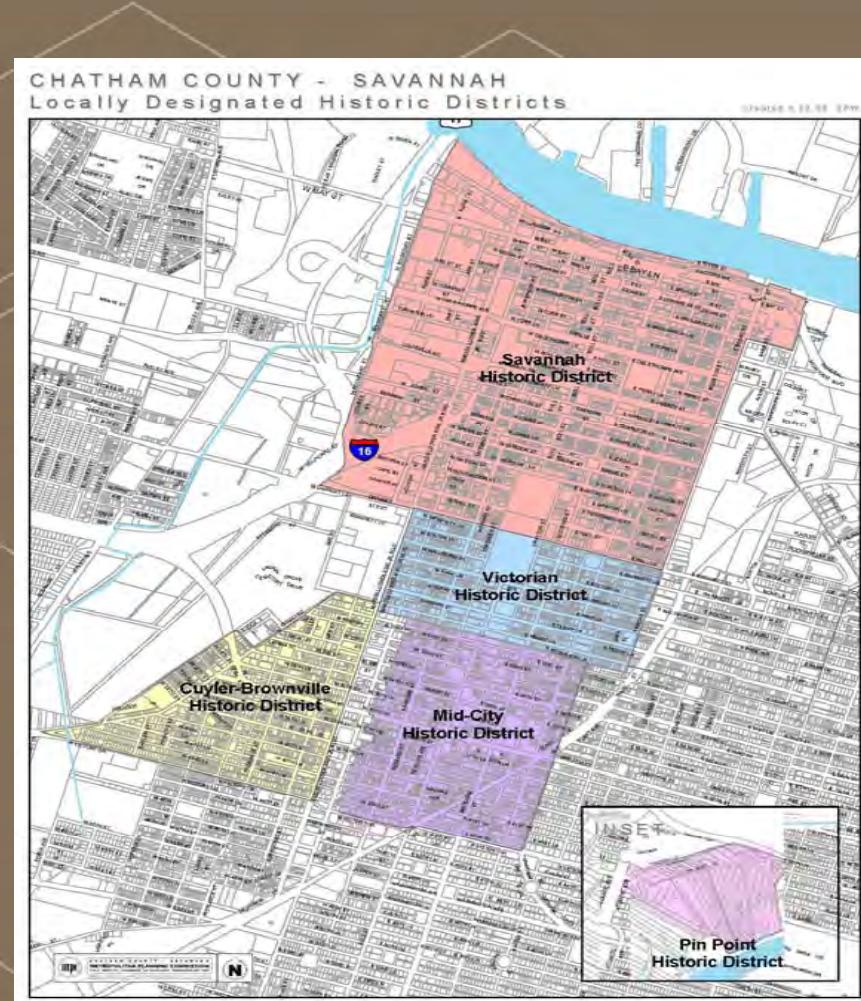


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Historic Preservation Department

Local Historic Districts and Design Review

Certificate of Appropriateness
required for any exterior
changes, new construction,
demolition, signs and awnings
visible from the public right-
of-way prior to receiving
building permit.



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Process for Design Review

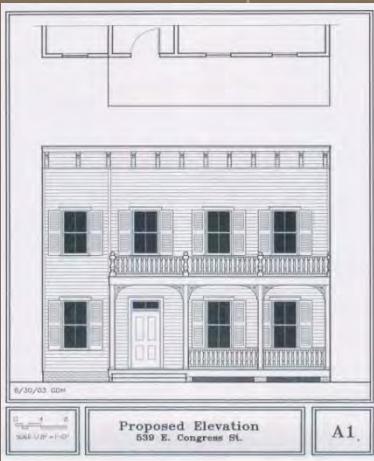
Preservation Commission



Mass models for new construction



Measured elevations



Public hearing



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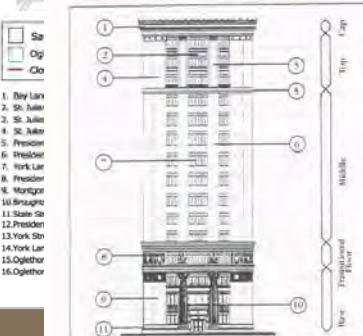
Design Standards



Tall Building Compositional Principles Illustrated

With one exception, 5 East Congress Street on Johnson Square, taller historic structures in the Historic District reflected the sixty foot Tithing Lot subdivision of the Oglethorpe grid plan. They did so primarily by building within the 5,400 square foot floor plates prescribed by a Tithing lot. When they exceeded that lot area they resorted either to multiple volumes (24 East Liberty), distinct volumetric compositions (Chatham County Courthouse-Wright Square, 3.13) or by presenting themselves as a collection of smaller buildings. It is a premise of these guidelines that new buildings should likewise respect the primacy of the historic lot subdivisions.

Tall buildings shall comply with the following standards:



3.10 Tall Buildings - Predominant Characteristics
 1) Masonry cornice; 2) window bays often recessed between masonry piers; 3) masonry columns (explicitly extending either to the ground, the base, or the transitional floor); 4) corner with less fenestration than bays; 5) string course or intermediate cornices separating middle from top; 6) masonry piers (implicitly with different treatment than at top or base); 7) rhythmic window groupings; 8) decorative transitional floor (or intermediate cornice or string course) separating base from middle of the same material and surface place; 9) recessed entry three stories tall with base 10) columns lending importance to entry; 11) stone seat applied to base.

1. The frontage of tall buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.



2. Buildings greater than four stories in height shall use window groupings, columns or pilasters to create bays no less than 15 feet nor more than 20 feet in width.



3. Roofs shall be flat with parapets or be less than 4:12 with a overhang. If pitched, the roofs shall be bracketed, corbeled, or have an entablature.



11. Relationship of roof shapes – The majority of buildings may have gable, mansard, hip, flat roofs or others.

4. Buildings less than sixty feet wide located on a corner Tithing Lot abutting a North-South connecting street shall locate primary entrances on both the East-West and North-South Streets unless a corner entrance is utilized. Buildings greater than sixty feet in width shall have an entrance located on the East-West Street regardless of the location of any other entrances.

The following guidelines also should be considered:

1. Buildings seven or more stories in height should not extend along more than 120 feet of Tithing Lot block street frontage without substantially altering their facades in either material palette, facade composition, or some combination thereof such that they appear as two or more separate buildings. Each "building" should have its own primary entry, although the "buildings" may share a common elevator core. Each "building" under these provisions may be considered a separate entity.



14. Ground cover – There may be a predominance in the use of brick pavers, cobble stones, granite blocks, tabby, or other materials.



15. Scale – Scale is created by the size of units of construction and architectural detail which relate to the size of man. Scale is also determined by building mass and how it relates to open space. The predominant element of scale may be brick or stone units, windows or door openings, porches and balconies, etc.



12. Walls of continuity – Physical ingredients such as brick walls, wrought iron fences, evergreen landscape masses, building facades, or combinations of these, form continuous, cohesive walls of enclosure along the street.



16. Directional expression of front elevation – Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to the building's front facade.



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Benefits of Becoming a Local Historic District

- Protect your historic resources for future generations
- Protect the investments of owners and residents
- Encourage better design
- Can help the environment
- Educational benefits
- Social and psychological



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What Design Review does NOT do...



PAINT COLOR



DENSITY



INTERIOR CHANGES



LANDSCAPING



USE



GENERAL REPAIRS

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National Register Historic District

- Honorific, identifies historically significant resources
- No restrictions on demolition or alterations
- Financial Incentives

Local Historic District

- Protects property owner investments
- Can restrict demolitions
- Establishes public process for review of alterations



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Preservation Resources

- Georgia State Historic Preservation Office
www.georgiashpo.org
- Historic Savannah Foundation
- Historic Neighborhood Council
- Georgia Historical Society
- Local Educational Institutions



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Information Resources

www.thempc.org

■ “Meetings”
Agendas,
Minutes and
Decisions for
all Boards

■ “Resources”
Applications,
Standards and
Guidelines



The screenshot shows the MPC website homepage. At the top is a large blue banner featuring an aerial photograph of a city and the MPC logo, which consists of a circular emblem with "CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION" around the perimeter and "GEORGIA 1955" at the bottom, with "mpc" in the center. Below the banner is a green header bar with the website address "www.thempc.org" and a greeting "Good Afternoon! Wednesday, May 18". The main menu bar is purple and includes "HOME", "ORGANIZATION", "MEETINGS", "RESOURCES", and "SITE MAP". A large image of Thomas L. Thomson, P.E., AICP, Executive Director, is on the left. The central content area features a "Welcome to the MPC Web Site!" message from Thomson, followed by a quote: "Progress is the hallmark of a forward thinking institution, and in keeping with the spirit of progress, we have recently". To the right, there are several sidebar sections: "Upcoming Meeting" (with a photo of a group of people), "Check out our agenda" (with a link to "Meeting dates and public notices are posted for your convenience."), "Quick Links" (with links to "2004 Chatham County Comprehensive Water Supply Management Report" and "Abstract" and "Tricentennial Plan Volu"), and a "more" link.



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