

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received JUL 15 1985  
date entered AUG 15 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Ardsley Park - Chatham Crescent

and/or common

2. Location

street & number See Continuation Sheet

N/A not for publication

city, town Savannah

N/A vicinity of

state Georgia

code 013

county Chatham

code 051

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners (more than 50)

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Chatham County Courthouse

city, town Savannah

state Georgia

6. Representation in Existing Surveys

title None

has this property been determined eligible?  yes  no

date

federal  state  county  local

depository for survey records

city, town

state

## 7. Description

### Condition

excellent

good

deteriorated

ruins

unexposed

### Check one

unaltered

altered

### Check one

original site

moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Ardsley Park - Chatham Crescent is a large, intact residential area developed beginning in 1909 - 1910 as two adjacent planned subdivisions. Ardsley Park (to the west of Habersham Street) has a regular gridiron layout with landscaped squares worked into the plan at regular intervals; Chatham Crescent (to the east of Habersham Street) has a Beaux Arts-inspired plan with a grand mall, crescent-shaped avenues, and small circular parks which are worked into a basic grid design. The underlying street pattern from the older parts of Savannah is extended through the district.

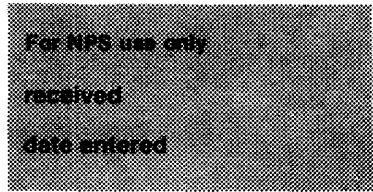
The neighborhood is laid out on level land, some of it created from a filled-in bog which was situated on the land before development began. Lots in the district are of varying sizes with many of the larger ones (made up of groups of the originally equal-size lots) being located along Abercorn Street, Victory Drive, and facing the park areas in both Ardsley Park and Chatham Crescent. Houses are set back uniformly, rather close to the streets, and are centered on their lots. The vast majority are single-family dwellings; only a very few duplexes, apartment buildings, two schools, and one historic commercial building are scattered about. The houses range in size from grand, two-and-one-half story structures to modest, one-story cottages and bungalows. All are wood-framed with exterior finishes that include weatherboard and shingle siding, brick veneer and, less frequently, stucco. Styles represented in the district include both textbook examples and local interpretations of almost every Revival style popular during the early 20th century, as well as many eclectic variations on these styles and many fine examples of the Bungalow/Craftsman style. The Neoclassical style is illustrated by grand mansions with two-story porticos and extensive classical detailing, by American Foursquare-plan houses with full-width, one-story porches detailed with classical columns and railings, and by modest, two-story houses with little exterior detailing except a small classically-inspired portico protecting the front entrance. The many Colonial and Georgian Revival houses typically feature wood or brick siding, five bays with a gable or hipped roof, classically-detailed and centrally-located front entrances, six-over-six windows, and, frequently, dormers. Dutch Colonial houses with their ubiquitous gambrel roofs, second floor overhangs, and prominent full-width, shed-roofed dormers are numerous. Tudor Revival houses with asymmetrical plans, patterned brickwork, "half-timbering", casement windows, and tall prominent chimneys and English Cottage-style structures with steeply-pitched roofs and a few suggestions of "English" detailing are both well represented. There are many fine examples of classic bungalows and larger Craftsman style houses. Frequently these are finished with a variety of materials, have low-pitched gable roofs with exposed rafters, and porches with ponderous supports. There are also examples of Spanish- and Mediterranean-inspired houses and a few with Prarie-style influences. A number of the houses have historic free-standing garages associated with them. Frequently, these garages feature the same stylistic detailing as the houses.

The limited number of apartment buildings and duplexes, the one historic commercial building, and the elementary school in the district were built during the same period as the neighborhood's historic housing. They share similar construction materials, techniques, and styles with the residential structures. Apartment buildings and duplexes are sited in a similar manner to houses with small, landscaped front yards. The commercial building, a two-story brick structure on Habersham Street, has a corner location and is sited close to the street. The

Continued.

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Ardsley Park - Chatham Crescent is a district located in Savannah, Chatham County, Georgia. It encompasses an area bounded approximately by Waters Avenue on the east, 51st and 54th Streets on the South, Bull Street on the west, and Victory Drive and Maupas Street on the north.

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majority are located near the trolley route which originally cut through the neighborhood on Abercorn Street and later on Habersham Street. Savannah High School, built in 1937, is prominently situated as the focal point of Chatham Crescent on a large rectangular lot originally occupied by a hotel that was never completed. The school, built in a simplified Beaux Arts style, is a landmark structure in the district with important historical associations for the entire city. It is significant as one of the major Federal building projects in Savannah during the Depression and for its associations with six of Savannah's important early 20th-century architects. It is considered historically significant despite its 1937 date.

Landscaping in the district, much of it dating from the initial development, is extensive. The mall, medians, and small parks are rather formally planted with a wide variety of shade and flowering trees and shrubs including live oaks, palms, crape myrtles, and azalias among many other plants. In Ardsley Park streets are lined with shade trees planted between the sidewalks and streets. In Chatham Crescent large shade trees are found planted near the street in front yards. In both developments individual front yards are small, often terraced, and tend to be simply planted with lawn, flowering trees, and shrubs. Few large shade trees are located in these yards except for those near the streets. Stone gate posts and a retaining wall marking the entrance to Ardsley Park, a fountain in the Victory Drive median, and walkways through the parks are among the other original landscaping features still in place.

The district is extremely intact. Historic houses in the district date from 1910, when the first were constructed, to 1935. Of the almost 1,200 houses in the district there are just over 200 non-historic houses which date from the late 1930s to the present. These do not detract from the character of the district. A group of these built between 1936 and 1941, when development was interrupted by World War II, are similar in style to the late 1920s and early 1930s houses and should be considered as contributing properties as they reach fifty years of age.

Boundary: The district, outlined with a heavy black line on the enclosed map, consists of the area historically laid out and developed as Ardsley Park and Chatham Crescent. The boundary coincides with the boundary indicated in recorded subdivision plats. The area to the west of the district along Bull Street is commercial. To the north of the district is a residential area which recently has come to be known as Baldwin Park and which was developed piecemeal in the early years of the 20th century. The southern portion of this neighborhood including the small park, Balwin Park, from which the area took its name, was platted and developed as part of Chatham Crescent and is included in the district. To the east of Ardsley Park-Chatham Crescent is a large city park, never associated with the district and now separated from it by a busy commercial corridor. To the south is a separate subdivision known as Ardmore which contains primarily 1930s and 1940s bungalows as well as many non-historic residences.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Local History
<b>Specific dates</b> 1909 – 1935	<b>Builder/Architect</b>	Multiple		

**Statement of Significance (in one paragraph)**

Ardsley Park - Chatham Crescent is a large early 20th-century residential area in Savannah consisting of two adjacent subdivisions significant for the quality of their plans, their landscaping, and their architecture. They rank among the finest such developments in the state. In terms of community planning and development and landscape architecture, the district is significant for the subdivisions' interesting plans, one important as a 20th-century variant of Oglethorpe's 1733 plan for Savannah and the other as Georgia's only documented example of a Beaux-Arts-influenced City Beautiful plan. The district's extensive landscaping, an integral part of both plans and carried out by the renowned Fruitland Nursery of Augusta, Georgia, is also of great significance. In terms of architecture, the district is important for its large, intact area of middle- and upper-class housing that provides an almost textbook collection in Georgia of the many Revival styles and the Bungalow/Craftsman style popular nationwide in the early years of the 20th century. In terms of local history, the district is significant for its association with a large group of Savannah's middle- and upper-class citizens who individually and collectively contributed to the city's history. These areas of significance support National Register eligibility under National Register Criteria A, B, and C.

Community Planning and Development and  
Landscape Architecture

Ardsley Park and Chatham Crescent were laid out and developed beginning in 1909-1910, a time of great growth and prosperity in Savannah. By the late 19th century the city had become the world's largest shipping center for naval stores and its third largest cotton shipping port. In the early years of the 20th century industry was beginning to develop, and the city was rapidly expanding. Most of the lots in Savannah's Victorian District had been built on and more space was needed for residential development. Two private investment concerns, the Ardsley Park Land Corporation and the Chatham Land and Improvement Company, seized on the opportunities for development and bought up swamp land beyond the edge of the city. This they developed into the two adjacent subdivisions of Ardsley Park and Chatham Crescent.

Ardsley Park, a gridiron neighborhood with one-acre, landscaped squares set into its plan at regular intervals, bears a direct relationship to General Ogelthorpe's original 1733 plan for Savannah. It is significant as the only area of 19th- or 20th-century Savannah that uses Ogelthorpe's model and as a 20th-century variant of Ogelthorpe's plan. In order to accommodate the automobile and to allow for a more efficient traffic flow, the squares in Ardsley Park are offset from the main streets. Chatham Crescent with its grand mall, crescent-shaped avenues, and small circular parks superimposed on a basic grid is an excellent example, and Georgia's only known example, of a Beaux Arts-influenced, City Beautiful plan. Henri Bignault, its acknowledged designer, was trained at the Ecole des Beaux Arts in Paris. Both subdivisions illustrate an interesting city planning arrangement, in essence a joint public-private sector development, in which the city agreed to install drainage, sewage, electric, and gas lines and

# 9. Major Bibliographical References

Reiter, Beth Lattimore. "Ardsley Park-Chatham Crescent; Historic District Information Form." Sept., 1983. On file at the Historic Preservation Section, Georgia Department of Natural Resources, Atlanta.

# 10. Geographical Data

Acree of nominated property Approximately 400 acree

Quadrangle name Savannah, Ga. - S.C.

Quadrangle scale 1:24000

UTM References

A 

1	7	4	9	2	0	4	0	3	5	4	5	9	0	0
Zone		Easting				Northing								

B 

1	7	4	9	1	7	4	0	3	5	4	4	8	6	0
Zone		Easting				Northing								

C 

1	7	4	9	0	0	0	0	3	5	4	5	0	0	0
Zone		Easting				Northing								

D 

1	7	4	9	0	4	1	0	3	5	4	6	2	3	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

The boundary, outlined with a heavy black line on the enclosed maps, is described and justified in Section 7.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher  
Historic Preservation Section

organization Georgia Dept. of Natural Resources

date 6-6-85

street & number 270 Washington Street S.W.

telephone (404) 656-2840

city or town Atlanta

state Georgia 30334

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

*Elizabeth A. Lyon*  
Elizabeth A. Lyon

title Deputy State Historic Preservation Officer

date 6-26-85

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

Entered in the  
National Register

date 8-15-85

*Aloua Byers*  
Keeper of the National Register

Attest:

date

Chief of Registration

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and provide trolley transport in exchange for the donation of all parks and streets to the city by the developers. Street lights, granite curbing, and concrete sidewalks were provided by the developers.

The extensive landscaping of the mall, parks, and medians was part of the original plan for both neighborhoods. In Chatham Crescent alone, over 5,000 trees were planted including live oaks, palms, dogwood, elms, sugarberries, white oaks, magnolias, and gums. The rather formal landscaping of the mall and medians with their rows of palms, live oaks, and other trees and shrubs illustrates the formal layouts typically associated with Beaux Arts plans. It contrasts with the informal landscaping of the individual front yards which blends together to form the type of park-like setting typically associated with residential developments of the late 19th and early 20th centuries nationwide. The landscaping of the public spaces - malls, parks, and medians - was carried out by the Berckmans brothers of Fruitland Nursery in Augusta, Georgia. This nursery, established in 1858 and carried on by three generations of Berckmans, was the most influential nursery in the South, responsible for introducing to the South and, in a few cases, to the entire country many of the plant species now found commonly in parks and gardens.

The principal developers of the two subdivisions were prominent business and civic leaders in Savannah. Harry Hays Lattimore (1874 - 1931) and William Lattimore, principal partners of the Ardsley Park Land Corporation and developers of Ardsley Park, were well-known in Savannah for the development of six residential subdivisions involving more than 1,500 city lots. Harvey Granger (1867-1935), developer of Chatham Crescent (also known as the Granger Tract), was a great civic leader whose most notable accomplishments in addition to Chatham Crescent included the realization of the Atlantic Coastal Highway (the first paved road connecting the Seaboard States with Florida over marsh and swamp previously considered impassable), the paving of the first concrete road in the state, and eight years of service on the Chatham County Commission during which time he served as president of the State Association of County Commissioners.

Architecture

Architecturally, the district is significant for its large, intact collection of early 20th-century middle-and upper-class buildings (primarily single-family residences but also several apartments, commercial buildings and schools) which documents in Savannah and Georgia almost every style popular nationwide from 1910 through the 1930s. The district provides excellent examples of the Neo-classical, Georgian and Colonial Revival, Dutch Colonial, Tudor Revival, English Cottage and Craftsman/Bungalow styles. The Mediterranean, Spanish Revival, and Prairie styles are also represented. In addition, the neighborhood illustrates many eclectic variations on these styles that are peculiar to Savannah and are the products of its local architects and builders. The buildings in the district, all wood-framed and finished with weatherboards, shingles, brick veneer, stucco, or a combination of these, document typical building materials and building technologies of the period in Savannah and the nation. For the most part, the houses reflect the 20th-century trend toward smaller, more manageable residences. They represent the work of many of Savannah's leading architects including Henrik Wallin, Hyman Witcover, Henry Urban, Olaf Otto, E. Lynn Drummond, Percy Sudgen,

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Morton Levy, George B. Clark, and Cletus Bergen. A number of these men were early graduates of the Georgia Institute of Technology's School of Architecture; others were trained in Europe before coming to Savannah. Many were early members of the American Institute of Architects and were instrumental in forming a Georgia and local professional association of architects. Numerous houses in the district and particularly the bungalows were built from pattern books by contractors such as Clarke and Clarke, Abraham Anson Artley, Norris, T. Pindar, Jr., Walter Delorme, and Richard Whalley. The historic freestanding garages associated with a number of the houses document this important early 20th-century building type. The substantial nature of the garages illustrates the importance attached to easy automobile facilities. The 1937 Savannah High School constitutes a singularly important work of architecture in the district, significant as a major example in Savannah of The Federal government's Depression-era building projects, for its associations with several of Savannah's prominent early 20th-century architects, and for its locally impressive Beaux Arts styling.

Local History

In terms of local history, the district is significant for its associations with the middle-and upper-class individuals who lived there and both individually and collectively contributed to Savannah's history. All three of Ardsley Park's and Chatham Crescent's major developers, Harry H. Lattimore, William Lattimore, and Harvey Granger, lived in the district. Businessmen, professionals, real estate men, a train engineer, and a County Commissioner are among the individuals who resided in the neighborhood.