

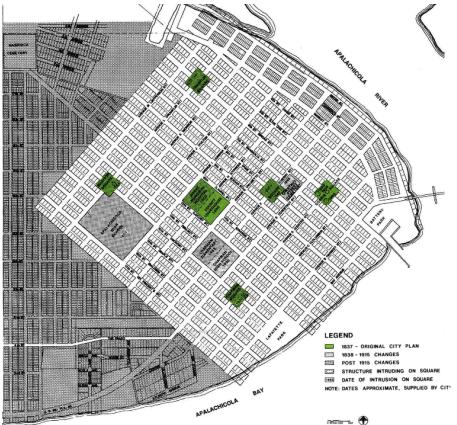


## 2018 PEARLS

# Thoughts About Preservation on the Hill

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174.5 Frederick S. Humphries, Apalachicola

# Towns and Cities Have Three Distinct Physical Parts



The organization of territory – into **lots, blocks, streets, alleys and squares** - into public and private domains. This is most permanent part of towns and cities.



The **public domain** of streets, other public spaces and public buildings. This is the second most permanent part of towns and cities.



The **private domain** of private buildings and gardens. These are the permanent parts of towns and cities. (Unless the buildings and gardens are so well loved they are protected by the community)

*This physical form then creates a stage for ever-changing movements, uses, activities, events and people.*

# The Organization of Territory Into Public and Private Domains

## Lots, blocks, streets, alleys, squares

### The most permanent part of cities, towns and neighborhoods



Apalachicola 1837 Plan and Modifications

# The Public Domain and How It Is Preserved and Designed

The streets, Squares, Parks and public buildings.

**The second most permanent part of cities, towns and neighborhoods.**



Franklin Square – Apalachicola

# The Private Domain and How It Is Preserved and Designed

Including all private buildings and private gardens and landscapes

The third most permanent part of cities.

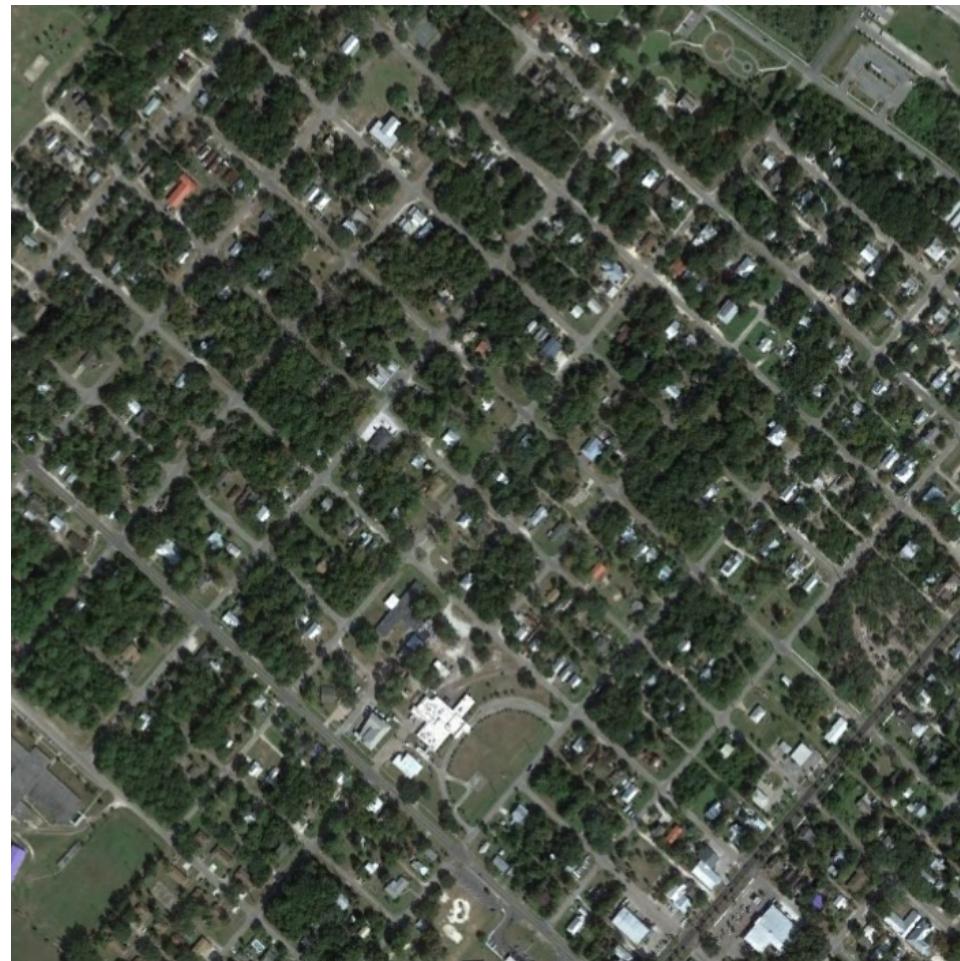


## **How these three parts are organized makes a difference.**

Lots, small blocks, streets, alleys, squares are the foundation of historic preservation and sustainability. And when we understand this, and we know what we want to keep - that is Historic Preservation. What we might want to do is one thing. History is the evidence of what we should do.

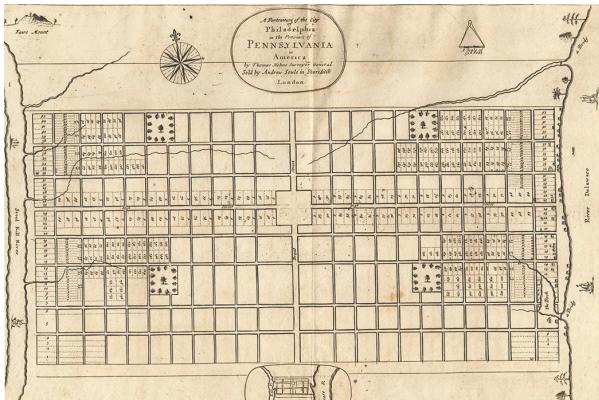


Somewhere - Anywhere



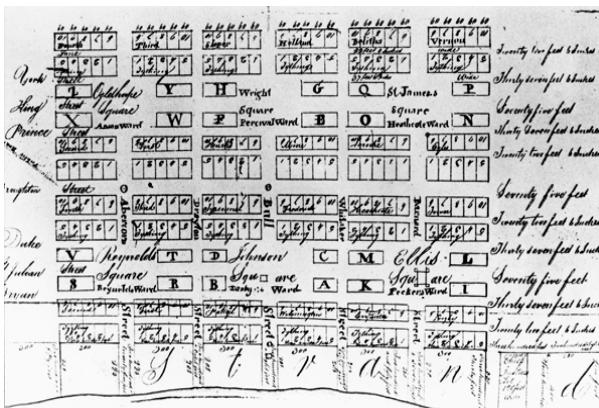
Apalachicola

# Three Cities With Squares



## Philadelphia, 1682

Thomas Holme, William Penn's surveyor, was laying-out Philadelphia when Penn arrived to his new colony of Pennsylvania. Penn insisted that the survey extend all the way between the two rivers with big lots and big blocks to create his fireproof "green country town". Penn also ordered Holme to lay four squares, like the Moorfields in London, for recreation and pleasure. It seems that they were an afterthought, because they overlapped streets that probably had already been surveyed. But the squares were taken from Richard Newcourt's (unbuilt) Plan for London after the fire of 1666.



## Savannah, 1733

James Oglethorpe laid out Savannah with his surveyor, Charles Bull. The plan made of wards, not just blocks. Each ward had four Tything Blocks (ten 60x90ft lots) 300x202.5ft and four Trust Blocks 60x120ft (one lot each) surrounding a square, which was variously described as a lushly landscaped area, a gathering space for a militia, or just storing things. The town was originally intended to have only six wards, but grew to 24 and then in an expanding grid of blocks.

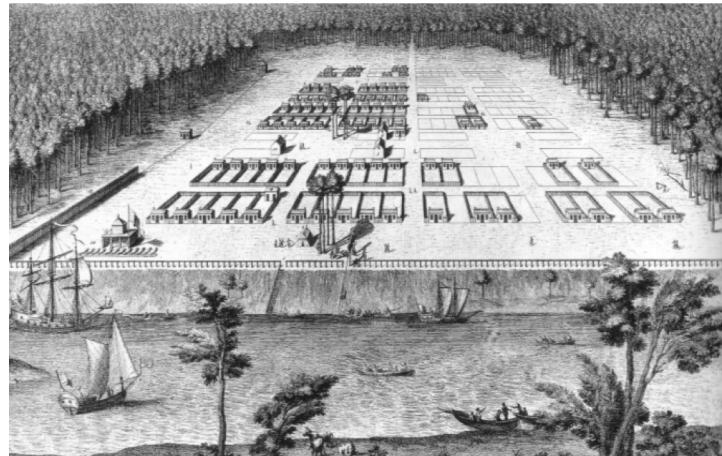


## Apalachicola, 1837

The Apalachicola Land Company laid out the town, based on a map drawn up in New Orleans. The layout included 60x100ft lots, ten of them and a 30ft wide alley to make a 300 x 230ft block. Wide streets with 80ft and 90ft rights of way. The map maker must have been familiar with Philadelphia. Five squares, like William Penn's, but centered on intersections instead of surrounded by streets. So the squares face alleys and the rear of lots on two sides and the side of lots on the other two. Maybe one of the trustees knew Philadelphia and had the map maker put in the squares later? At first, the Apalachicola's streets were named for trees, just like Philadelphia

# The form of cities, towns and neighborhoods are always changing. Those changes create the history of the town.

That historical process never stops. The question and challenge is to guide the historical process



Savannah 1734



Savannah 1837

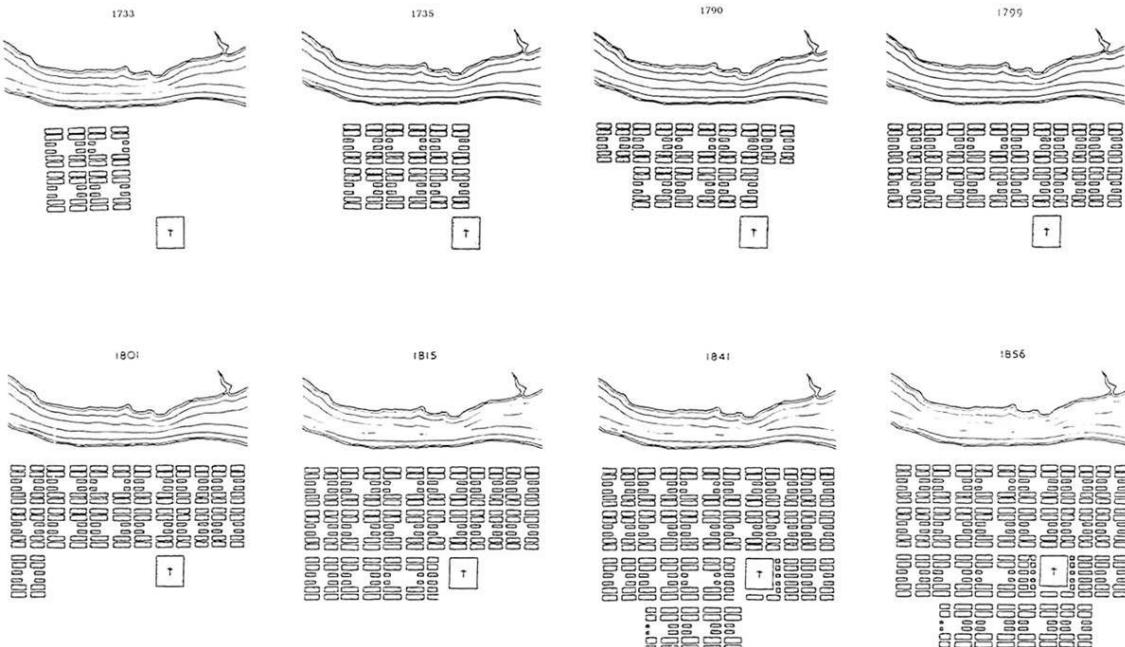


Savannah 1950's



Savannah 2017

# Savannah – Changes Over Time – 1733-1856



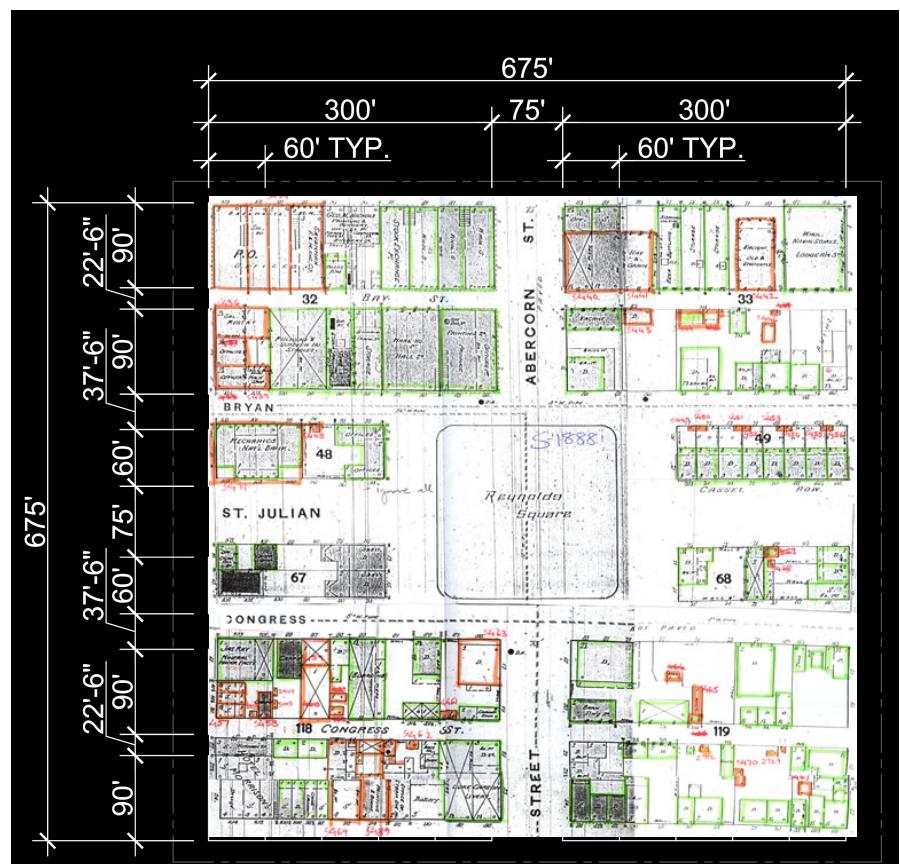
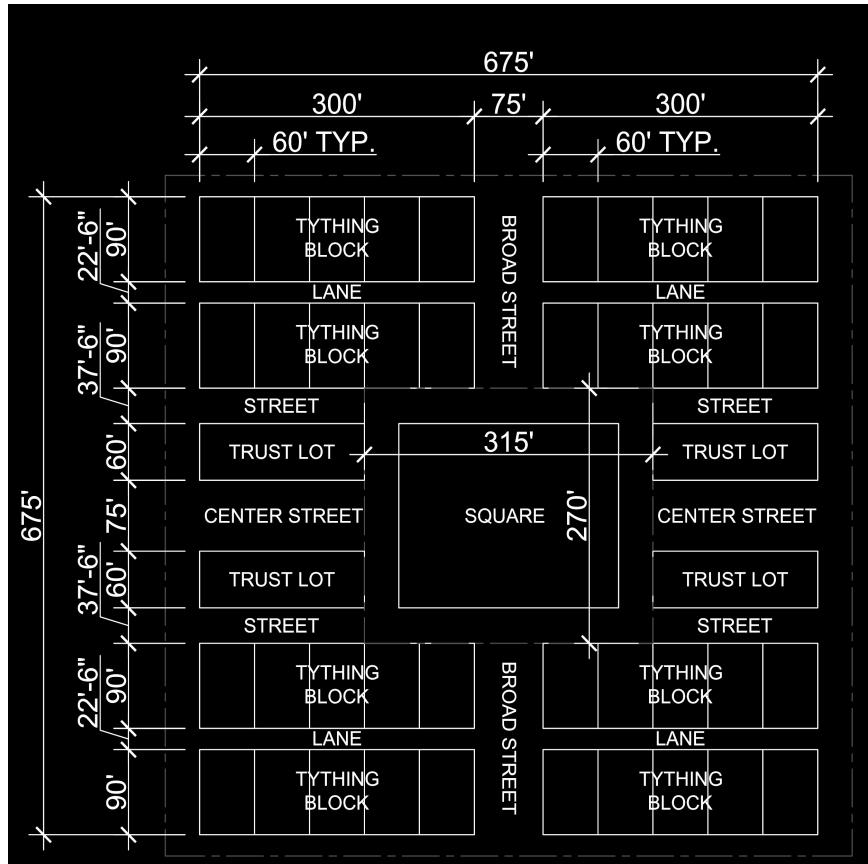
Savannah – Growth from 1733 to 1856



Reynold's Square – Building Ages

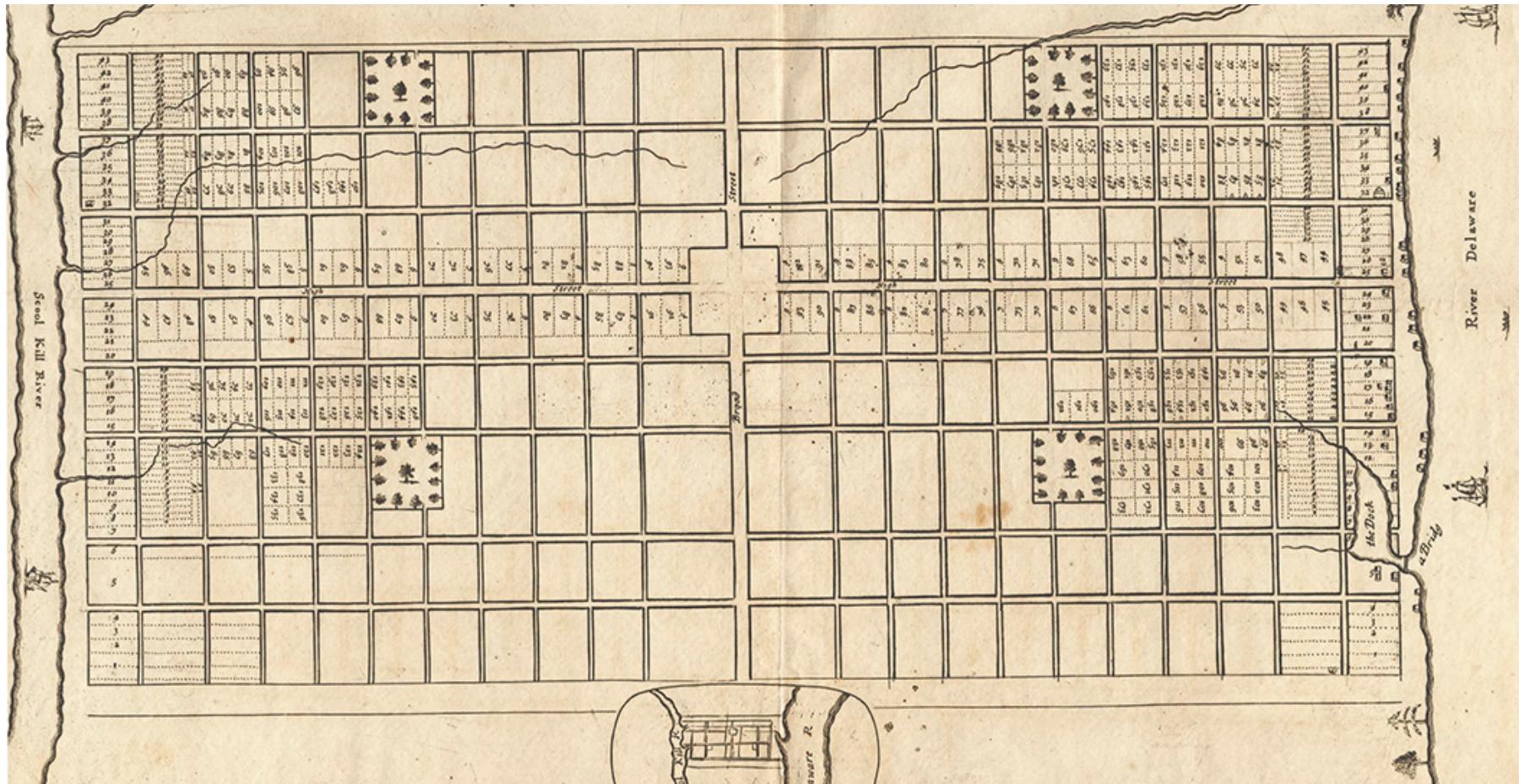
The changes over time in Savannah included the replication of the squares from the initial four to a total of 24. Of those, 21 remain with Ellis Square, which is now a circle, reclaimed. In the entire district, only three streets and six alleys have been closed, in every case by big buildings.

# Savannah's Reynolds Square



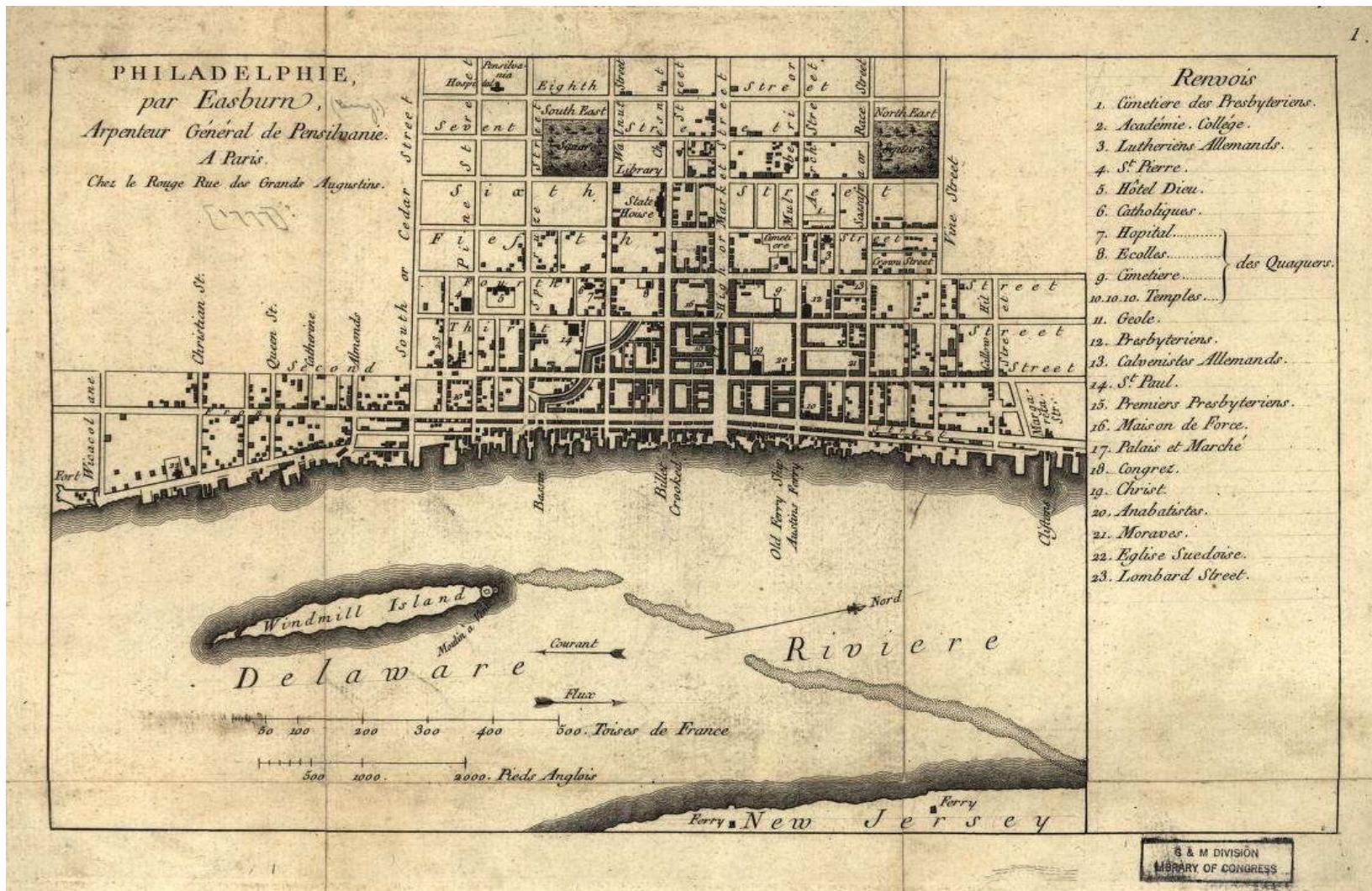
The 60x90ft lots remain the template for Savannah, but they are frequently subdivided into nominal 30, 20, 15ft lots or doubles to 120ft. The block and the original template for the town and they remain visible.

# The Penn Holme Plan of Philadelphia - 1682



The Penn-Holme plan of Philadelphia has a variety of block sizes and were not actually surveyed and built according to the plan. The actual blocks vary, with an average of about 450x450ft. Broad and Market Streets that cross in the center are 100ft wide. All other original streets are 50ft rights-of-way.

# Philadelphia 1776 - Changes Over Time



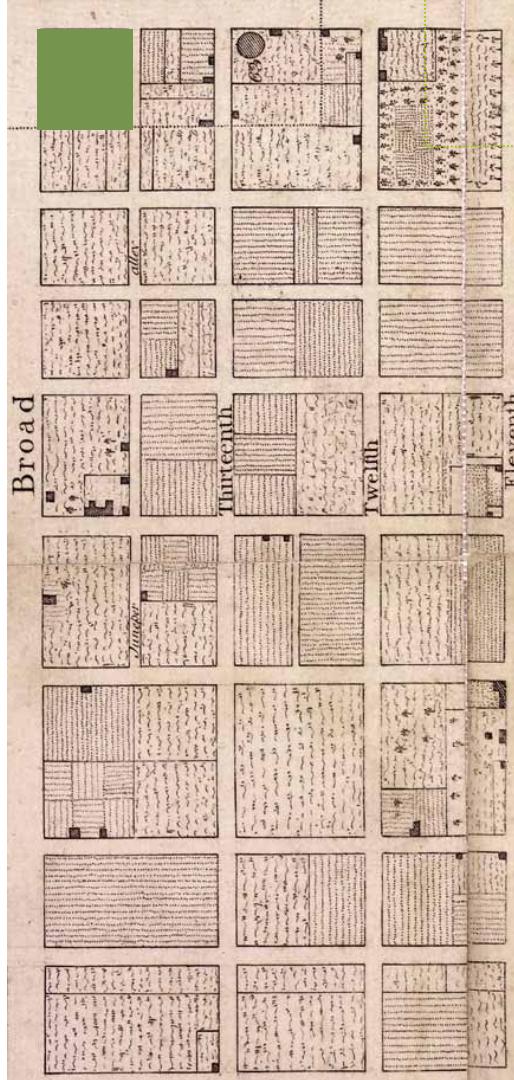
Philadelphia developed along the Delaware River, not extending even halfway to the Schuylkill River until 1850. The squares were used for pauper burial grounds and garbage dumps.

# Rittenhouse Square

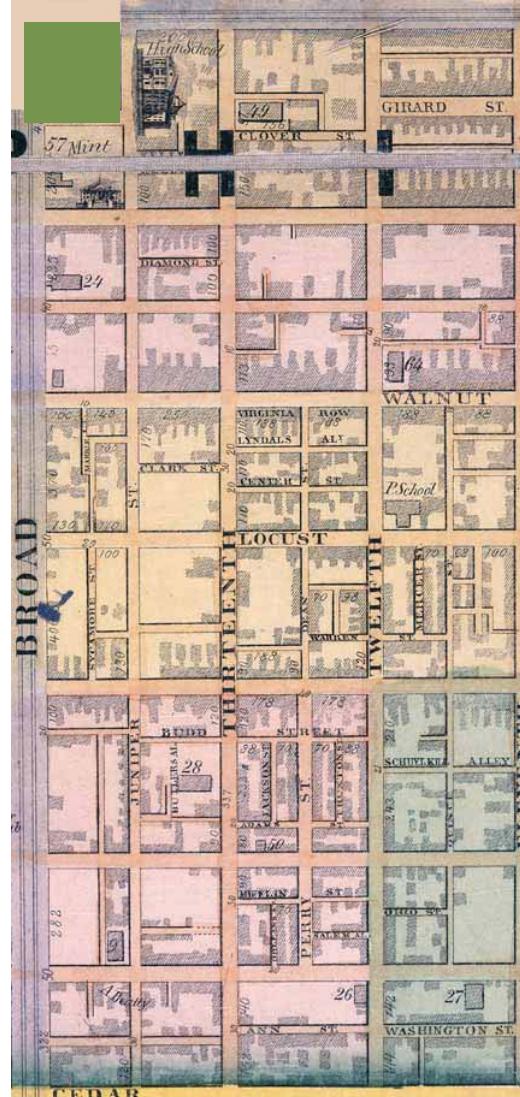


The square and surrounding streets were not built until 1840. 19<sup>th</sup> Street is cut off by the square as laid out in the original Penn Holme plan. It's park-like appearance was not in place until the 1880's, two centuries after the Philadelphia plan.

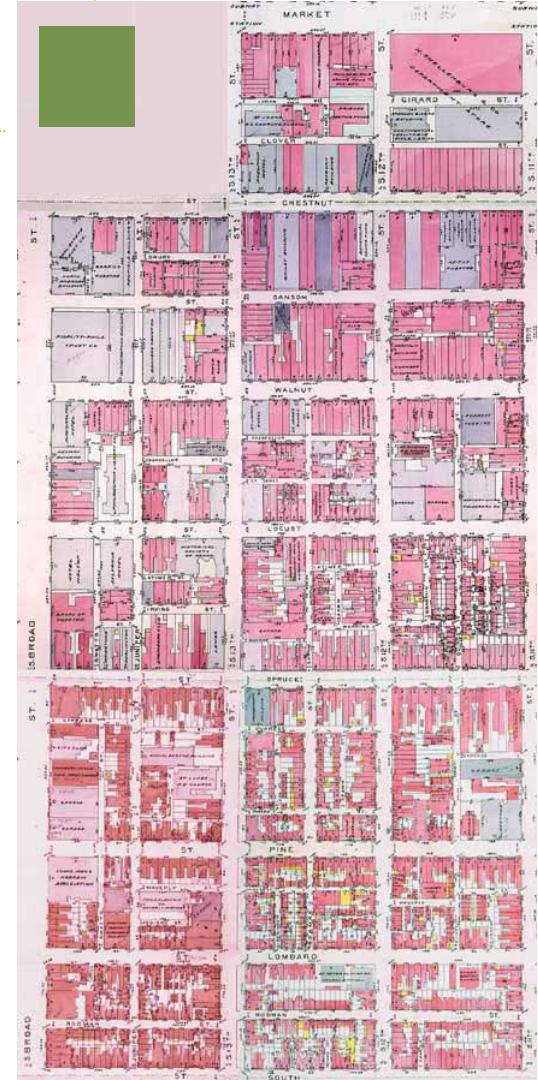
# Philadelphia Changes Over Time



Philadelphia 1794



Philadelphia 1849

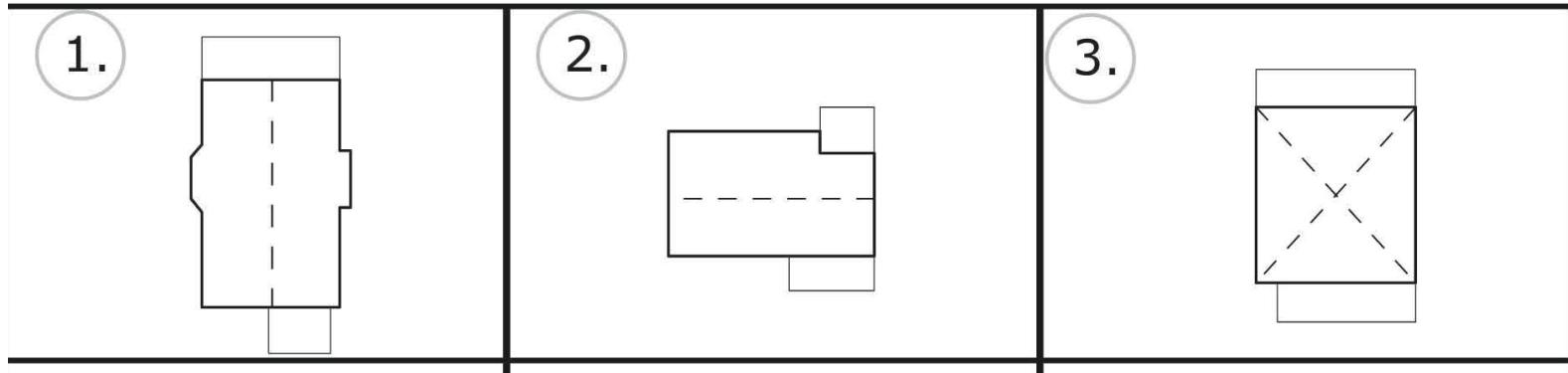


Philadelphia 1930

Philadelphia's original streets remain, but the most blocks have been cut by alleys, many of them turned into streets, with new alleys added and some of them turned into streets.

# The Three Primary Single Family Housing Types in America (and in Apalachicola, too)

(Prior to about 1950, when cities got turned upside down)



Shotgun/Bungalow

One floor  
Two floor

Gable Perpendicular

Double Pen/  
Hall and Parlor/  
Gabled El

One floor  
Two floor

Gable Parallel

Four Square

One floor  
Two floor

Square/Pyramid Roof



Shotgun



Double Pen



Bungalow



Four Square

# Learning from Apalachicola



# **Apalachicola – Changes over time**

Since the original 1837 plat, Apalachicola has developed within that plan, preserving almost all blocks, streets and alleys. But there are differences.

Downtown has developed as a mixed use district, distinguishable by predominant building types, materials, needs for parking, etc. it has its own character that has developed over a long period of time.

Riverfront has developed as a special district related to the fishing industry and increasingly to recreation. It has its own distinctive building types and materials.

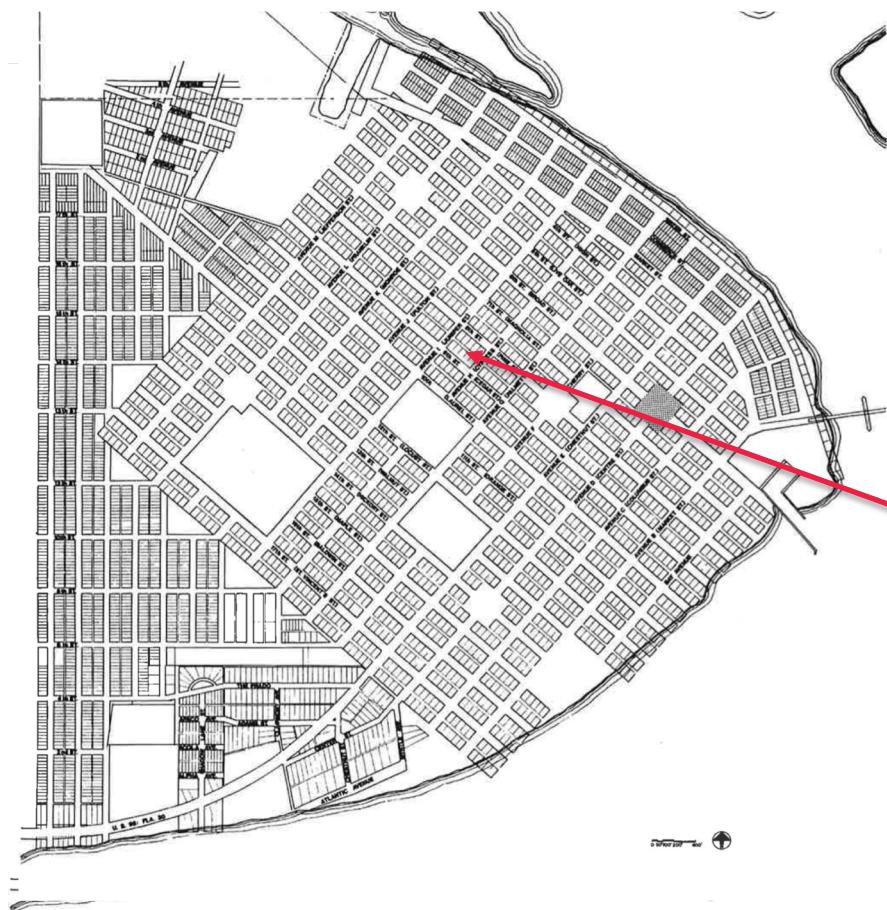
Highway 98 has allowed highway commercial uses to intrude, but most of the frontage is remains in residential building types, if not in building use.

Southside has developed as a compact residential district made up of diverse housing types and styles, along with other distinctive buildings.

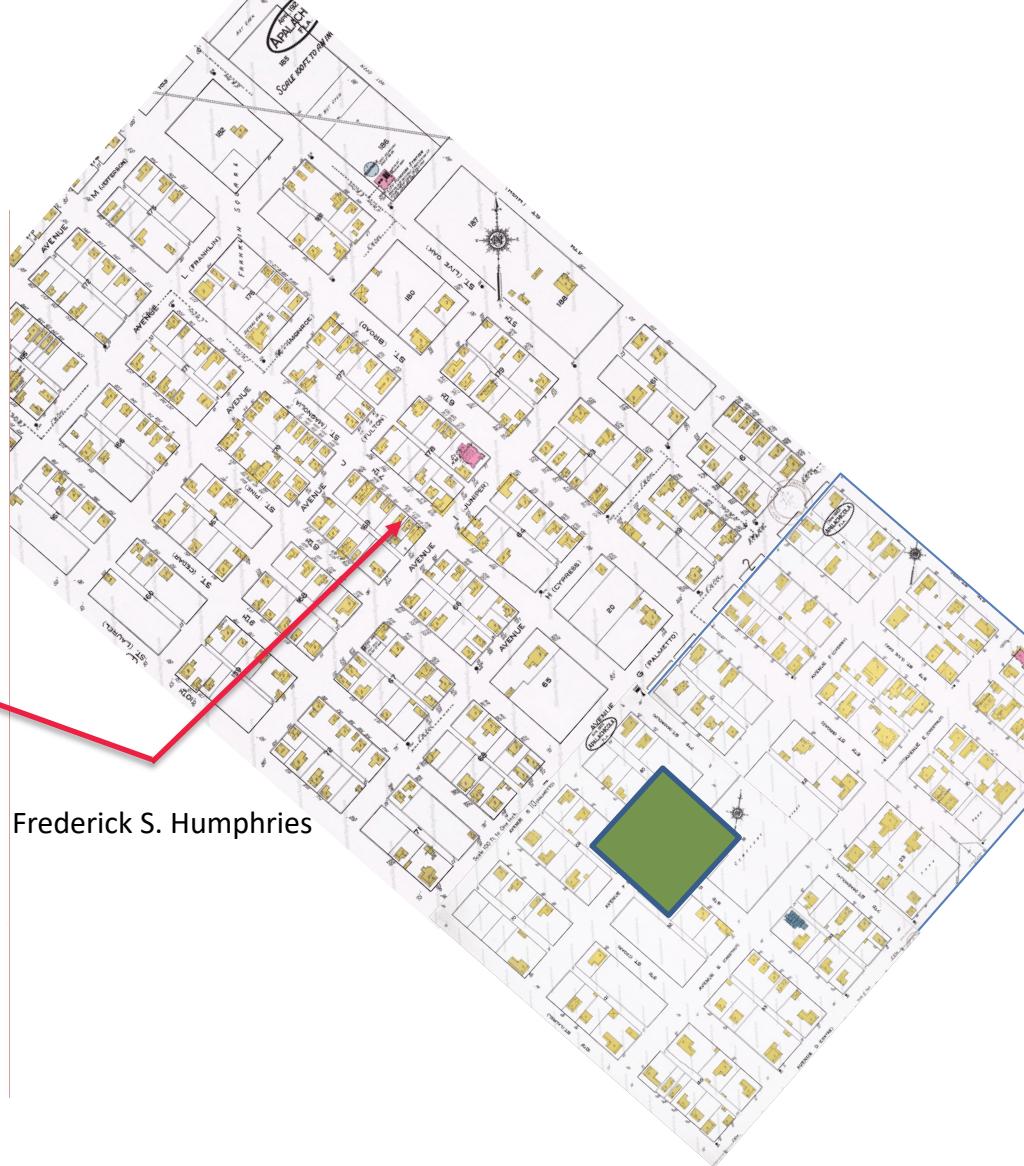
Northside – the hill – developed as an African-American neighborhood and has its own distinctive history, including neighborhood commercial, houses on half lots, two house on single lots, etc.

**Because each of these districts have distinct history and physical appearances, they should be considered distinct sub-areas within the over all Apalachicola History District and have their own distinctive regulations and guidelines.**

# The Hill – Changes over time



Apalachicola Plat – 1837



Sanborn 1922 – Lots, Blocks, Streets, buildings

# **The Hill and the Future**

## **History Preservation and Future Development**

History reveals a variety of lot situations.

- Half lots and shotgun houses

- Full lots and two houses on a single lot

- A specific problem with 4 shotgun houses on 9<sup>th</sup> street

History reveals a diversity of building types – shotgun, bungalow, double pen, hall and parlor, gabled el, and four square.

History reveals a diversity of building styles, but way more modest, than the Southside.

History reveals houses on single lots – 30 or 60ft widths – double lots are the exception

History reveals a fine grain of mixed uses, reflected in the neighborhood commercial zoning district, but not supported in any way by regulations.

History reveals a vital retail and community street on MLK.

History reveals streets that are vital community spaces – pedestrian and bicycles and automobiles (and golf carts) – and equal to parks or the squares.

History reveals Franklin Square to be an important community space – recreation, picnics, meetings.

A quote I heard in from an elderly resident in a similar neighborhood in Atlanta

***The best way to disarm gentrification is a deep understanding of history***