

**CITY OF SAVANNAH
HISTORIC DISTRICT BOARD OF REVIEW
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

STAFF RECOMMENDATION

PETITIONER: Nathan Pollard for
Kern - Coleman & Co.
7 Mall Court
Savannah, GA 31416

FILE NO.: H-120223-4601-2

ADDRESS: 660 East Broughton Street

DATE: March 14, 2012

NATURE OF REQUEST:

The applicant is requesting approval for stabilization and exterior alterations to the Kehoe Machine Shop building at 660 East Broughton Street, currently in a state of disrepair due to rust and degradation of the materials. The following alterations are requested as part of Phase I for repairs and stabilization.

1. Document existing conditions through detailed elevation drawings showing the windows. Remove and retain windows on site.
2. Removal of the roofing, siding, and windows to expose and repair the existing metal structure. The windows will be stored in a wood crate on site;
3. Sandblasting all of the structure;
4. Painting all of the structural elements;
5. Repair the corrugated metal roof were possible and replace deteriorated sections with a new corrugated metal roof to match the existing roof;
6. Provide louvers in the existing oculus circular opening on the north and south elevations.
7. Replace upper portion of corrugated metal siding, including the monitor space, to conceal the steel roof structure with corrugated metal siding;
8. Repairs include: repair existing CMU piers, sealing the brick, metal column repair and replacement, steel repair or replacement, bracing repair and replacement, and masonry repairs.

Phase II will consist of a rehabilitation of the structure, but is not proposed at this time due to the lack of tenants or an identified use for the structure.

FINDINGS:

The metal building at 660 East Broughton Street was constructed ca. 1900 as the Kehoe Machine Shop. It served as an ancillary structure to the adjacent brick Kehoe Iron Works building

constructed from 1873-1883. The building is a rated structure within the Savannah National the Savannah National Historic Landmark District and was listed in 2011.

The building is sheathed in corrugated sheet metal and maintains a regular fenestration pattern of paired 12-over-12 double hung sash, wood frame windows on the east and north elevations. Other pedestrian and vehicular openings have been altered overtime and original doors no longer exist. Most likely, the building was originally clad in galvanized corrugated iron sheets, some of which may have been replaced over time and some of which may still exist on the building. A decorative cornice is intact on the south elevation and the frame of the oculus on the north elevation.

The process of galvanization was invented in the early 1800s. It is likely that the original cladding was galvanized iron because of its relationship/association to the Kehoe Iron Works and the nature of its use as an industrial ancillary structure. The Sanborn Map Fire Insurance Map (Figure 1) indicates that the structure was iron clad on and iron frame in 1916.

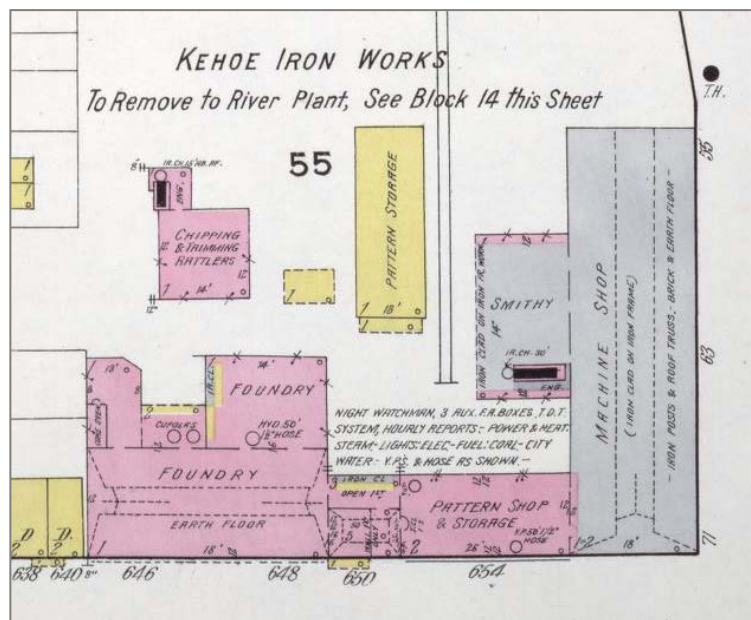


Figure 1. 1916 Sanborn Fire Insurance Map.

This item was approved by the Historic District Board of Review on October 13, 2010 (file no.: H-100818-4302-2) with the conditions that the Secretary of the Interior's Standards for Stabilization be met and the plans be reviewed by staff for final approval and the windows must be retained in situ or stored on-site until repairs are made and reinstalled. The documentation of window locations and measured drawings has been undertaken and submitted with the submittal packet, page A1.0. The windows should be reinstalled after stabilization is complete. However, prior to the commencement of work the original COA has expired, no changes to the original submittal are proposed.

Staff Recommendation Petition of Kern-Coleman & Co.

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STAFF RECOMMENDATION:

Approval for stabilization of the Kehoe Machine Shop building, with the condition that the Secretary of the Interior's Standards for Stabilization be met and the plans be reviewed by staff for final approval, the decorative metal cornice, on south elevation, be retained and reinstalled. As indicated on the submittal, windows must be retained in situ or stored on-site until repairs are made and reinstalled.

SPW:bpb