



CHATHAM COUNTY HISTORIC PRESERVATION COMMISSION

Pin Point Historic District Application for Certificate of Appropriateness\*

RECEIVED CHATHAM COUNTY

JUN 10 2025

Date: 06/02/2025 Address: 9953 Pin Point Ave. File No. (for office use only)

DEPT OF BUILDING SAFETY & REGULATORY SERVICES

(x) Initial Application ( ) Amended Application ( ) After-the-Fact Application

This form must be completed before the Preservation Professional or CCHPC can consider any change affecting the exterior appearance of any building visible from a public right-of way in the Pin Point Historic District. A building permit cannot be issued without a Certificate of Appropriateness. Clearly print or type information.

Petitioner is encouraged to meet with Staff prior to submission of a complete application, especially for large additions and new construction.

\*Please note that this application form is for the Pin Point Historic District only. All other historic properties and districts in unincorporated Chatham County should complete the Chatham County Certificate of Appropriateness Application form which can be found at www.thempc.org.

1. Property Information

Property Address 9953 Pin Point Ave, Savannah, GA 31406 PIN no. 10469 02001
Applicant Name Sheron Morgan Email morgansheron@gmail.com
Mailing address P.O. Box 14096 Phone Fax
City Savannah State GA Zip 31416
Owner Name John Anderson c/o Annie Denegal Email
Mailing address 103 Gilliam Ave Phone 912-224-1154 Fax
City Savannah State GA Zip 31406

2. Nature of Proposed Work (Check all that apply)

Staff Review:

Board Review:

- Addition less than 500 square feet (including alterations which increase the habitable space such as adding a dormer or enclosing a porch)
Addition (greater than 500 square feet)
New construction
Demolition of a contributing building
Signage
Fences/ landscape walls/ paving
Relocating a building
Demolition of a non-contributing building
Estimated Construction Cost: \$5,600

3. Project Description

Describe proposed work in detail and how project meets the Pin Point Historic District Design Standards. These Standards are available at www.thempc.org. (Additional pages may be attached).

See attached.

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JUN 4 2025

DEPT OF BUILDING SAFETY & REGULATORY SERVICES

I hereby certify that I am the owner or authorized agent for the legal owner of the subject property.

Signature: [Handwritten Signature]

Date: 6-7-2025

HD-0625-11555

## Application Instructions

1. **Submit 1 hardcopy and 1 digital copy of the completed Application Form and all supporting documentation (see Supporting Documentation Requirements below).** Collate and fold drawings to fit an 8 ½" x 14" file. 11" x 17" drawings are encouraged.
2. **Submit the filing fee (see below) with the application. Make checks payable to Chatham County.**  
**Alterations, Additions, New Construction (including signage and fencing):**

<b>Estimated Construction Cost:</b>	<b>Fee:</b>
\$0 - \$5,000	\$25
\$5,000 - \$25,000	\$50
\$25,000 - \$50,000	\$100
\$50,000 - \$100,000	\$150
\$100,000 - \$500,000	\$200
\$500,000 - \$1,000,000	\$300
\$1,000,000 - \$5,000,000	\$500
\$5,000,000 - \$10,000,000	\$1,000
Over \$10,000,000	\$2,000

**Demolition of a Contributing Building: \$500**  
**Appeal of Staff Decision: \$200**  
**All fees for after-the-fact applications will be double the normal rate.**

3. The completed application and supporting documentation must be submitted to the Chatham County Department of Building Safety and Regulatory Services, 1117 Eisenhower Drive before 5:00 pm of the cut-off date (see below) to be placed on the CCHPC agenda. Mailed petitions and continued petitions must also meet the cut off date.

If any required information is missing at the cut-off, the applicant will be notified within three business days. The applicant will have three business days from notification to provide the missing information. Once a completed application has been received, the CCHPC will act on the application within 45 days or the application is automatically considered approved.

**Mailed application can be sent to:**

Chatham County Department of Building and Regulatory Safety  
Post Office Box 8161  
Savannah, GA 31412

4. **Posting Signs:** Staff will provide the applicant with a pre-meeting sign which **MUST** be posted on the premises of the building or structure for which a certificate is being requested at least ten days before the meeting. The Applicant shall be notified when the sign is ready. The sign shall be within ten feet of any public right-of-way to which the structure abuts and/or faces. The lower edge of the sign shall be sufficient height to be read from the road way. It is the applicant's responsibility to maintain the sign on the premises during the posting period. Lost or damaged signs should be replaced immediately. Lack of a posting sign will result in the petition being continued. The sign must remain in place until a decision on the application has been rendered. A separate Certificate of Appropriateness sign will be issued after approval by the CCHPC. This sign must be posted adjacent to the building permit and visible from the public right of way through the duration of construction.
5. **Certificate of Appropriateness (COA) Expiration/ Extensions:** COAs are valid for a period of twelve (12) months. The petitioner may request a one year extension if submitted in writing to the Preservation Professional before the expiration of the previous approval. Only two such extensions will be granted.
6. **Changes During Construction:** Changes that become necessary after construction begins must receive approval from the CCHPC before execution of the changes.
7. **Permitting:** A permit will not be issued until a COA has been received. Issuance of a COA does not exempt the applicant from complying with infrastructure requirements or the building code requirements. Contact Robert Sebek, Zoning Administrator, at 912-201-4300 for more information.
8. For additional information or clarification, please contact the Preservation Professional:  
Ellen Harris, Preservation Professional  
110 East State Street  
Savannah, GA 31401  
Phone: 912-651-1482 Fax: 912-335-5922 Email: [harrise@thempc.org](mailto:harrise@thempc.org)

## Supporting Documentation Requirements

Criteria listed below comprise the minimum submittal for review. Staff may request additional information during application review. Insufficient information will result in a delay in reviewing the application.

### 1. ADDITIONS

- Provide color photographs of existing site, existing buildings, and adjacent context.
- Provide scaled site plan (minimum 1" – 10') showing dimensions and property lines of lot, and locations and dimensions of existing buildings, addition, and all exterior ground and roof mounted equipment. (With staff approval site plan scale may be 1" – 20').

- Indicate all exterior materials on drawings.
  - Provide manufacturers information including manufacturer specifications, muntin profile, and catalog cuts for all new windows and doors.
- 2. SIGNS (Signs under three square feet do not require review).**
- Provide dimensioned elevation of proposed sign identifying materials, color (including samples), lettering style and wordage.
  - Describe lighting (if applicable). Include how lighting will be attached to the building's façade.
  - Submit designation of location (for fascia sign, show location on building to scale and how the sign will be attached; for freestanding sign, show location on site plan, height above ground, and clearance from sidewalk).
  - Provide photographs of sign location.
- 3. FENCES/WALLS/PAVING**
- Submit site plan showing location of proposed fence or paving, property lines, and locations of existing buildings. Indicate and distinguish any existing fences or walls or paving.
  - Submit dimensioned elevations and section, showing design of fence, material, and height in relationship to adjacent structures, and height in relationship to adjacent structures.
  - Submit specifications on paving material.
  - Provide photographs of area to be fenced or paved and adjacent structures
- 4. RELOCATION**
- Provide photographs of the existing site and proposed site showing context, adjacent buildings, and streetscape.
  - Provide a map indicating location of original site and proposed site.
  - Provide a site plan of original site and proposed site.
  - Explain reason for request to move building.
- 5. NEW CONSTRUCTION**
- FIRST SUBMITTAL: HEIGHT AND MASS APPROVAL**
- Dimensioned site plan showing relationship of new structure to immediately adjacent buildings, to scale. Include property lines, parking areas and any roof or ground mounted equipment and fence locations. Locate and dimension HVAC equipment, trash enclosures, and utility boxes. (See Notes below)
  - Provide all elevations, showing height and width relationships to existing adjacent buildings. (See Notes below) Projections, off sets, and open recesses shall be depicted in dimensioned sections, or otherwise, clearly showing proposed vertical and horizontal relationships of these elements to the façade. Indicate exterior floor-to-floor heights on the elevations. Provide outline locations of all windows, doors and other façade openings in the elevations, to indicate the rhythm of the solids to voids within each elevation. Renderings, while not required, are desired, but only in addition to the above criteria.
  - Provide floor plans and square footage of building foot print.
  - Provide at least one section through entire building.
  - Provide color photographs of proposed site and structures within vicinity of new building.
  - Provide a mass model showing mass relationship to adjacent properties (see notes below). Minimum scale: 1" – 20'.
- SECOND SUBMITTAL: DESIGN APPROVAL**
- a. Dimensioned elevations and floor plan drawings showing all sides in relation to immediately adjacent structures and streets. Detailed descriptive drawings indicating locations of HVAC equipment, utility boxes, trash enclosures and fences, if changed from first submittal.
  - b. Indicate all exterior materials and details on drawings, and submit written description of project.
  - c. Submit specific brand and manufacturer's number for all windows and doors.
  - d. Resubmit any information from first submittal if changed.
- Provide section details of features such as new storefronts, windows, porticos, parapets, stoops, balconies, and porches.

**6. DEMOLITION OF A CONTRIBUTING BUILDING**

- Color photographs of all facades of structure to be demolished, clearly labeled to show areas of structural deterioration.
- A report prepared by a State of Georgia licensed structural engineer with demonstrated experience in renovation, restoration or rehabilitation regarding the physical integrity of the structure and its adaptability for continued use, renovation, restoration or rehabilitation. Any dangerous conditions should be identified.
- Appraised fair market value of the property from a qualified real estate appraiser. The appraisal must include a full market sales report including comparable sales.
- Amount paid for the property, remaining balance on any mortgage or other financing secured by the property and annual debt service for the previous two years.
- If the property is income producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the previous two year; and depreciation deduction and annual cash flow before and after debt service for the previous two years. The Commission may require details of past rental history.
- e. Price asked and offers received within the previous two years. Most recent assessed values of the property and real estate taxes (if applicable). Include evidence of listing for sale.
- f. Economic incentives and/or funding available to the applicant through federal, state, local or private programs.
- g. Information documenting the construction date, history and development of the property.

**NOTES:**

- 1) Minimum scale of  $\frac{1}{4}'' = 1'$  on all plans and elevations, unless otherwise approved by the Preservation Professional. Section details of new cornices, columns, railings or any other distinctive details are required at  $\frac{1}{2}'' - 1'$ .
- 2) When the relationship to adjacent structures is required to be shown and structure is on a corner, "adjacent" includes across street in all directions.
- 3) Site plans must include the public right-of-way (including sidewalks) and must indicate the location, canopy spread, trunk diameter, and species of all existing trees in the public right-of-way. Indicate where trees are to be saved on the property, if applicable.

**CCHPC COA Application: 9953 Pin Point Avenue (PIN: 10469 02001)**

**Attachment A**

**Project Description:**

The vacant property at 9953 Pin Point Avenue was donated to the Pin Point Betterment Association (PPBA) for use as a community garden by the property owner. PPBA would like to install a freestanding sign and construct a storage shed on the property that will house gardening equipment as well as emergency supplies for shared use by the community before, during, and after disaster events (Figures 1-4).



Figure 1. Proposed locations of storage shed and community garden sign on parcel.

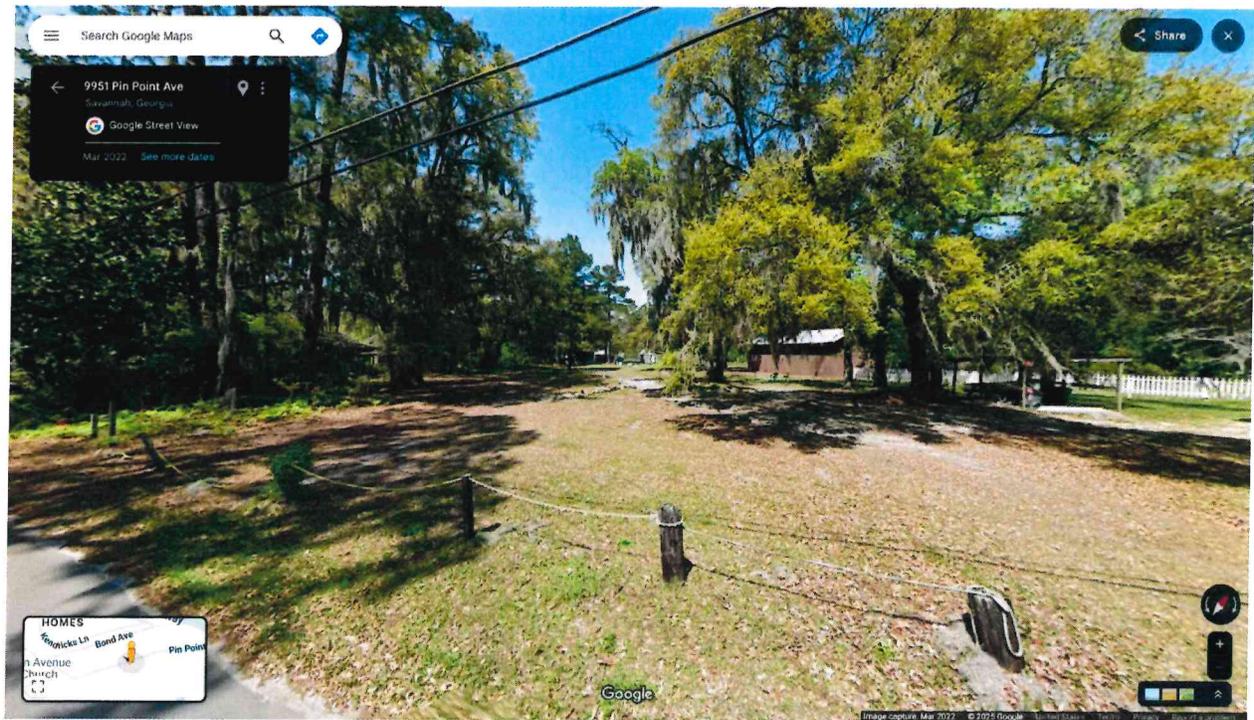


Figure 2. Street view showing parcel from Pin Point Ave. looking northwest.

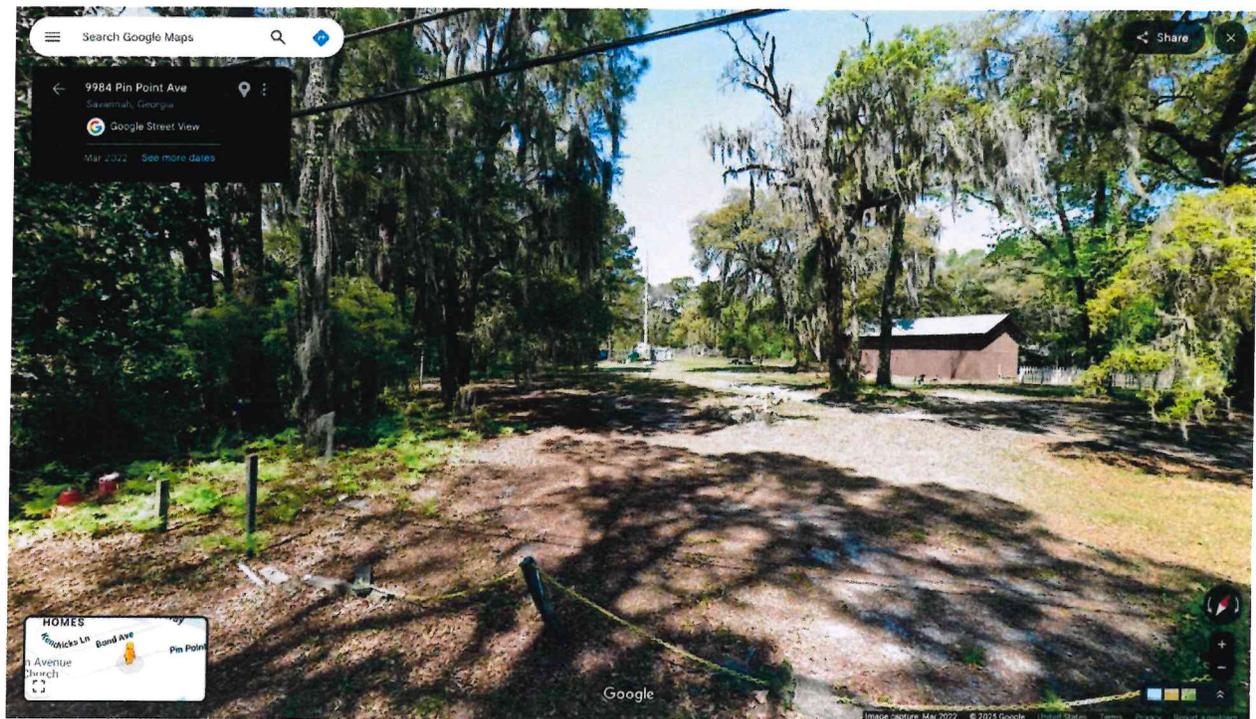


Figure 3. Street view showing parcel from Pin Point Ave. looking north.

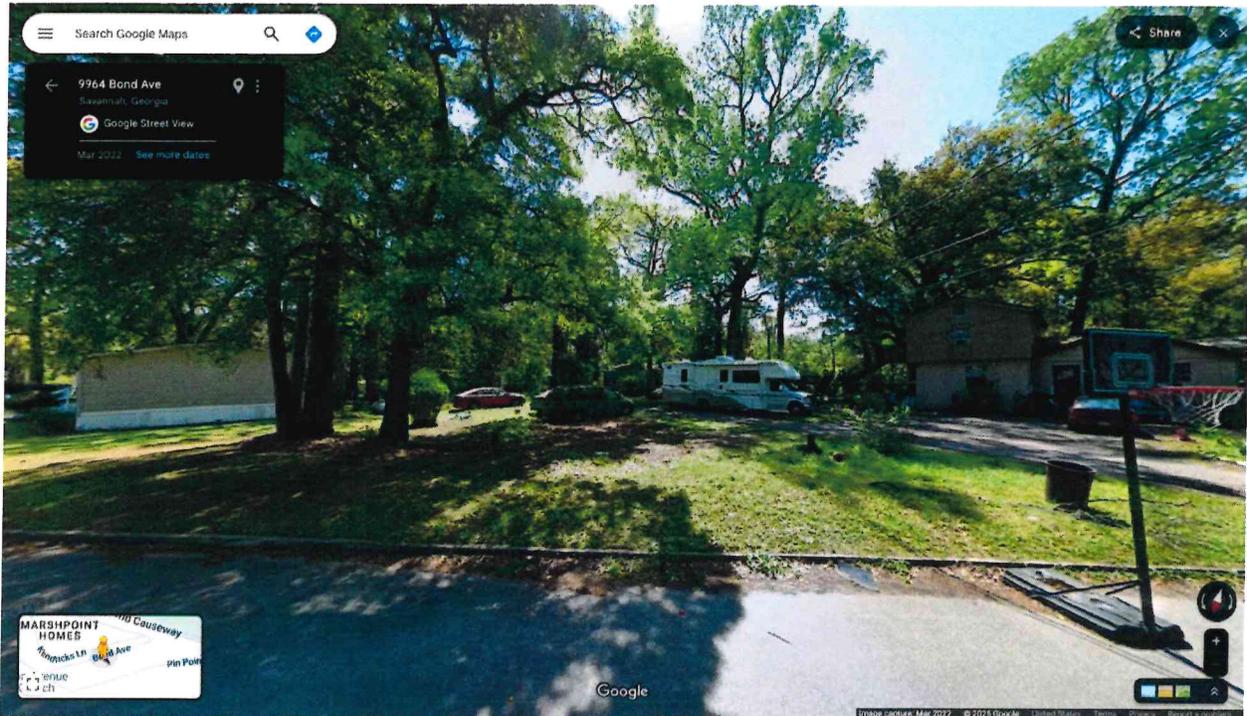


Figure 4. Street view showing back side of parcel (fronting Bond Ave.) looking southeast.

PPBA is also proposing to erect a shed 20 feet in width by 10 feet in length by 9 feet in height on the property. The shed will be set back 55 feet from the centerline of Pin Point Avenue and 15 feet from the western/southwestern property line—this location will also ensure the shed is approximately 105 feet from the contributing historic structure located on the adjacent parcel to the east (9949 Pin Point Ave, PIN: 10445 01001A). See Attachment B for materials, photos, and estimated costs from builder.

**QUESTION FOR PPBA: Will the shed be angled at all? You may want to angle it slightly (from SW to NE) to make it slightly less visually imposing from the roadway.**

PPBA would also like to install a freestanding sign identifying the John Anderson, Sr. Pin Point Community Garden, named in honor of the property owner who donated the land for community use (Figure 5). The sign is 36 inches in width by 21.6 inches in height (5.4 square feet in total area) and will not be illuminated. The sign will be installed near the entrance to the community garden, approximately 15 feet from the western/southwestern property line and 25 feet from the edge of the pavement of Pin Point Ave. This location also ensures the sign will be more than 100 feet from the contributing historic structure mentioned above. The sign will be approximately 4 feet in overall height. See Attachment C for sign specifications.

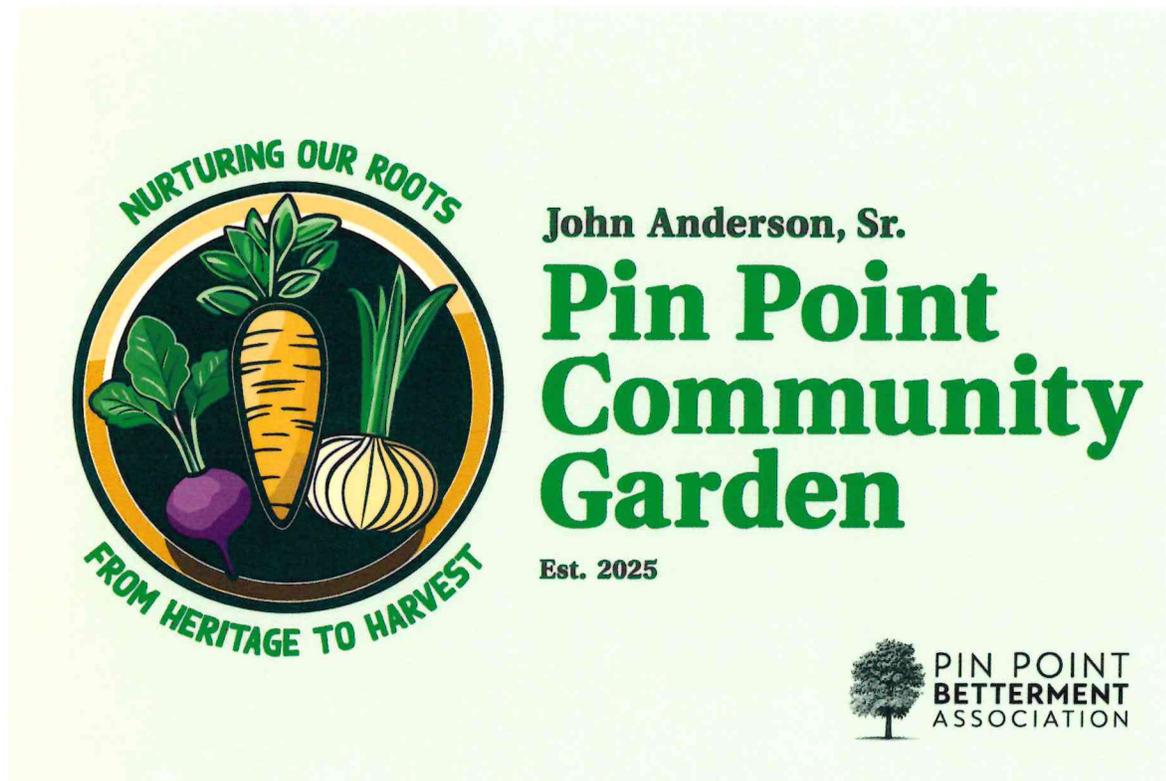


Figure 5. Design of freestanding sign identifying the John Anderson, Sr. Pin Point Community Garden.

### **Additional Background Context:**

Pin Point is a historic Gullah Geechee waterfront community founded in 1896 by freedmen and women from Ossabaw, Green, and Skidaway Islands. Over the past two and a half years, the CEAR Hub at Georgia Tech has worked closely with the Pin Point Betterment Association (PPBA), a long-standing community-based nonprofit, to enhance the community's resilience to climate change, severe weather events, and coastal development. Using bottom-up, community-driven planning, the CEAR Hub and PPBA have collaborated on diverse initiatives to strengthen and revitalize the community while building capacity to mitigate both short-term shocks (hurricanes, flooding, extreme heat events) and longer-term stressors (encroaching development, aging infrastructure, climate change).

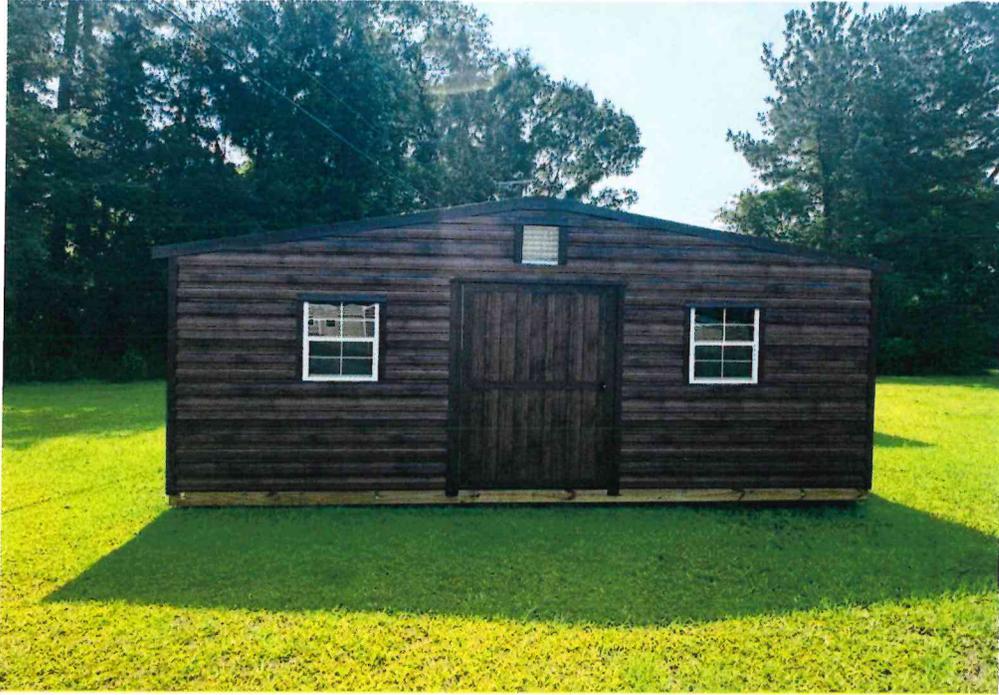
During disasters, Pin Point residents experience challenges such as flooding, power outages, downed trees that hinder community ingress and egress, and difficulty accessing fresh food and drinking water. Consequently, PPBA is working to develop a community-owned Pin Point Resilience Hub focused on emergency preparedness, disaster response, and food sovereignty. The community's goal is to have a network of trusted, accessible sites to serve as distribution points for emergency supplies and information from local officials, as well as for charging devices, refrigerating medicine, and accessing fresh food and water.

The proposed construction and signage in this COA are part of this work. Specifically, the shed will house shared emergency supplies for community use in the wake of a disaster (e.g., generators, first aid kits, personal safety equipment) and gardening equipment for the John Anderson, Sr. Pin Point Community Garden located on-site. The garden, which was created in partnership with CEAR Hub, is centrally located within Pin Point on land donated to PPBA for community use. Residents support and manage the garden, which will provide fresh produce to the community and be used for Science, Technology, Engineering, Arts, and Mathematics (STEAM)-focused educational programming.

## D.S. Brown Eve Building Diagram

The following diagrams illustrate the layout and elevations of a 20 x 10 ft D.S. Eve Shed Building.

### 1. Front View (Floor Plan)



### 2. Left-Side Elevation View



### 3. Right-Side Elevation View



### 4. Rear Elevation View



**Key Features:**

- - Dimensions: 20 feet (length) x 10 feet (width)
- - 2 Doors: 3 ft wide x 6 ft tall
- - 2 Vents
- - 2 Front Windows: 2 ft x 2 ft
- - Wired
- - Roof: Steel Gable style
- - Material: External Aluminum; Internal 2 X 4 Stud Walls, Joice Flooring 2 X 6

**Total Cost:**

**\$ 5,195.00**

**\$ 363.65 Taxes**

**\$ 5,558.65 Total**

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Jasmine Smith  
Phone: 912.659.7659E-Mail: jcs0589@gmail.com

Date: 4/24/25

P.O.:  
Taken By: Peg  
Sales Rep:  
Account Type: COD  
Ship Via: Pickup

Quantity	Description	Price
1	MAX METAL SIGN: 36" w x 21.6" h, standard vinyl with gloss lamination, mounted to 3 mm MaxMetal, holes drilled in four corners (single-sided) Client to provide print-ready, sized PDF	\$ 141.77

Subtotal	141.77
Tax	9.92
Shipping	0.00
Total	151.69
Deposit (-)	0.00
<b>Amount Due</b>	<b>\$151.69</b>

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RECEIPT (REC-037930-2025)  
FOR CHATHAM COUNTY BUILDING SAFETY AND REGULATORY SERVICES

**BILLING CONTACT**  
Sheron Morgan  
14096 P. O. Box  
Savannah, GA 31416



Payment Date: 06/12/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
HD-0625-000555	<del>Commercial-BSRS</del> PROPERTY NOT DESIGNATED FOR HISTORIC PROPERTY	Fee Payment	Check #1029	\$50.00
9953 PIN POINT AVE UNINCORPORATED, GA 31406			<b>SUB TOTAL</b>	<b>\$50.00</b>
			<b>TOTAL</b>	<b>\$50.00</b>