

**CITY OF SAVANNAH
MID-CITY
CERTIFICATE OF APPROPRIATENESS**

STAFF DECISION

PETITIONER: Josh Ward
Ward Architecture + Preservation
625 East 44th Street
Savannah, GA 31405

FILE NO.: 18-006572-COA

PROPERTY ADDRESS: 410 East 37th Street

PIN: 2-0064-33-001

ZONING: TC-1

STAFF REVIEWER: Alyson Smith

DATE: December 21, 2018



NATURE OF REQUEST:

The applicant is requesting approval for the rehabilitation of a historic service station, along with a new addition and accessory structure at 410 East 37th Street.

The port cochere will be enclosed with aluminum storefront windows and doors. Four overhead coiling doors will provide open access. A wood deck is proposed one step below the finish floor of the original building.

The non-historic addition located on the southwest corner of the building will be extended. The existing roof material, framing, and T1-11 siding will be removed. The expanded addition will be clad in painted horizontal wood 1x4 battens and aluminum clad wood casement windows along the south façade. A pre-manufactured walk-in cooler addition is proposed at the rear of the building. The feature will measure approximately 11'-10" x 2'-7" and will be screened by a wood fence.

A small accessory structure is proposed to be located where it is believed a vehicular lift once existed. The new structure models the rounded form from the original feature. The structure will be clad with horizontal wood 1x4 battens and will feature a horizontal opening with a stainless-steel counter top for the bar.

The curb cut along Price street will be infilled and a granite curb will be installed along the street providing four on-street parking spaces. New tree lawns will be established.

The applicant is also requesting a variance from the rear yard setback standard for the pre-fab cooler and addition.

HISTORIC CONTEXT:

The service station was originally constructed as a Gulf Service Station prototype in 1927. Additions were added to the sides of the body of the building between 1954 and 1973.

FINDINGS:

The historic building is a rated structure within the Mid-City Local Historic District. The following standards from the Mid-City Zoning Ordinance (Article K) of the City of Savannah Zoning Ordinance apply:

Visual Compatibility Criteria. Development or redevelopment activity shall be considered compatible with the contributing structures to which the structure is visually related in terms of the following requirements.

***Height.** The height of proposed structures shall be visually compatible with contributing structures on the same block face.*

The height of the existing historic building is 15-feet, 6-inches and the height of the addition and accessory structure is 11-feet. The height of the addition and accessory structure is subordinate and visually compatible.

***Proportion of Building's Front Façade.** The relationship of the width of the structure to the height of the front elevation shall be visually compatible with contributing structures to which it is visually related.*

The existing addition will be extended by 7-feet, 2-inches and has a height of 11-feet. The accessory structure has a 14-foot, 6-inch diameter and is 11 feet tall. The proportions of the façades are visually compatible.

***Proportion of Openings Within the Facility.** The relationship of the width of the windows to height of windows in a building shall be visually compatible with contributing structures to which the structure is visually related.*

The standard is met. The proportion of openings is visually compatible.

***Rhythm of Buildings on Street.** The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is visually related.*

The standard is met.

***Rhythm of Entrance and Porch Projection.** Entrances, porch projections and walkways to the proposed structure shall be visually compatible with contributing structures to which they are visually related.*

The standard is met.

Relationship of Materials, Texture. *The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials used on contributing structures to which it is visually related.*

The following materials are proposed:

- Siding: (addition & accessory structure) horizontal wood 1x4 battens
- Replacement Doors: 2-panel wood doors, *Marvin*
- Windows (addition): Aluminum clad wood casement
- Fence/Service Gate: Horizontal wood 1x2 and 1x4 boards with 1-inch reveals.
- Storefront: Clear anodized aluminum storefront and entry door, *YKK AP- YES 45 TU*.
Clear anodized aluminum overhead rolling sectional door, *Model 511/521*
- Roof: TPO membrane (not visible)
- Knee wall: concrete
- Replacement windows: custom wood true divided lite double hung windows
- Gutters and downspouts: aluminum, *Rutland Gutter Supply*

Staff requests a specification for the aluminum clad wood casement windows. Submit an elevation drawing and proposed finish for the concrete wall. Ensure the fence is painted or stained.

Roof Shapes. *The roof shape of a building shall be visually compatible with contributing structures to which it is visually related.*

The standard is met. The roof of the addition and accessory structure will be flat.

Enclosure Along Street. *Appurtenances of a structure such as walls, fences, and evergreen landscape masses shall form a consistent wall of enclosure along the street.*

The standard is met. A 6-foot fence will screen the rear service yard, refuse storage, HVAC units, and the pre-manufactured walk-in cooler.

Scale of a Building. *The mass of a structure, and the size of window and door openings, porches and balconies shall be visually compatible with contributing structures to which they are visually related.*

The standard is met.

Development Standards.

Traditional Commercial - Neighborhood (TC-1) District. *The TC-1 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.*

Use. *(See Table 5.8.2.a. for permitted Principal Uses.)*

Ground Floor. *Commercial, civic, or residential.*

Ground Floor Area. 5,500 square feet maximum.

The standards are met.

Site.

Lot Area. 3,000 square feet minimum for all other uses.

Lot Width. 30 feet minimum

Building Frontage. 70% of lot width minimum (for lots less than 31 feet in width, provide either a five foot setback or 70% minimum building frontage)

The primary building and site configuration are existing.

Rear Yard. 10 feet minimum.

The standard is not met. The pre-fabricated walk-in cooler and addition do not provide a minimum 10-foot rear yard setback.

Height.

Building Height.

3 stories maximum.

1 story minimum.

45 feet maximum.

The standard is met. The accessory building will be one story at 11 feet tall.

Floor Height. Ground floor: 13 feet minimum.

Upper floors: 9 feet minimum.

The standards do not apply to accessory structures.

Ground Floor Elevation.

Nonresidential: No minimum.

The proposed foundation heights will match the height of the contributing building.

Accessory Uses.

General.

All accessory uses or buildings shall be located only in rear yards, except where otherwise provided for in this Ordinance.

An accessory use or building shall be set back not less than five feet from any lot line.

Accessory buildings or structures shall not have separate electrical meters.

The accessory structure will be setback at least five feet from lot lines.

The following standards from the Mid-City Zoning Ordinance (Article K) of the City of Savannah Zoning Ordinance apply:

Neighborhood Design Standards.

The intent of these standards is not to copy the architectural design of the past, but to create a set of contemporary standards that protect existing residential neighborhoods, address the existing character of commercial areas and reinforce the idea of a walkable community.

In order to convey a sense of place, buildings should be prominent in relation to the accommodation of vehicles, and should be situated in a manner consistent with historic development patterns. To promote pedestrian activity on both residential and commercial streets, buildings should be aligned and close to the streets they face.

Building height and vertical proportions of buildings should be in context with contributing structures in the same or adjacent block faces. The mass of the building should be broken-down both horizontally and vertically to convey a sense of human scale and visual interest that reflects the traditional size of buildings.

New construction, including accessory structures, shall comply with all of the standards of this section.

Where a material change in the exterior appearance of any existing building by addition, reconstruction or alteration is proposed, such change shall be consistent with the intent of each section below.

Preservation Standards. *For projects receiving federal funds, the Secretary of Interior's Standards for Rehabilitation shall take precedence over similar standards in this section.*

Repairs or Renovation. *All repair or renovation of a contributing structure shall occur so as to retain all character-defining elements. These may include, but are not limited to, window casings, porch columns, handrails, scroll brackets, corner boards, and similar features.*

The standards are met. The building's character defining features including the port cochere, brick building material, and original openings will be preserved.

Only two original wood windows currently exist at the property. The two-over-one windows flank the primary entrance at the south elevation. New wood true divided lite double hung windows will be installed in the original window openings.

Additions. *Where additions occur to any contributing structure, such additions shall be compatible with the original structure, including, but not limited to, size, scale, and rhythm of bays or similar features.*

The standard is met. The extension on the non-historic addition is compatible yet, differentiated from the historic structure. The mass and height of the addition is subordinate to the primary historic building.

Accessory Structures. *Accessory structures should be located to the rear of the lot, especially those accessed from lanes. Other structures should not dominate the principal structure on the lot.*

Height and Mass.

The height of a principal structure shall not be exceeded by any accessory structure on the same lot.

The mass of accessory structures shall be less than that of the principal structure.

The standards are met. The height and mass of the accessory structure is less than that of the principal structure.

Foundations. *Foundations that match the traditional pattern of construction in height and materials complement the craftsmanship of existing construction. The visual impression of separate piers is important to the look of traditional construction in the area.*

Foundation Construction.

Slab-on-grade foundations shall be allowed for new construction, provided they meet the minimum elevation requirements for the district.

The standard is met.

Exterior Building Walls. *Exterior building walls should reflect and complement the traditional materials and construction techniques of Savannah's historic regional architecture. Simple configuration and solid craftsmanship are favored over complexity in building form.*

Prohibited Materials.

Exterior building walls on contributing structures shall not be covered with the following materials:

*Vinyl siding;
Liquid vinyl siding; or
Z-brick.*

The standards are met.

Exterior building walls on all new structures or additions to existing structures shall not be constructed of the following materials:

*Corrugated metal; or
Unpainted, exposed concrete block walls, not including rusticated split-face or architectural profile masonry block.*

Notwithstanding the above, where prohibited building materials were used in the initial construction of a structure proposed to be expanded, the Design Administrator shall have the authority to permit any expansion to continue the use of such materials, where appropriate.

The standards are met.

Configuration. *The following exterior building wall configurations and techniques shall be permitted.*

Walls.

Blank wall areas shall not exceed 15 feet in vertical direction and 30 feet in the horizontal direction along any street.

Joints between different exterior building materials shall be horizontal and continue around corners except for towers, chimneys, and piers.

The standards are met.

Building Entrances.

Building entrances shall face the primary street on which the structure is located (normally, the street from which it takes its address).

Building entrances on corner lots shall be either oriented in the same direction as entrances of adjacent buildings or oriented toward the corner of the lot.

Double-height or two-story entrances shall not be permitted.

Doors shall be of glass, wood, clad wood or steel.

The standards are met. The corner parcel fronts both Price and 37th Street. The east and west building elevations fronting these streets will feature single entry doors as part of the proposed infill storefront system located within the existing port cochere. The doors will be constructed of clear anodized aluminum. The missing doors on the historic building will be replaced with 2-panel wood doors and one wood and glass replacement door at the building's south elevation.

Windows and Doors. *Correct use of windows and doors can enhance pedestrian activity at the street level and can provide a sense of rhythm in the architectural form of both residential and nonresidential buildings. Nonresidential buildings with ground floor storefronts should provide a higher level of transparency and access for connection of outside and interior activities.*

Nonresidential Façades.

Retail uses shall incorporate transparent features (windows and doors) over at least 70 percent of the ground floor façade.

All other nonresidential facades visible from the street shall incorporate transparent features (windows and doors) over at least 50 percent of the ground floor façade.

Where a residential structure has been converted to nonresidential use, the Design Administrator may reduce this requirement so long as the transparent features meet or exceed those of other contributing structures on the same block face.

The standards are met. The port cochere opening at the south elevation will be infilled with a clear anodized aluminum storefront. The east and west elevations will be infilled with storefront systems and two overhead coiling doors. The proposed glazing provides a high level of transparency and access for connection of outside and interior activities.

Window glass shall be transparent with no dark tints or mirror effects.

Ensure the standard is met.

Configuration. *The following configurations are permitted.*

All Windows. *The following shall apply to all windows on building elevations visible from the street.*

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

Windows shall be single-hung, double-hung, awning or casement.

The standards are met. The proposed casement windows on the addition are taller than they are wide.

Roofs. *Roof forms should be designed to provide visual interest and coherence in a manner that is consistent with contributing structures.*

Material. *Roofs that are visible from the public street shall be constructed of the following materials:*

Clay or concrete tile;

Standing seam (but not corrugated) metal;

Slate or equivalent synthetic; or

Asphalt or similar shingles.

The intent of the standards is met. TPO membrane is proposed on the addition, accessory structure and historic portion of the roof. The roofs will not be visible from the streets.

Configuration. *The following configurations are permitted.*

Pitch.

Shed roofs, and porch roofs, subordinate and attached to the primary structure, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be employed.

Skylights, roof decks, pergolas and roof vents are permitted only on the roof plane opposite the street-facing façade, or when screened from street view.

The standards are met. The roof of the addition and accessory building is flat. The flat roofs are appropriate, given that the roof on the primary historic building is flat.

Overhang.

Eaves and rakes on smaller accessory buildings and dormers shall overhang at least eight inches.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The standards are met. The overhanging eaves on the accessory building measure 2'-6".

Mechanical Equipment. *Mechanical equipment visible from the street increases visual clutter. The correct placement of equipment, screened and out of view, enhances the visual character of the area.*

Air compressors, mechanical pumps, water heaters, water softeners, utility meters, utility boxes, air conditioners and other similar types of equipment shall be placed in rear and side yards, and screened from view if visible from the street.

Roof mounted equipment shall be screened from street view by a parapet wall.

The refuse storage and mechanical equipment will be screened.

Parking. *To create and protect contiguous, active pedestrian street fronts, parking areas should be located to the side and rear of structures.*

Location. *No parking area or parking structure shall be allowed in any required street yard.*

The standard is met.

Parking Spaces. *The following minimum space requirements may be met on-site or off-site, provided long-term access to any off-site spaces can be demonstrated.*

The number of parking spaces for buildings with both residential and nonresidential floor space shall be determined by calculating the total floor area for each use separately and then applying the appropriate minimum and maximum requirements.

Nonresidential use less than 2,500 square feet. *No minimum space requirement. Maximum requirement of one space per 500 square feet of floor area if located on-site.*

The existing ground floor area is 915 square feet and the proposed ground floor area is 1,175 square feet. No minimum spaces required. Four new street parking spaces will be created with the infill of the curb cut along Price Street.

Parking Access. *To enhance pedestrian activity, access and safety, the number of curb cuts should be kept to a minimum.*

All lots shall front on a public roadway or private street.

Where a site has access by way of a rear lane, the lane shall be the sole means of vehicular access to the site.

The site currently features two curb cuts. No new curb cuts are proposed. If any City departments require additional upgrades to the site, the site must also come into compliance with the Mid-City Historic District Ordinance. Another COA application, review, and approval will be required. The work may include, but not be limited to: removing and reducing curb cuts, reinstating tree lawns, etc.

Lighting. *Lighting shall be designed in a consistent and coordinated manner. Lighting fixtures should be integrated and designed to blend into the surrounding landscape.*

Provide specifications for any proposed lighting.

Walls and Fences. *When used correctly, walls and fences help to define outdoor spaces, separate the private and public realms and add architectural interest to a building's façade. When used incorrectly, walls and fences can restrict light, obstruct views and impede pedestrian activity.*

Fences and Walls.

An ornamental fence or wall no more than 36 inches in height may be installed along the street property line and any side lot line forward of the front building line.

Staff requests an elevation drawing for the proposed knee wall at the corner of 37th Street and Price Street. Ensure the height does not exceed 36 inches.

A privacy fence or wall no more than six feet in height may be installed along the remaining side and rear lot lines. Screening walls required by this Ordinance may be erected up to a maximum of eight feet in height. Chain-link fences shall only be permitted to the rear of the principal structure.

The proposed rear yard privacy fence is proposed at 6 feet. Staff recommends adding two additional feet of semi-transparent screening to the height, to shield the pre-manufactured walk-in cooler.

VARIANCE:

The applicant is requesting a variance from the following standard:

Rear Yard. 10 feet minimum.

The standard is not met. The pre-fabricated walk-in cooler and addition do not provide a minimum 10-foot rear yard setback. The addition appears to provide approximately 8-feet from the rear yard and the cooler appears to provide approximately 1-foot from the rear yard.

The following standards from the Mid-City Zoning Ordinance (Article K) of the City of Savannah Zoning Ordinance apply:

Variances.

MPC Review. *The Metropolitan Planning Commission may waive measurable development and design standards by up to 20% during the COA review process when the Commission determines that such waiver is visually compatible with the historic context.*

ZBA Review. *Where a variance to a requirement in the Mid-City Zoning District, or to a measurable standard beyond 20% in Mid-City Use Regulations is proposed, it shall be reviewed by the Board of Appeals in accordance with Article H. No use variances shall be considered. The Metropolitan Planning Commission shall make a recommendation regarding the variance to the Zoning Board of Appeals.*

Staff recommends approval of the requested variances. The existing lot, with the principal nonresidential building, has an unusual triangular shape due to its close proximity to a railroad track to the northwest. The existing principal building does not meet the required 10-foot rear yard setback, nor will the proposed extension to the addition or proposed pre-fab walk-in cooler. However, the additions are visually compatible and meet the intent of the Ordinance.

DECISION:

Approval of the rehabilitation including the expansion of an addition and a new accessory structure at 410 East 37th Street with the following conditions:

1. Provide a specification for the aluminum clad wood casement windows, any proposed lighting, and security screening for the opening in the accessory building.
2. Submit an elevation drawing and proposed finish for the concrete wall and ensure the fence is painted or stained. Ensure the low wall does not exceed a height of 36-inches.
3. Add two additional feet of semi-transparent screening to the height, to shield the pre-manufactured walk-in cooler.
4. If possible, staff recommends reducing the curb cut along 37th Street to 20 feet, and that the sidewalk serve as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.
5. A variance is granted for the rear yard setbacks.
6. Window glass shall be transparent with no dark tints or mirror effects.

Because otherwise the proposed work is visually compatible and meets the standards.

Recommend approval to the Zoning Board of Appeals for variances to the rear yard setback standard.



Ellen I. Harris, AICP, LEED AP
Director of Urban Planning and Historic Preservation

12/27/18

Date



Melanie Wilson, Executive Director
Chatham County-Savannah Metropolitan Planning Commission

12/27/18

Date


This decision will expire on **December 21, 2019.**

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, both sets of plans submitted for the permit must display the Certificate of**

Staff Decision – Petition of Josh Ward for Ward Architecture + Preservation
410 East 37th Street
File No. 18-006572-COA
December 21, 2018
Page 12

Appropriateness stamp certifying that they are consistent with the approved plans. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

EIH: ahs

CERTIFICATE OF APPROPRIATENESS

Historic District: Mid-City Historic District

File #: 18-006572-COA Approval Date: 12/21/2018

Address: 410 East 37th Street

Work Approved:

**Rehabilitation, expansion of an addition, & new
construction of an accessory structure**

Note: This should be posted in a conspicuous location next to the building permit & visible to the public.



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410 EAST 37TH STREET REHABILITATION

410 East 37th Street

Savannah, Georgia

PIN#: 2-0064-33-001

THOMAS SQUARE HISTORIC DISTRICT REVIEW SET - NOV. 29, 2018



PROJECT DESCRIPTION:

THIS SUBMITTAL SEEKS THE APPROVAL FOR THE REHABILITATION OF 410 EAST 37TH STREET ON THE EASTERN EDGE OF THE THOMAS SQUARE NEIGHBORHOOD. ORIGINALLY BUILT AS A GULF SERVICE STATION PROTOTYPE IN 1927, THE BUILDING HAS RESTED IN A STATE OF DISREPAIR FOR MANY YEARS. ALONG WITH THE PRESERVATION SENSITIVE ALTERATIONS, AN ADDITION AND ACCESSORY STRUCTURE WILL BE ADDED TO THE PROPERTY.

EXISTING BUILDING

THE BUILDING'S INTERIOR WILL BE RENOVATED AND EXPANDED SLIGHTLY BY ADDING TO AN ALREADY EXISTING NON-HISTORIC ADDITION. THE HISTORIC 1-STORY BUILDING WILL BE RENOVATED WHILE ADHERING TO THE SECRETARY OF INTERIOR'S STANDARDS IN ORDER TO RECEIVE TAX CREDITS. INTERIOR MODIFICATIONS INCLUDE INSTALLING AN ADA RESTROOM AND UPFITTING THE SPACE WITH NEW MEP FOR ITS FUTURE COMMERCIAL USE.

PORT COCHERE:

THE PORT COCHERE WILL BE USED AS A DINING SPACE. TO ALLOW FOR FULL SEASONAL USE IT WILL BE ENCLOSED, BUT BY THE MOST TRANSPARENT MEANS POSSIBLE. ALUMINUM STOREFRONT DOORS AND WINDOWS WILL ALIGN UNDERNEATH THE LARGE BEAMS. FOUR OVERHEAD COILING DOORS WILL ALLOW THE SPACE TO BE OPEN TO THE OUTSIDE DURING TEMPERATE CLIMATE WHILE ALSO REFERENCING THE BUILDING'S AUTOMOBILE PAST. A WOOD DECK WILL BRING VISITORS ONE STEP BELOW THE FINISH FLOOR OF THE ORIGINAL BUILDING AND WILL HELP TO SOFTEN THE PALETTE OF THE DINING SPACE.

ADDITION:

THE NON-HISTORIC ADDITION LOCATED ON THE SOUTHWEST CORNER OF THE BUILDING WILL BE EXTENDED. THE EXISTING ROOF MATERIAL AND FRAMING WILL BE REMOVED ALONG WITH THE T1-11 SIDING. THE EXPANDED ADDITION WILL BE SUBORDINATE IN SCALE TO THE ORIGINAL STRUCTURE, AND DIFFERENTIATED IN MATERIAL TO PRESERVE THE ORIGINAL STRUCTURE'S CHARACTER. IT WILL BE CLAD IN PAINTED HORIZONTAL WOOD 1X4 BATTENS AND WILL HAVE AN ALUMINUM CLAD WOOD CASEMENT WINDOWS ALONG ITS SOUTH FAÇADE.

ACCESSORY STRUCTURE

A SMALL ACCESSORY STRUCTURE IS PLANNED WHERE IT IS BELIEVED A VEHICULAR LIFT ONCE EXISTED. THE ORIGINAL ROUND CONCRETE OUTLINE STILL REMAINS VISIBLE ADJACENT TO THE MAIN BUILDING'S SLAB. THE NEW ACCESSORY STRUCTURE TAKES ITS FORM FROM THIS HISTORIC SITE FEATURE AND IS A 14'-6" DIAMETER ROUND BUILDING. A HORIZONTAL OPENING WILL FACE THE INTERSECTION AND WILL CONTAIN A STAINLESS STEEL COUNTERTOP FOR THE BAR. THE SMALL ACCESSORY STRUCTURE WILL BE CLAD IN THE SAME PAINTED HORIZONTAL WOOD 1X4 BATTENS AS THE MAIN BUILDING'S ADDITION. THE TWO ELEMENTS WILL HELP TO BALANCE THE VISUAL IMPACT OF THE PROPERTY.

ALL PAINT COLORS WILL BE SUBMITTED TO STAFF AT LATER DATE.

DRAWING INDEX:

SHEET	SHEET NAME
G000	COVER SHEET
G001	CONTEXT AND EXISTING CONDITIONS
G002	SITE AND BUILDING HISTORY
G100	EXISTING SITE PLAN
G101	PROPOSED SITE PLAN
D101	FLOOR PLAN - EXISTING
D102	EXISTING ROOF PLAN
A101	FLOOR PLAN - PROPOSED
A102	ROOF PLAN - PROPOSED
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS
A204	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A302	WALL SECTIONS
A501	PERSPECTIVES



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410 EAST 37TH REHABILITATION

410 EAST 37TH ST.
SAVANNAH, GA 31401

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COVER SHEET

PROJECT NO. 1805.00

DATE 11.29.18

DRAWING NO.

G000



VIEW OF NEIGHBOR TO SOUTH



VIEW OF NEIGHBOR TO EAST



VIEW OF NEIGHBOR TO WEST



NTS
CONTEXT



NTS
AERIAL



SOUTH FACADE - PORT COCHERE



SOUTH FACADE - ENTRY



WEST FACADE



EAST FACADE



NORTH FACADE



SITE DETAIL

ward
architecture
+preservation

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**410 EAST 37TH
REHABILITATION**

410 EAST 37TH ST.
SAVANNAH, GA 31401

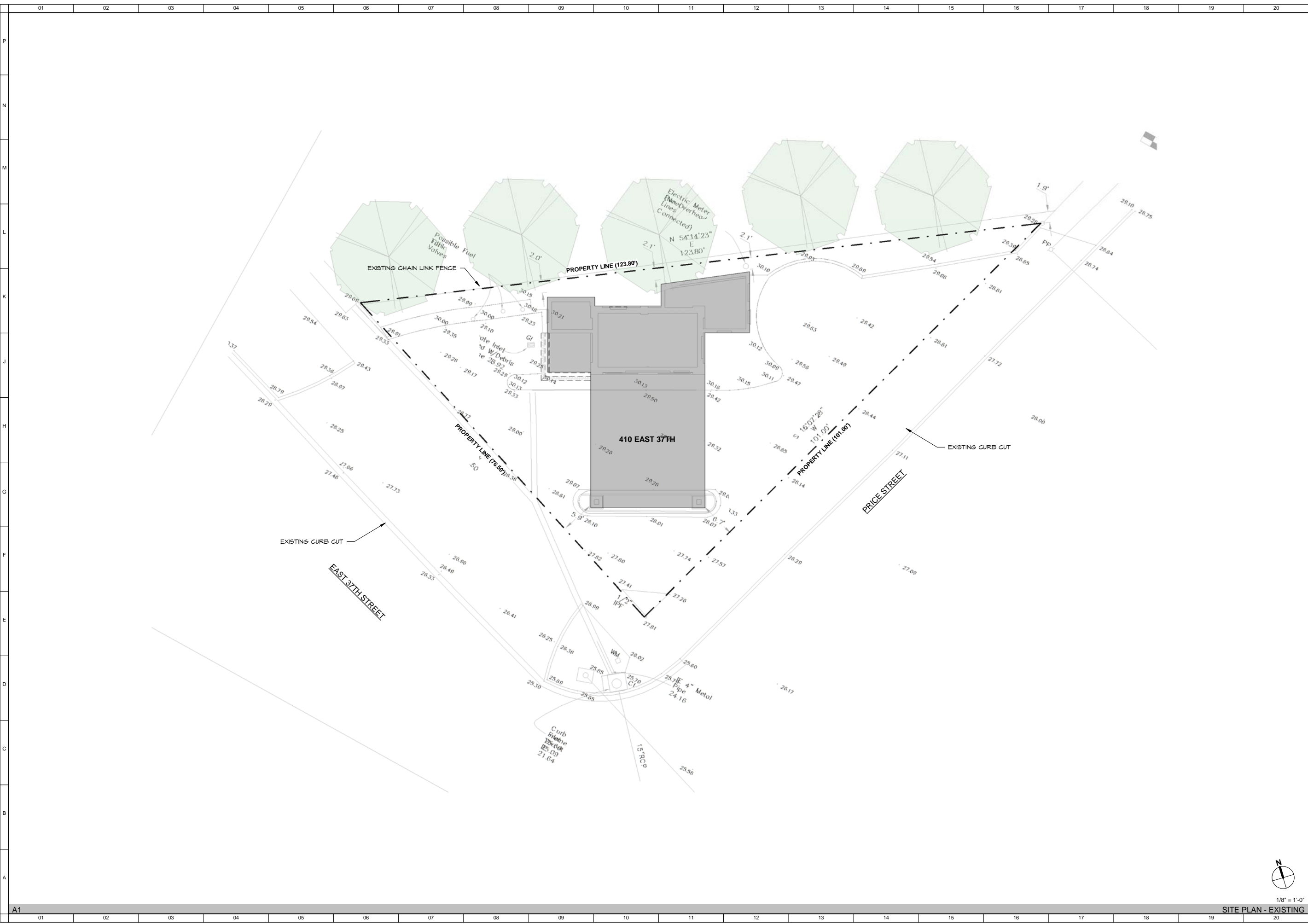
JOSHUA WARD, ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE, AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

**CONTEXT AND
EXISTING
CONDITIONS**

PROJECT NO. 1805.00
DATE 11.29.18
DRAWING NO.

G001

NTS
EXISTING CONDITIONS



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**410 EAST 37TH
 REHABILITATION**

410 EAST 37TH ST.
 SAVANNAH, GA 31401

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1/8" = 1'-0"

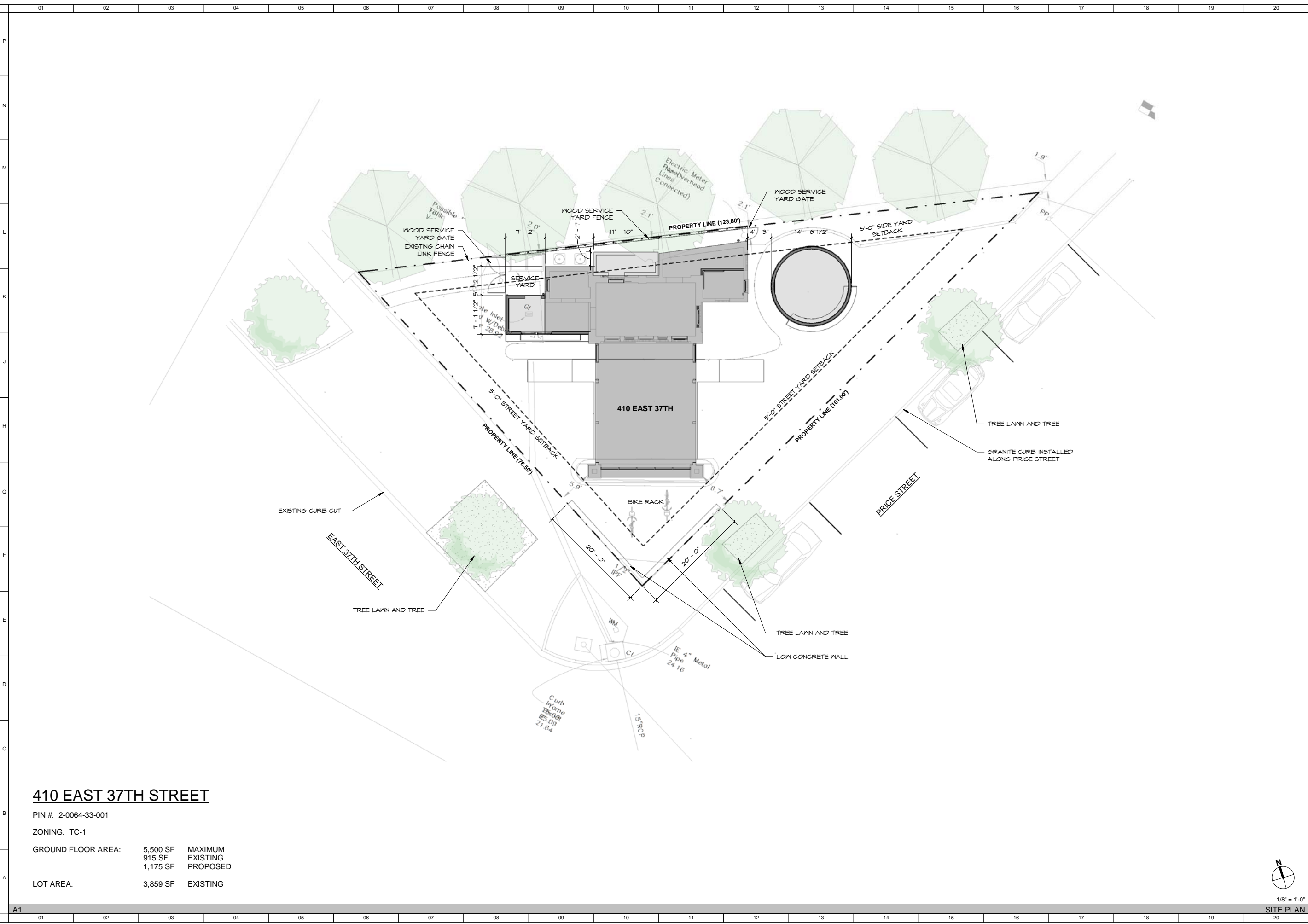
SITE PLAN - EXISTING

EXISTING SITE PLAN

PROJECT NO. 1805.00
 DATE 11.29.18
 DRAWING NO.

G100

12/19/2018 9:23:31 PM



410 EAST 37TH STREET

PIN #: 2-0064-33-001

ZONING: TC-1

GROUND FLOOR AREA: 5,500 SF MAXIMUM
 915 SF EXISTING
 1,175 SF PROPOSED

LOT AREA: 3,859 SF EXISTING



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410 EAST 37TH REHABILITATION

410 EAST 37TH ST.
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PROPOSED SITE PLAN

PROJECT NO. 1805.00

DATE 11.29.18

DRAWING NO.

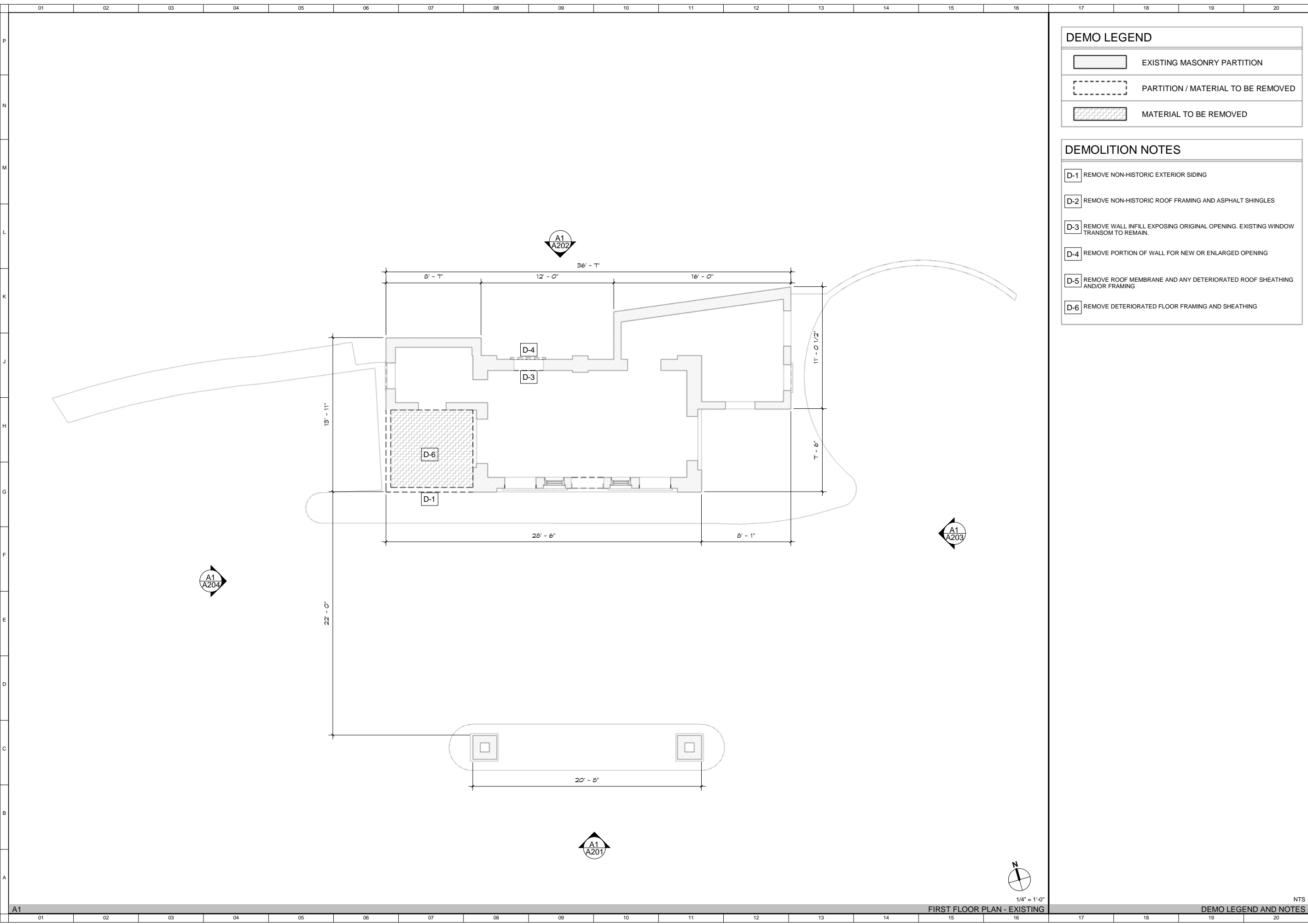
G101



1/8" = 1'-0"

SITE PLAN

12/19/2018 9:23:36 PM



DEMO LEGEND	
	EXISTING MASONRY PARTITION
	PARTITION / MATERIAL TO BE REMOVED
	MATERIAL TO BE REMOVED

- DEMOLITION NOTES**
- D-1** REMOVE NON-HISTORIC EXTERIOR SIDING
 - D-2** REMOVE NON-HISTORIC ROOF FRAMING AND ASPHALT SHINGLES
 - D-3** REMOVE WALL INFILL EXPOSING ORIGINAL OPENING. EXISTING WINDOW TRANSOM TO REMAIN.
 - D-4** REMOVE PORTION OF WALL FOR NEW OR ENLARGED OPENING
 - D-5** REMOVE ROOF MEMBRANE AND ANY DETERIORATED ROOF SHEATHING AND/OR FRAMING
 - D-6** REMOVE DETERIORATED FLOOR FRAMING AND SHEATHING



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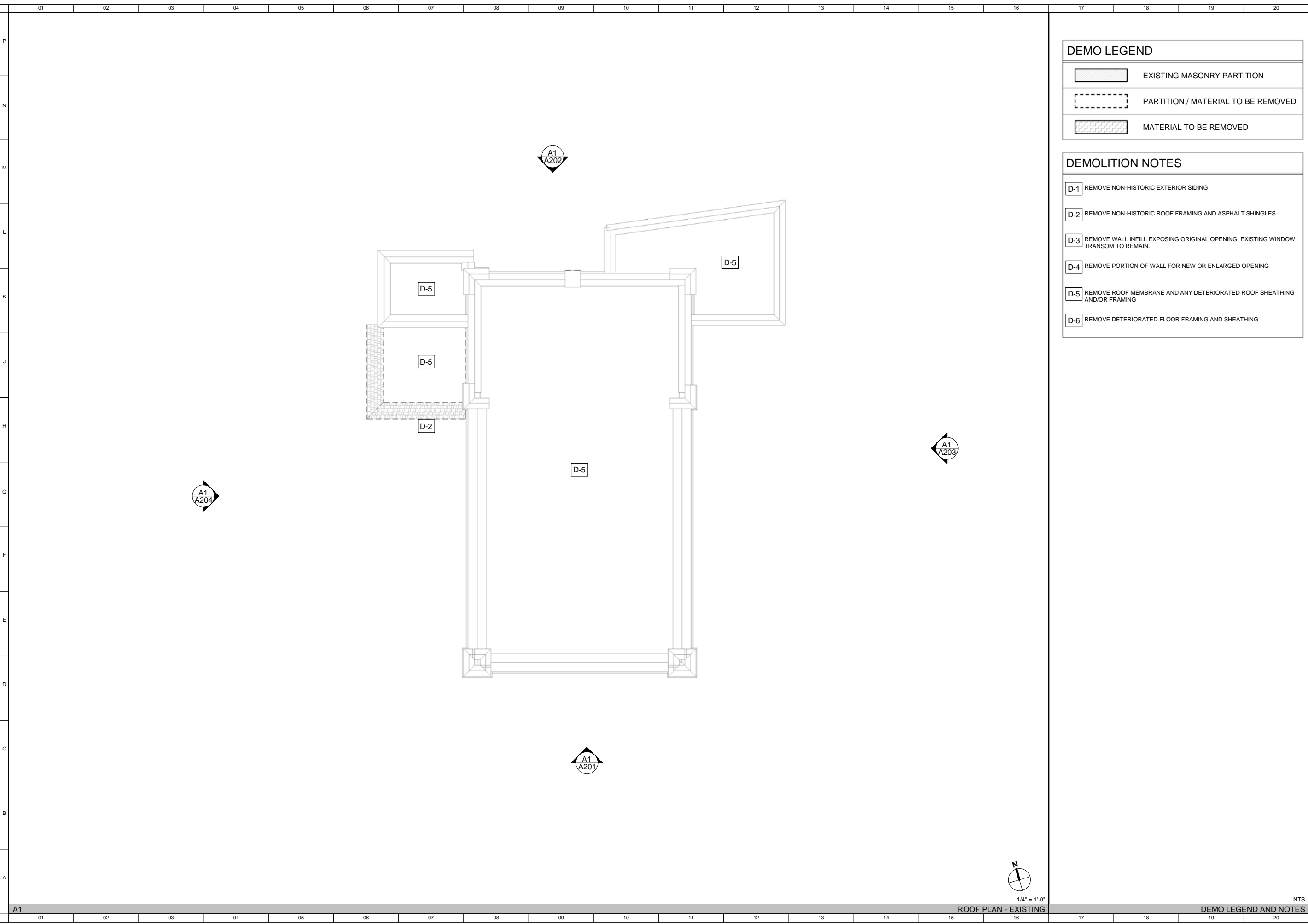
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FLOOR PLAN - EXISTING

PROJECT NO. 1805.00
DATE 11.29.18
DRAWING NO.

D101



DEMO LEGEND	
	EXISTING MASONRY PARTITION
	PARTITION / MATERIAL TO BE REMOVED
	MATERIAL TO BE REMOVED

- DEMOLITION NOTES**
- D-1 REMOVE NON-HISTORIC EXTERIOR SIDING
 - D-2 REMOVE NON-HISTORIC ROOF FRAMING AND ASPHALT SHINGLES
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EXISTING ROOF PLAN

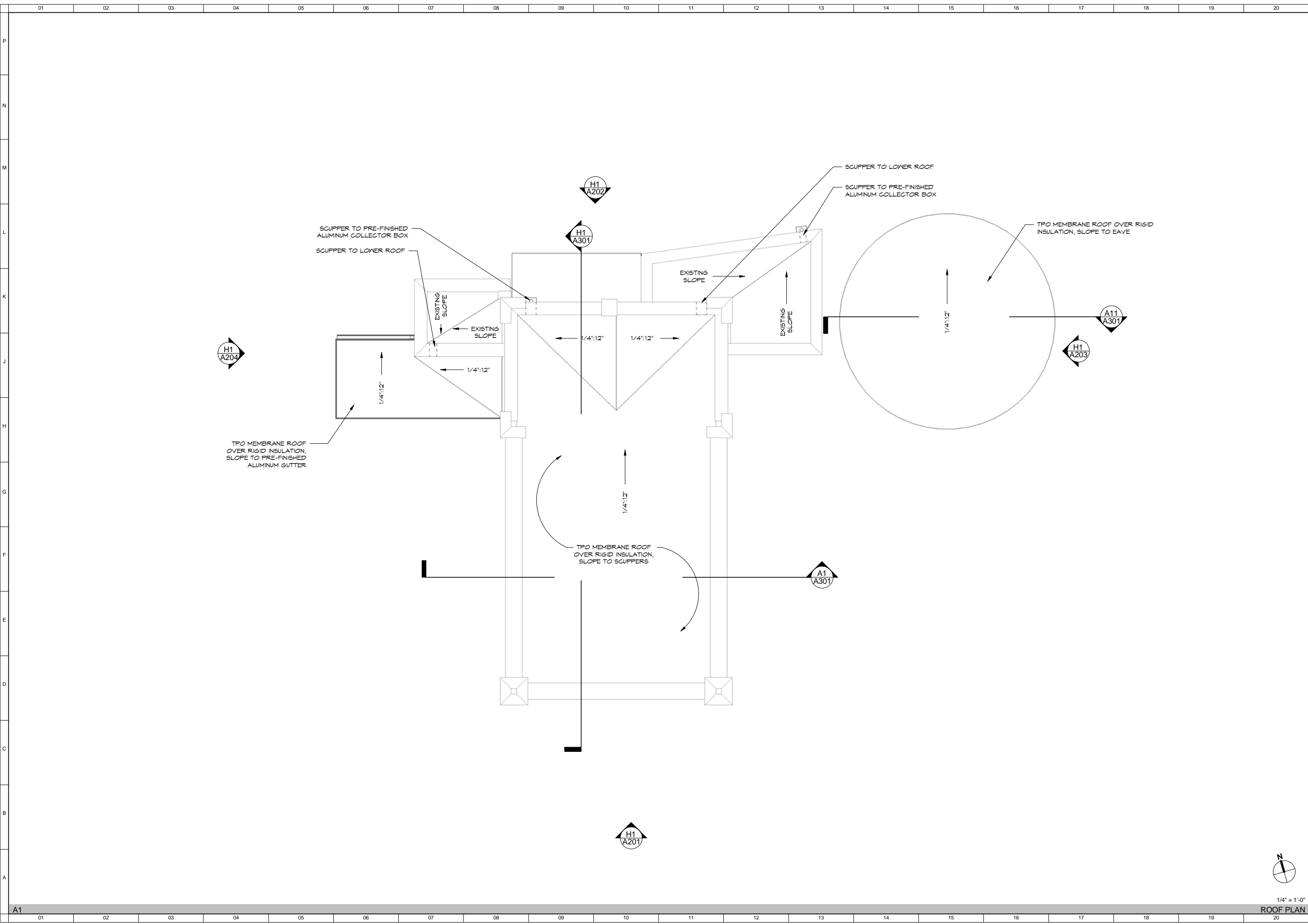
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DATE 11.29.18
DRAWING NO.

D102

1/4" = 1'-0"
ROOF PLAN - EXISTING

NTS
DEMO LEGEND AND NOTES

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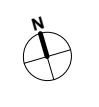
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ROOF PLAN - PROPOSED

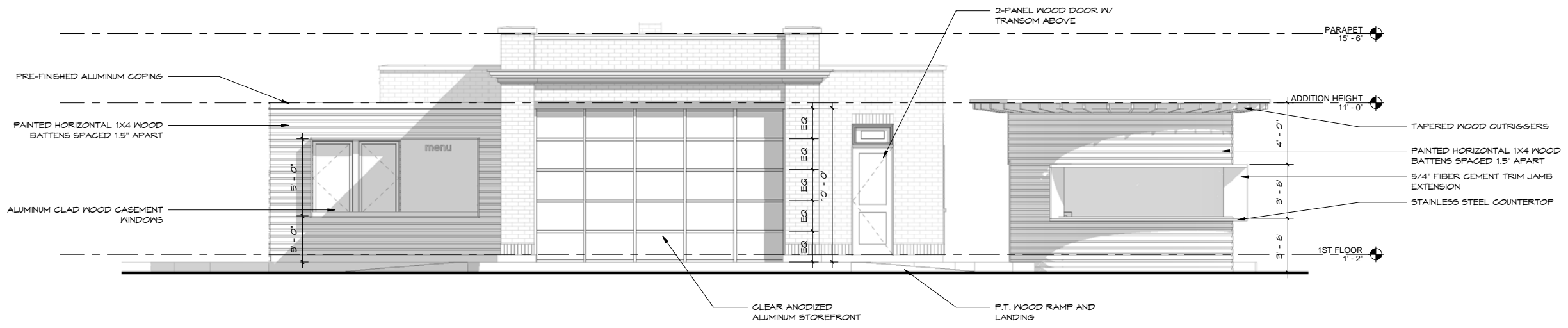
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A102



1/4" = 1'-0"
ROOF PLAN

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1/4" = 1'-0"

SOUTH ELEVATION

DEMO LEGEND	
	EXISTING MASONRY PARTITION
	PARTITION / MATERIAL TO BE REMOVED
	MATERIAL TO BE REMOVED

DEMOLITION NOTES	
D-1	REMOVE NON-HISTORIC EXTERIOR SIDING
D-2	REMOVE NON-HISTORIC ROOF FRAMING AND ASPHALT SHINGLES
D-3	REMOVE WALL INFILL EXPOSING ORIGINAL OPENING. EXISTING WINDOW TRANSOM TO REMAIN.
D-4	REMOVE PORTION OF WALL FOR NEW OR ENLARGED OPENING
D-5	REMOVE ROOF MEMBRANE AND ANY DETERIORATED ROOF SHEATHING AND/OR FRAMING
D-6	REMOVE DETERIORATED FLOOR FRAMING AND SHEATHING



1/4" = 1'-0"

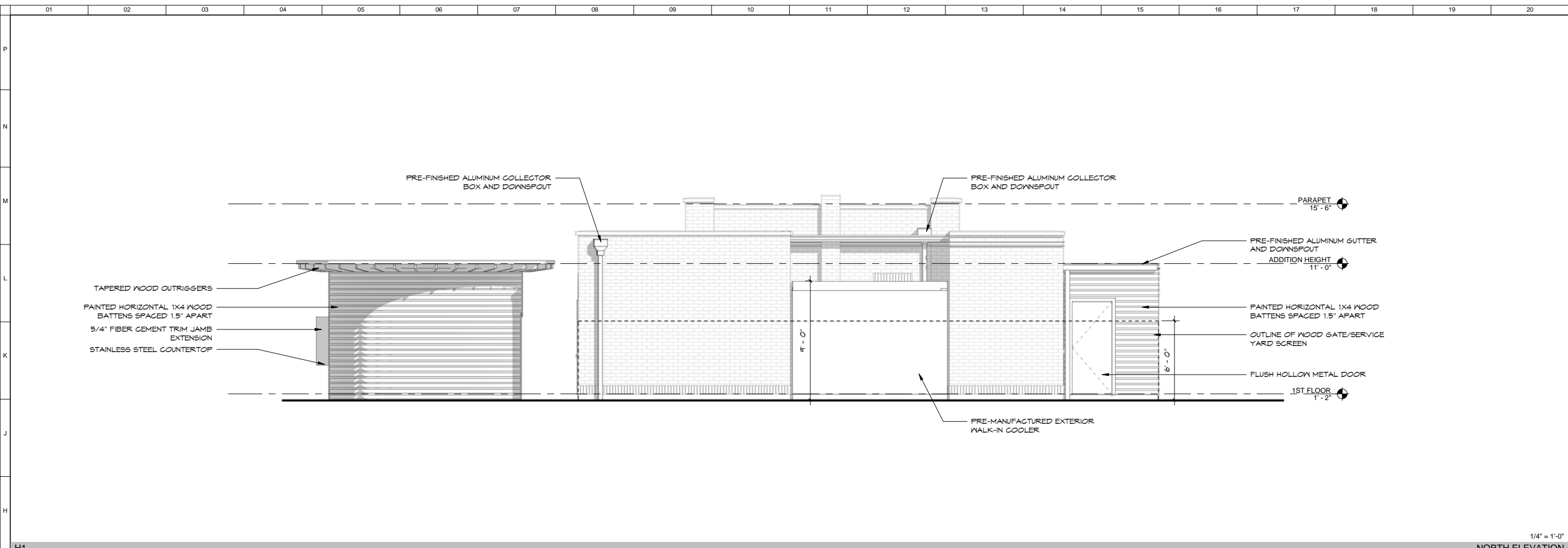
SOUTH ELEVATION - EXISTING

**BUILDING
ELEVATIONS**

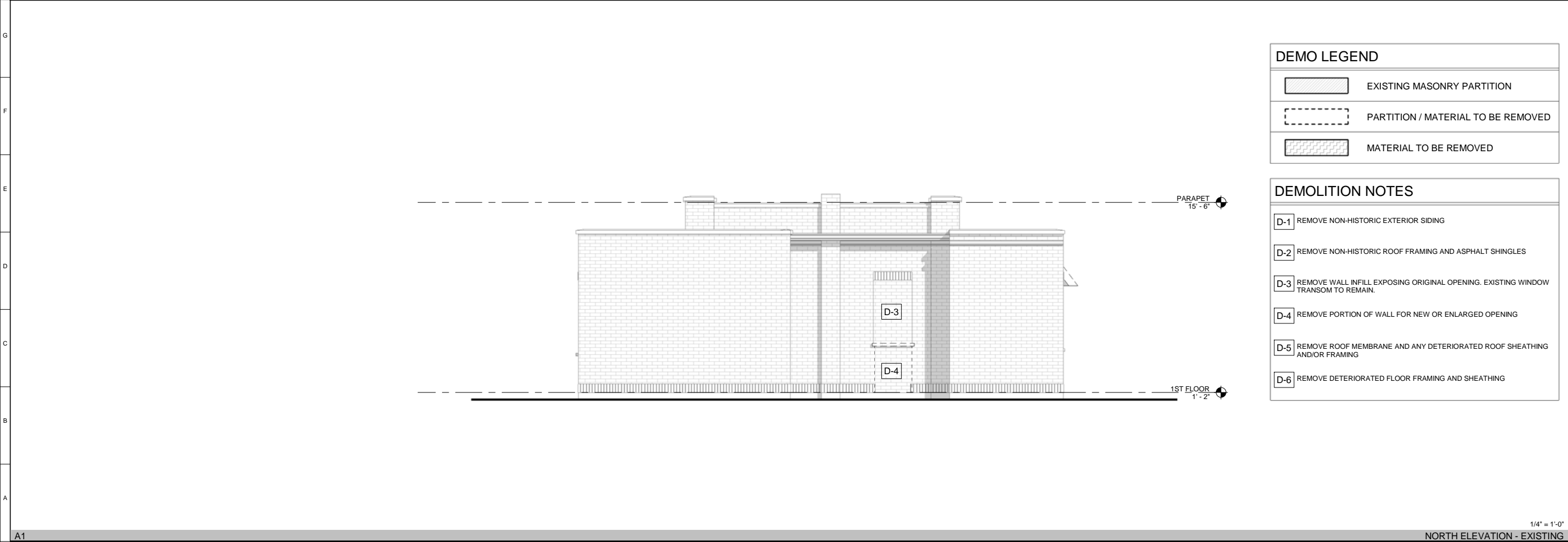
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A201

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1/4" = 1'-0"
NORTH ELEVATION



1/4" = 1'-0"
NORTH ELEVATION - EXISTING

DEMO LEGEND	
	EXISTING MASONRY PARTITION
	PARTITION / MATERIAL TO BE REMOVED
	MATERIAL TO BE REMOVED

DEMOLITION NOTES	
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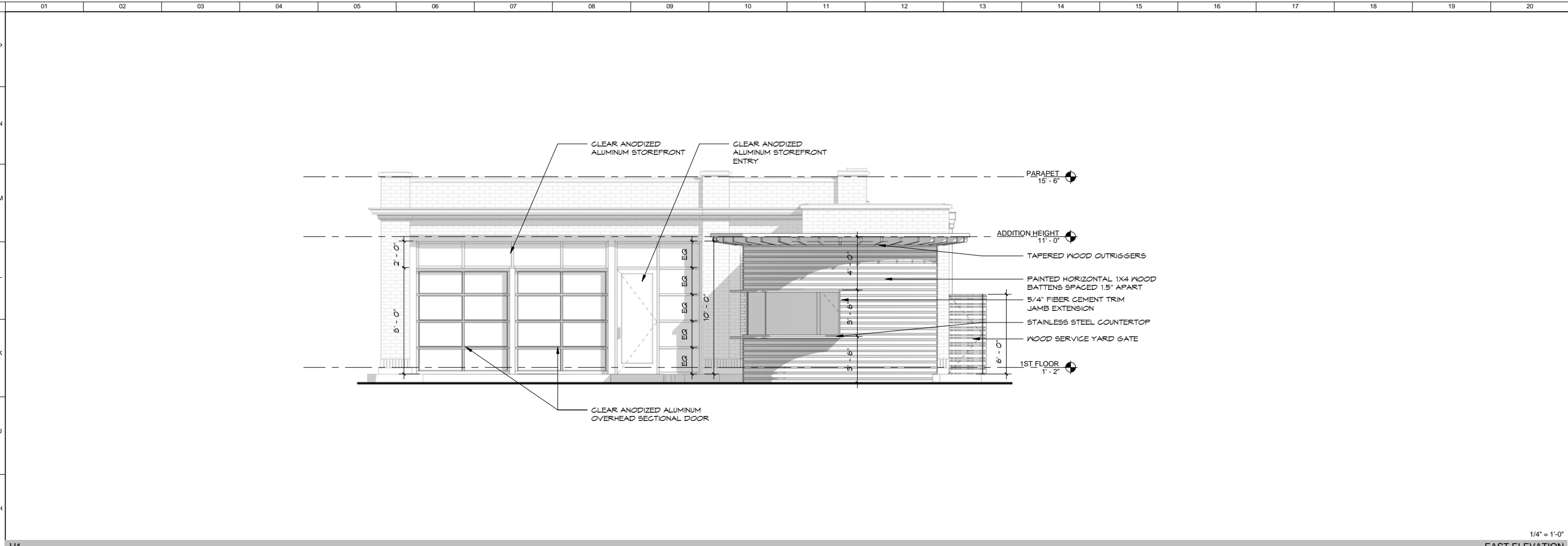
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BUILDING ELEVATIONS

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A202

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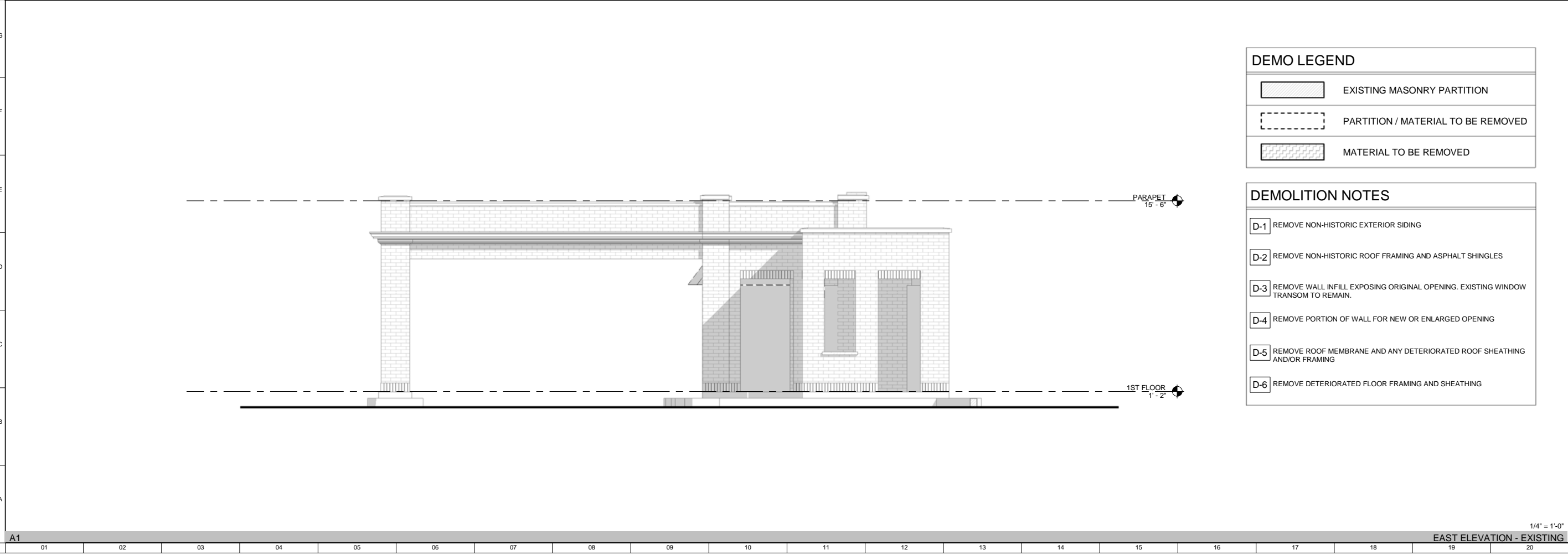
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1/4" = 1'-0"
EAST ELEVATION



DEMO LEGEND	
	EXISTING MASONRY PARTITION
	PARTITION / MATERIAL TO BE REMOVED
	MATERIAL TO BE REMOVED

DEMOLITION NOTES	
D-1	REMOVE NON-HISTORIC EXTERIOR SIDING
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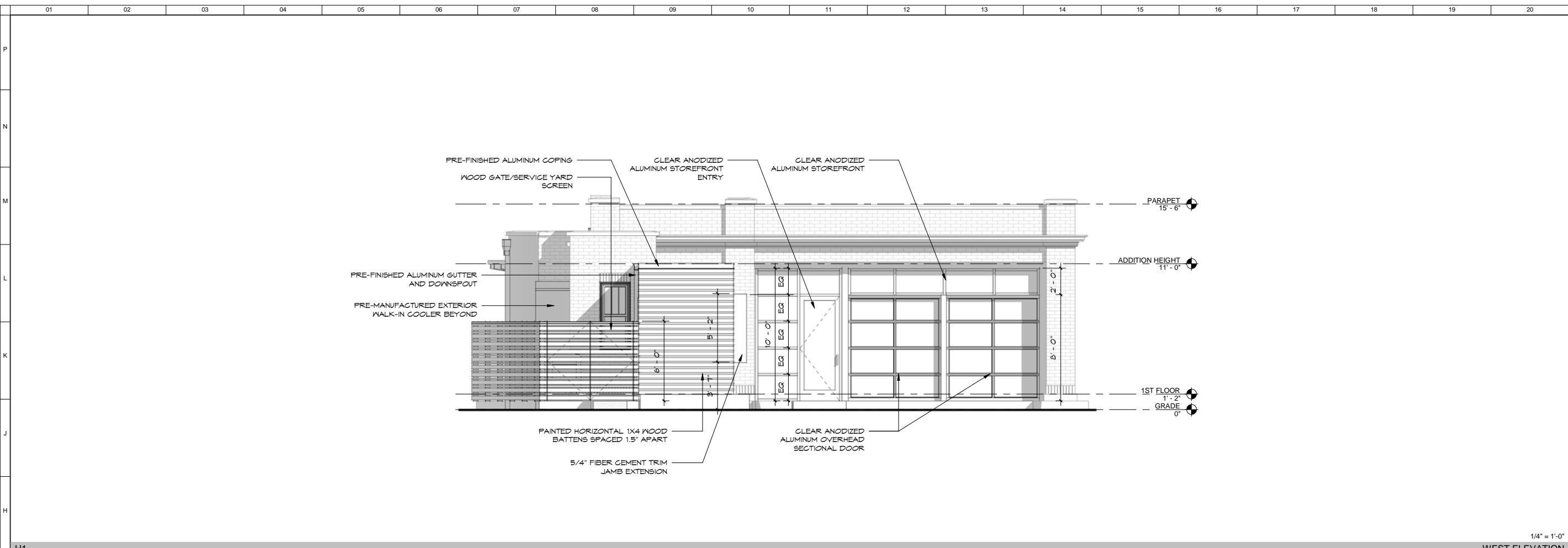
1/4" = 1'-0"
EAST ELEVATION - EXISTING

**BUILDING
ELEVATIONS**

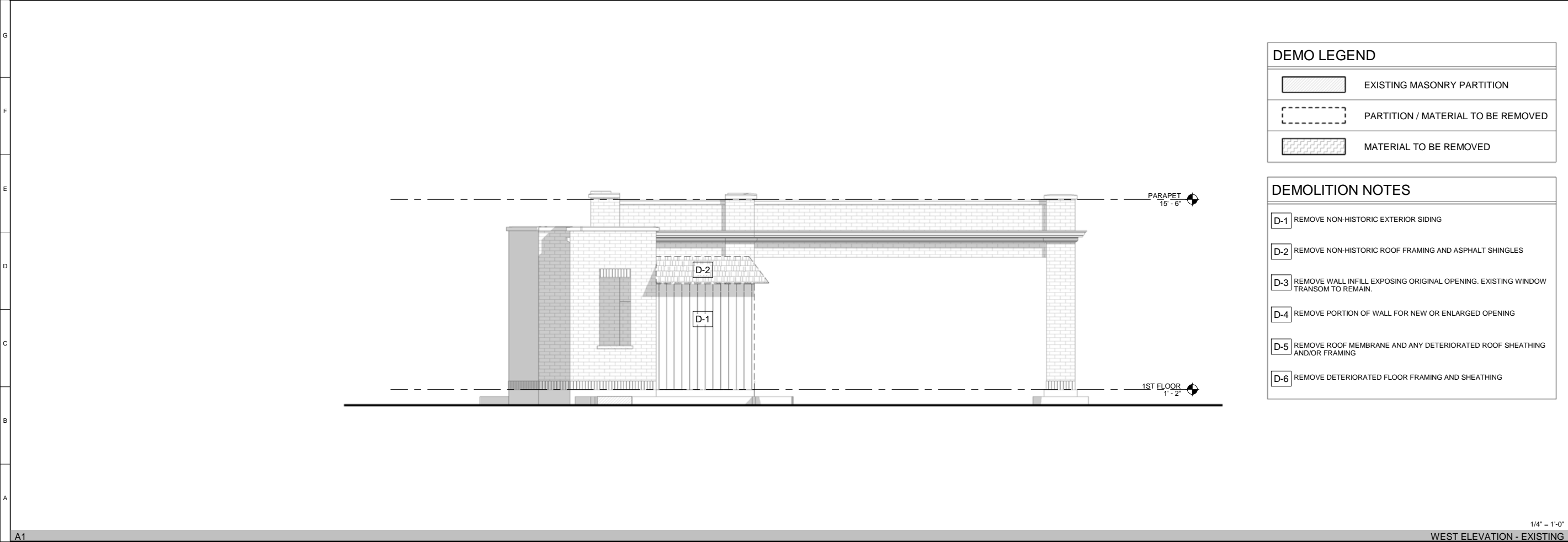
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1/4" = 1'-0"
WEST ELEVATION



1/4" = 1'-0"
WEST ELEVATION - EXISTING



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BUILDING ELEVATIONS

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A204

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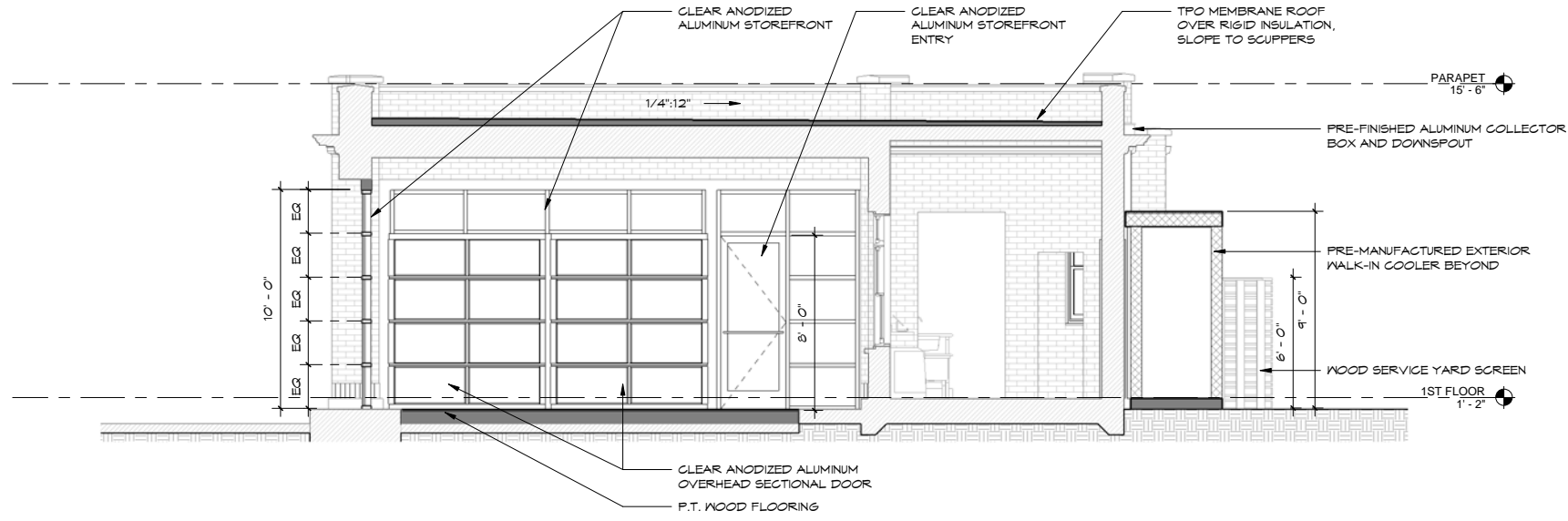


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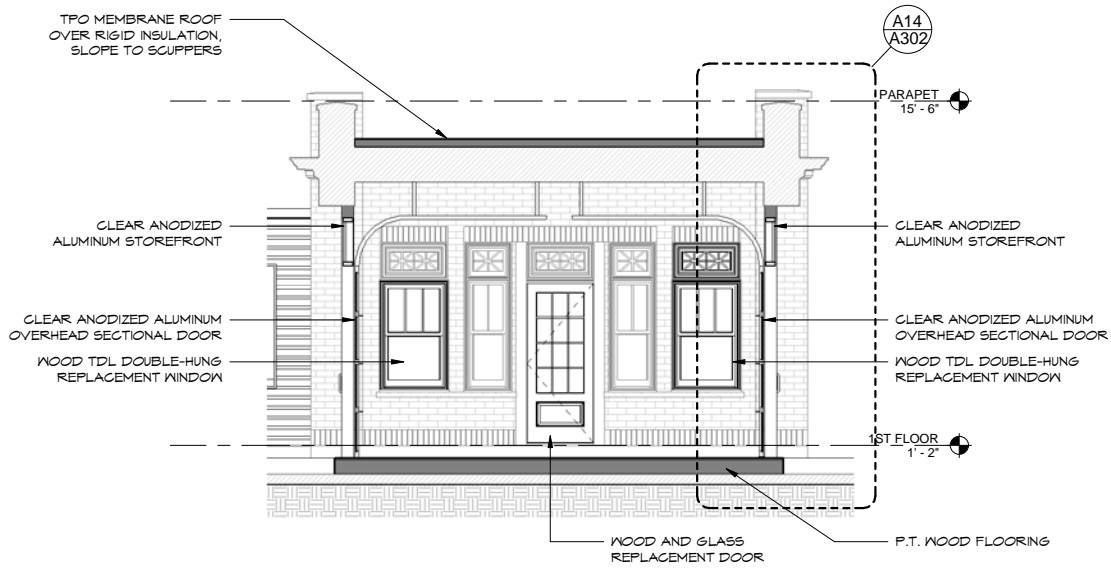
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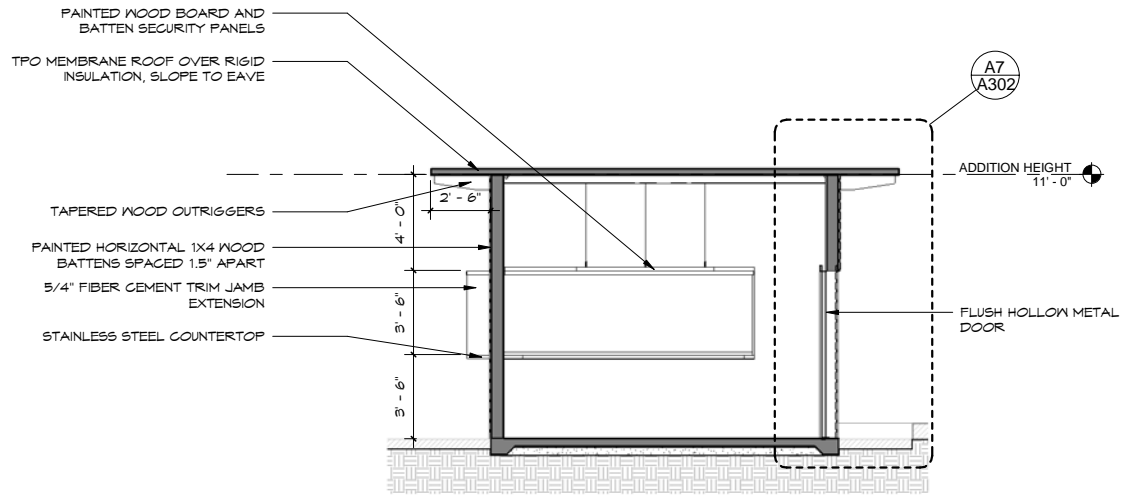
1/4" = 1'-0"

BUILDING SECTION



1/4" = 1'-0"

PORT COCHERE SECTION



1/4" = 1'-0"

ADDITION SECTION

BUILDING SECTIONS

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A301

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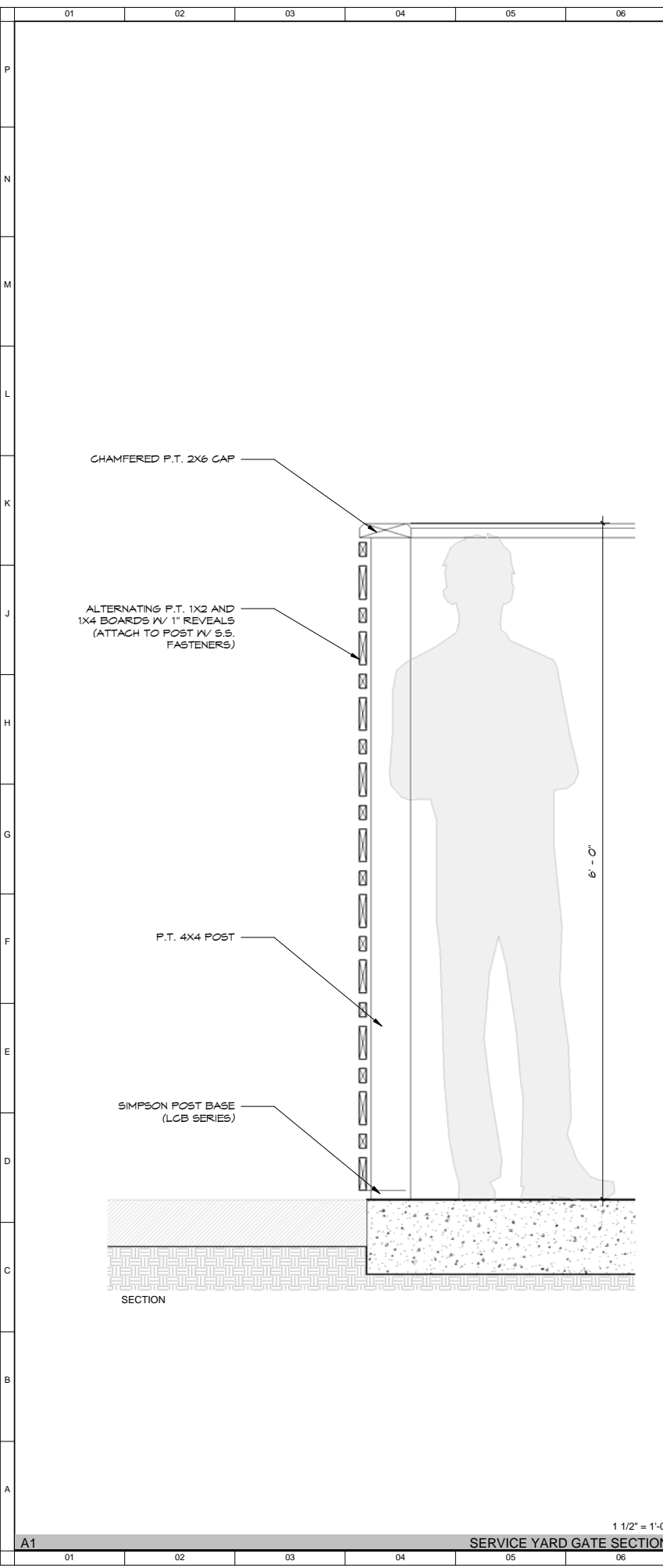
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WALL SECTIONS

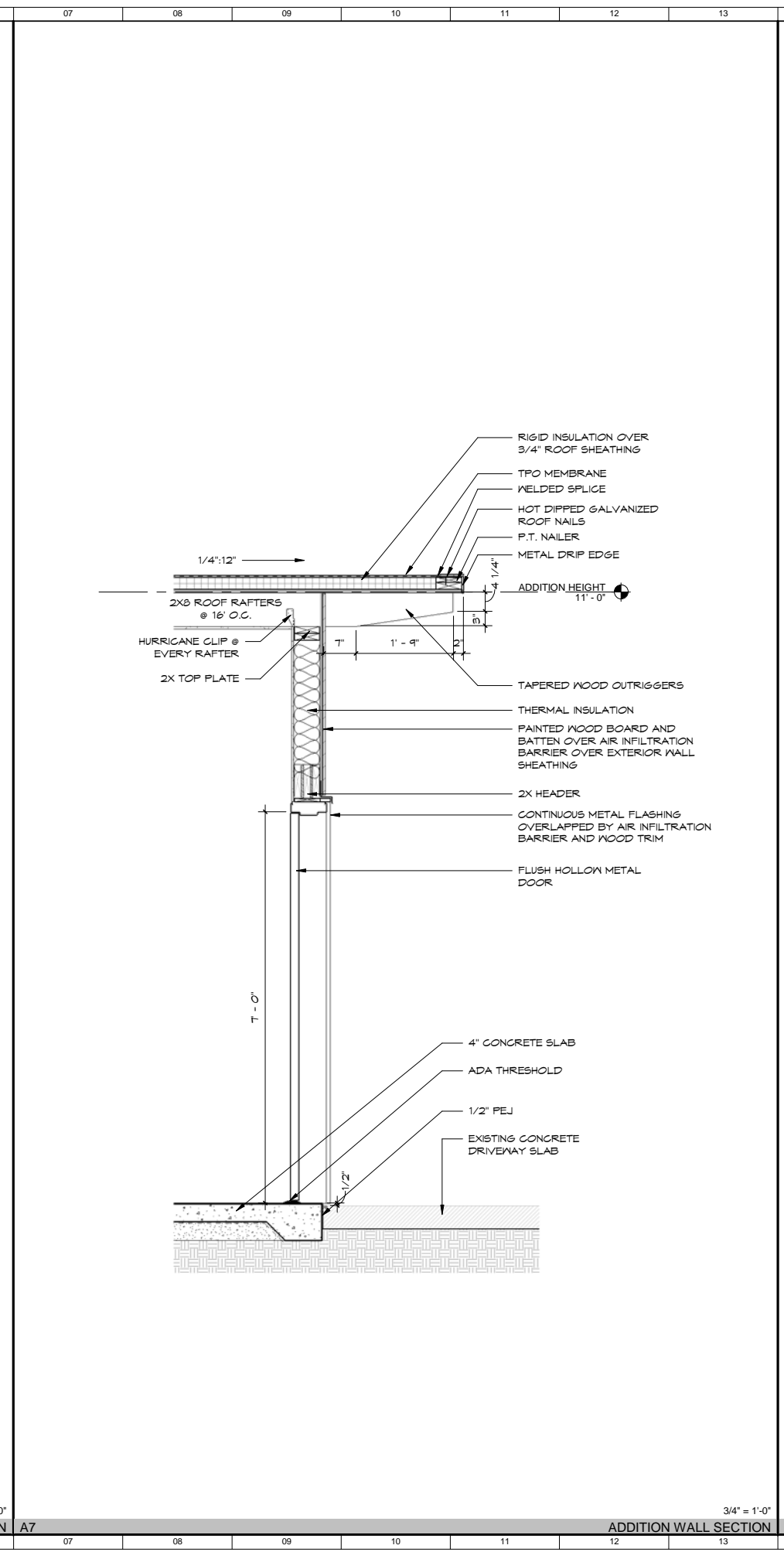
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A302

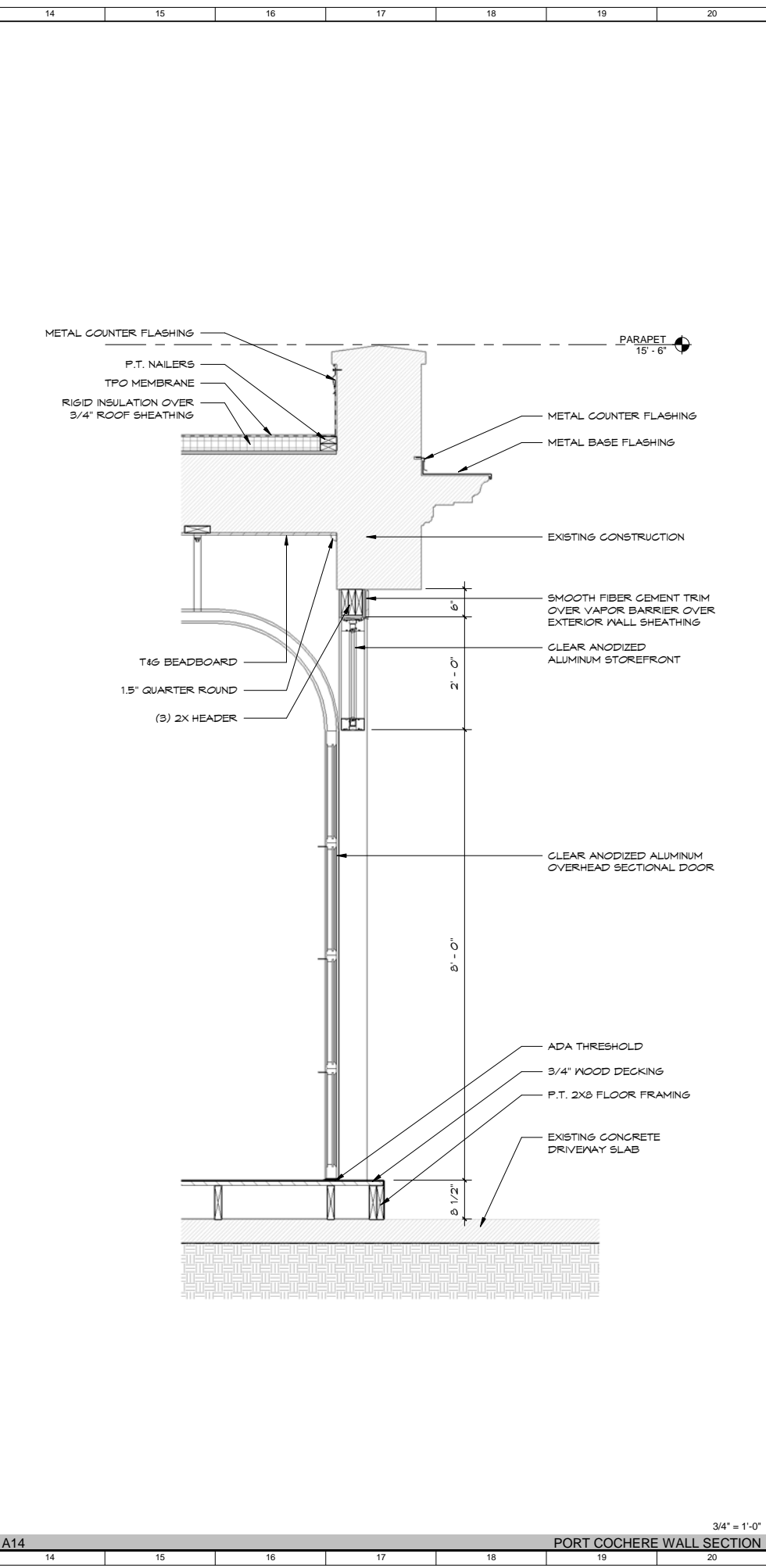
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A7 SERVICE YARD GATE SECTION



A14 ADDITION WALL SECTION



A14 PORT COCHERE WALL SECTION



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PERSPECTIVES

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