

September 07, 2022

Ms. Leah Michalak
Savannah Historic Preservation Commission
PO Box 8246
Savannah, GA 314101

Re: Project Description for 401 West 41st Street

Dear Leah:

We are applying for a COA approval for a complete interior/exterior rehabilitation with a partial second level addition to the property located at 401 West 41st Street.

There are two connected buildings on the site both first show up on the 1916 Sanborn maps. The structure on the corner of Montgomery Street and W. 41st St. is a 2-story wood frame building historical used as a commercial shop on the ground floor and living quarters on the second floor. Records of the 1-story brick structure along Montgomery Street indicate it was historically used as an ice cream manufacturing building and later a bakery. The current owners plan to rehabilitate the buildings for commercial use on the ground floor and create two 2-Bedroom apartments on the second level with an addition over the brick structure. The exterior rehabilitation scope of work is as follows:

2-Story Wood Structure

- Remove all existing non historic windows/doors and install new painted wood windows/doors in historic openings (no new openings)
- Create a new wood corner storefront
- New standing seam metal roof
- Restore historic second level balcony to the front along W. 41st St.
- Restore all missing and deteriorated wood siding and trim in-kind and paint.
- Remove non historic second level aluminum porch at rear of structure

1-Story Brick Structure

- Remove all existing non historic windows/doors and install new painted wood windows/doors in historic openings. (again, no new openings)
- Create a new wood storefront in largest of the openings.
- Repaint all existing brick

Second Level Addition

- will house a 2-bedroom apartment
- new windows and door will be aluminum clad
- wall finish will be horizontal Hardie siding and trim, painted



MONICA D. MASTRIANNI, AIA, LEED AP
GA-7585

JOHN L. DEERING

ROBERT J. POTICNY, AIA
GA-7441

28 EAST 35TH STREET SAVANNAH GA 31401 P: 912.447.5665 F: 912.447.8361 WWW.GREENLINEARCH.COM

Based on feedback from the HPC Board members at the June 22, 2022 HPC hearing we have addressed the following staff's recommendations:

Historic Main Buildings & Fence:

1. Remove the painting of the brick on the side facade from the scope of the project.

Agreed, the brick on the south façade will be left in its current condition.

2. The windows within the historic buildings must be wood, single pane, with a 2/2, true divided light pattern.

Agreed, we are proposing to use previously approved Dallas Millwork, Inc. wood windows and doors for all historic openings.

3. Provide clarification regarding Wall Section – B, and the placement of new brick atop existing brick.

We have removed the previously proposed brick atop the existing brick wall. The wall will be stick framed and clad in horizontal siding to clearly differentiate old from new.

4. Revise the fencing material to be wood or another visually compatible material.

The fence will be horizontal wood boards set between aluminum posts.

Rear Addition on Two-Story Wood Frame Building:

5. Provide more information regarding the existing addition on the rear of the two-story building, including photographs of what exists behind the stucco on the front façade.

Photos attached.

Rooftop Addition:

6. Redesign the addition to be more visually compatible with the historic building, including minimizing the massing and increasing the setback from the parapet.

The new design for the addition steps 4'-6" from the existing parapet, and the height has been lowered 2'-6" from previously submitted.

7. Revise the exterior walls of the rooftop addition to feature horizontal siding or a different exterior wall material.

Exterior wall material for the addition is now proposed as horizontal wood siding and trim.

We believe the rehabilitation/addition plans follow the provisions of the Ordinance. This application is accompanied by all required information specified on the application form. We trust that you and the members of the Historic Preservation Commission will find our presentation acceptable, and we look forward to receiving your favorable comments. Please call if you have any questions or if additional information is required.

Thank you so very much,
GREENLINE ARCHITECTURE, INC.

Eric O'Neill, AIA



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**1985 Properties LLC, Corner store
Southside Bakery/ Gernatt Creamery
401 West 41st Street, Savannah, GA
Cuyler-Brownville NRHP Historic District**

List of Supporting Documentation:

- Occupancy/Use History: 401 West 41st Street
- Illustrated History, including a detail of Cadastral Survey, 1916, 1916-1953, and 1955-1966 Sanborn Fire Insurance Maps, and Historic Photographs
- 1936 Savannah Cadastral Survey - Dale Ward, East ½ of Lot 47, 401 West 41st Street
- Chatham County Board of Assessors Property Record Card
- Parcel Location Map/Aerial Location Map
- Cuyler-Brownville NRHP Historic Building Map
- Georgia Historic Resources Survey Forms from 2010 for 401 West 41st Street
- Existing Floor Plan keyed to photos

1985 Properties LLC, Corner store
Southside Bakery/ Gernatt Creamery
401 West 41st Street, Savannah, GA
Cuyler-Brownville NRHP Historic District

Occupancy History

[Year Owner/Residents: Occupation (*source*)]

1903 George L. Kempf, owner and occupant: hostler Central of Georgia Railroad (*East ½ of Lot 47 Dale Ward; Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3*) Resided in the home with his wife Nellie.

1904 John W. Seay (*East ½ of Lot 47 Dale Ward; Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3*).

Tenants per City Directories

1904: (401) William H. and Mamie C. Neil: grocer and weigh master at
 2501 Montgomery Street (the 1st floor corner store)

1904-1912 Mary E. Tubbesing, owner and resident. (*East ½ of Lot 47 Dale Ward; Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3, 1910 Census, and City Directory*). Ground floor served as Southside Bakery run by her husband John H. Tubbesing. The couple resided in the apartment above the corner store and bake house.

Tenants per City Directories

1905: (401-403) George H. and Annie Fisher: grocer at 401 W. 41st, reside above at
 403

1912-1918 Frank Schlatterer, owner and baker (*East ½ of Lot 47 Dale Ward; Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3*). Ran his bakery in the commercial space.

1918 Atlantic Mutual Fire Insurance Co. (*Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3*).

1918 Mendle Real Estate and Investment Co. (*Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3*).

1919 Louis Somiellan, owner (*Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3*).

1919- 1938 Max Movsovit, owner (*East ½ of Lot 47 Dale Ward; Chatham County Clerk of Superior Court "Schreck" Historical Index Books, Book 3; Chatham County Board of Assessors Cadastral Survey*).

Tenants per City Directory and Census Records

1920: (401) Barton Grocery Co.
 (401 ½) Mrs. Maggie Graham
 1921-1938: (401) Henry A. and Adele Gernatt: Gernatt Creamery
 with children Adele, Gertrude, Henry, & John
 1925: (401 ½) Mrs. Eliza May

1938-1944 Isadore Movsovit, owner (*Chatham County Board of Assessors Cadastral Survey*). Son of Max Movsovit, inherited the property from his father.

Tenants per City Directory and Census Records

1938-1944: Henry A. and Adele Gernatt with children Adele, Gertrude, Henry, John, & Paul. Gernatt Creamery in the commercial space.

1944-1970 Adele Gernatt, owner (*Chatham County Board of Assessors Cadastral Survey, Savannah City Directory*). The Gernatt family began renting the building for their home and creamery business in 1921 and purchased the building in 1944. As the business grew they moved to a new residence. However, they ran a creamery and ice cream shop from the building until 1965.

Tenants per City Directory

1950: (401 ½) William H. O'Farrell
 William T. Brown
 1955: (401 ½) William B. Rogers
 1958: (401 ½) Cora Lee Howard: maid
 1960-65: (401 ½) William D. Campbell

1970-1998 Arnold B. Conaway, Jr., owner. During his ownership the commercial property addresses begin being listed as 2501-2507 Montgomery Street (*Chatham County Clerk of Superior Court Deed Book 98L page 235*).

Tenants per City Directory

1970 (401) Emma Campbell
 (401 ½) Vacant
 (2501) Scotsman of Savannah (Division of Solomon Refrigeration)
 (2507) Dorman Barbershop
 1975-2010: (401½) Cora Lee Howard: maid
 1975 (401) Leroy Knight
 (2501) Scotsman of Savannah (Division of Solomon Refrigeration)
 1980 (401) Vacant
 1980-1995 (2507) P&W Barbershop
 1985 (401) Vacant
 (2501) Jungle Fever Hair Salon

Occupancy History - 3

- 1990 (401) Arthur Wright
(2501) Sensational Beauty Salon
- 1995 (401) Not Verified
(2501) Judy's Salon
- 1998-2000 Conaway Family Trust, owner (*Chatham County Board of Assessors Property Record Card*).
- 2000-2004 Ralph W. Lynn, Jr. and Nancy C. Lynn, owners (*Chatham County Clerk of Superior Court Deed Book 212D page 360*).
- Tenants per City Directory*
1975-2010: (401½) Cora Lee Howard: maid
2000: (2501) Judy's Images
- 2004-2018 Fuel Case, LLC, owner (*Chatham County Board of Assessors Property Record Card*).
- Tenants per City Directory*
2005: none listed
2010: (2507) Art School Supplies
2016: (2501) Cheryl Thomas
- 2018-present 1985 Properties LLC, owner and applicant, property vacant.

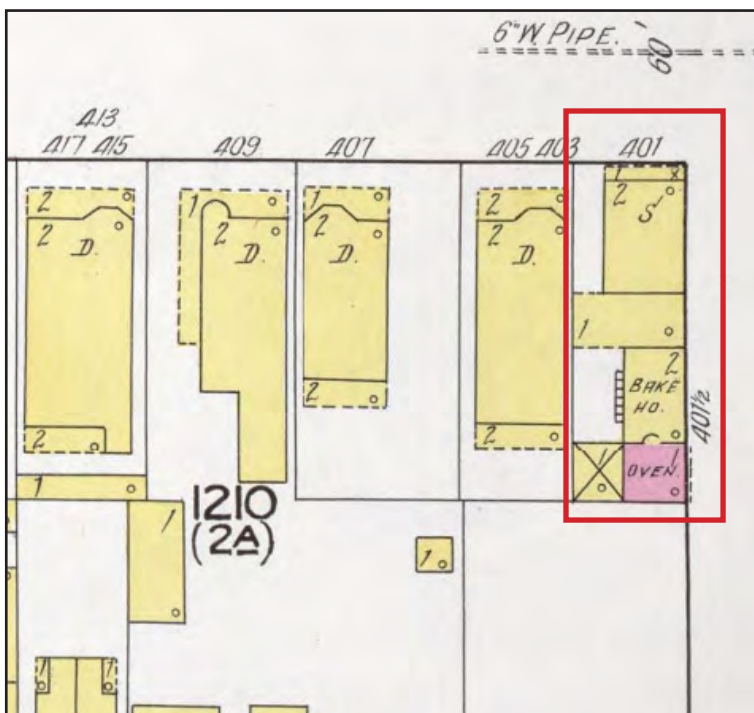
1985 Properties LLC, Corner store
Southside Bakery/ Gernatt Creamery
 401 West 41st Street, Savannah, GA
 Cuyler-Brownville NRHP Historic District

Illustrated History. North is at the top.



1916

The 1916 Sanborn Fire Insurance Map shows the area of Cuyler-Brownville between Montgomery and West Broad Streets. The area is a developed residential neighborhood with one- and two-story, attached and detached, wood frame dwellings and small commercial buildings. This is the first depiction of the subject property (outlined in red) on the map.



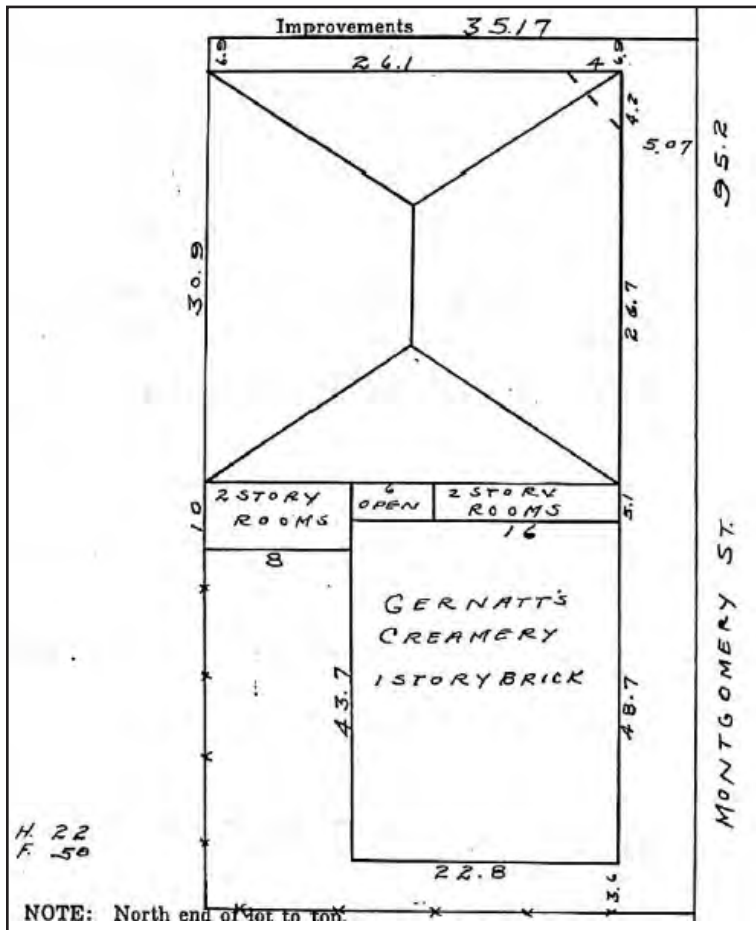
1916

A detail of the 1916 Sanborn shows a two-story, wood frame, store. The building is rectangular in shape with a full-width one story porch across the front facade. Attached to the store is a one-story wood frame building, a two-story wood frame bake house, and a one-story masonry oven. All roofs are finished in tin.



1934

A photograph taken in 1934 shows two structures along the south east side of West 41st street. The subject property is visible on the far left side of the frame. The image depicts a one-story, open balcony accessible from the second floor. Additionally, the north facade features a double entry with transom windows and a stoop for the residential use of the building. [Photograph from the Foltz Photography Studio (Savannah, Ga.), photographs, 1899-1960 collection at the Georgia Historical Society; no publication permission granted].



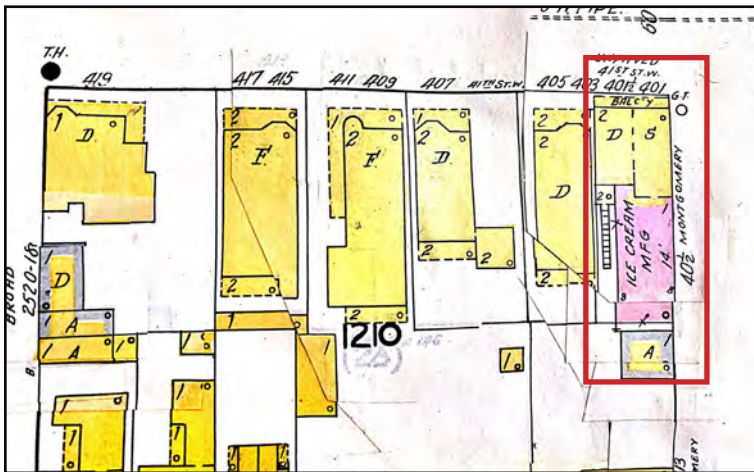
1936

The field sketch detail from the 1936 Cadastral Survey illustrates the building at 401 West 41st Street as a rectangular core topped by a hipped roof with a one-story brick projection on the southside. The surveyor notes indicate a mixed commercial and residential use, a building height of 22 feet, and a tin roof.



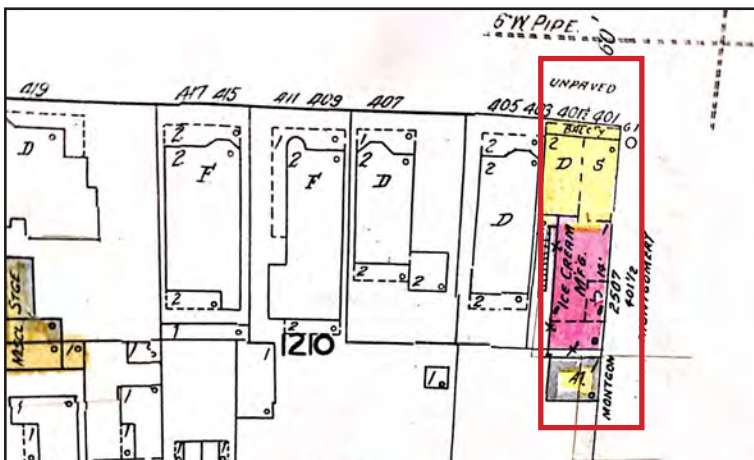
c.1940

A historic photograph included with a Savannah Morning News article entitled "Memories of Gernatt's Creamery live on for family members" published June 2, 2006. The image depicts the owner's daughter Adele Gernatt in front of one of the ice cream shop windows sometime in the 1940's. The wood clapboard siding is still intact around the shop windows.



1916-1953

A detail of the 1916 Sanborn Map revised through 1953 depicts the property as a combined store, dwelling, and ice cream manufacturing. The main building has been enlarged on the west side to provide more dwelling space while a new brick building used for ice cream manufacturing has replaced the old bakehouse and oven structures. An additional iron clad auto-related building is in the south side of the masonry building. A balcony is depicted as running the length of the north facade. Additionally, a two story rear projection from the dwelling features a set of fire stairs. All changes to the Sanborn map are consistent with the 1934 photo.



1955-66

A detail of the 1955 Sanborn Map revised through 1966 shows no changes.



1994

A Cuyler-Brownville survey photo from the National Register Nomination depicts the subject property, looking north west from Montgomery Street. The c.1925 one-story commercial addition is shown with arched window and door openings and a stepped parapet. A stripped aluminum awning shades a bench and one of the entrances for P&W Barbershop and a barber pole sits on the sidewalk. The center bay of the masonry building features screened, double doors and a wall mounted A/C unit. The bay closest to the two-story building features a central double door flanked by windows. The bottom of the windows are both boarded. The c.1903 two-story building maintains a standing seam metal roof. A two-story enclosed porch structure features a line of aluminum windows. Finally, the stucco finish around the corner store is painted with images of a toaster and small electric appliances.



2010

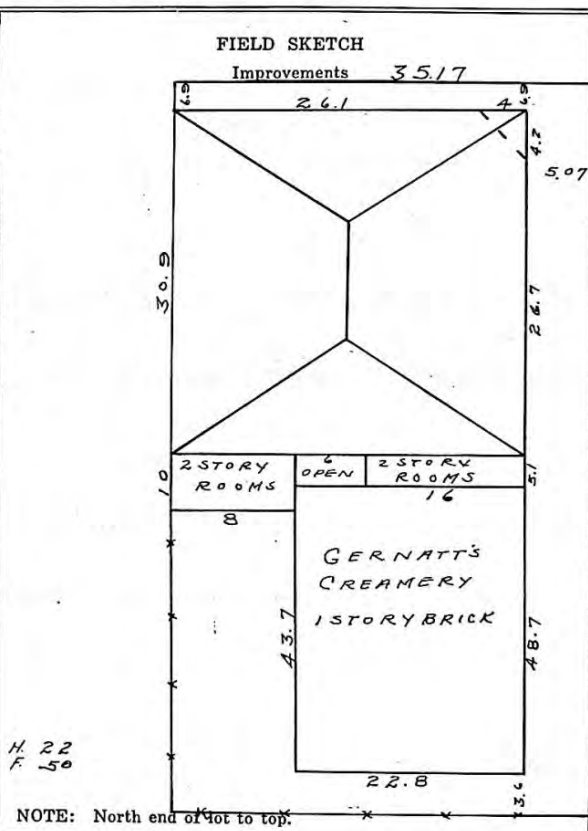
A set of photographs from a non-published 2010 survey depict the subject property without the balcony seen in the historic photograph. However the door opening for the balcony is still visible on the north facade where the opening has been reduced and an aluminum clad window installed. The corner store portion of the building has a smooth stucco finish on the exterior walls with a painted sign for Seafood Express. The corner store entrance is set back with a small triangular overhang. A shed roof awning shelters the residential entrances. The south end of the brick building features wood double doors, large enough for a vehicle. Wood siding and a rectangular window encloses a similar opening. The lower sash for each window is blocked. The bricks are painted pink on the east side but remain unpainted on the south side. (Photos courtesy of Chatham County - Savannah Metropolitan Planning Commission).

WARD.....DALE
 LOT No.'s 175 HOUSE No. A01-012
 ADDRESS A01-012 W 41st ST
BLOCK # B

SAVANNAH CADASTRAL SURVEY
 W.P.A. OF GA.
 CHATHAM COUNTY

SURVEYED BY TORRENCE
 DATE 11-20-36
 CHECKED BY.....

TYPE ^{STORY} <u>2</u> STORIES <u>2</u> CONDITION <u>G</u> USE Base							
OCCUPANTS: W <u>X</u> C <u>0</u> 1st. <u>X</u> 2nd <u>X</u>							
FOUNDATION	Stone	EXT. TRIM	Unpainted	WINDOWS	Wd. Frame..... <u>X</u>		
	Conc.		Painted		Met. Frame.....		
	Conc. Blk.		Plain		Ord. Glass..... <u>X</u>		
	Brick		Ornamental		Plate Glass.....		
Wood	Wood	Brick	ATTIC	Yes			
Piers	Brick	Stone		No. <u>X</u>			
Walls	Stone						
BASE	None	ROOF	Gable	INTERIOR	Plumbing		
	Part		Hip			Lighting	
	Full		Mansard				Heating
	Conc. Floor.....		Flat				
	Gambrel						
	Shed						
	Segment						
EXT. WALLS	Frame	ROOF MATERIALS	TIN	X			
	Com. Brick.....						
	Com. Br. Ven.....						
	Face Br. Ven.....						
	Stucco Wd.....						
	Stucco Met.....						
	Kellastone						
	Cut Stone.....						
	Field Stone.....						
	Iron Sheet.....						
Cor. Iron.....							
Sheathing							



Description of Out Buildings:
NONE.

Remarks:

BOARD OF TAX ASSESSORS
CHATHAM COUNTY, GA.

WARD , Dale _____

LOT E 1/2 47 []

STR # 401-401 1/2 W. 41st. St.

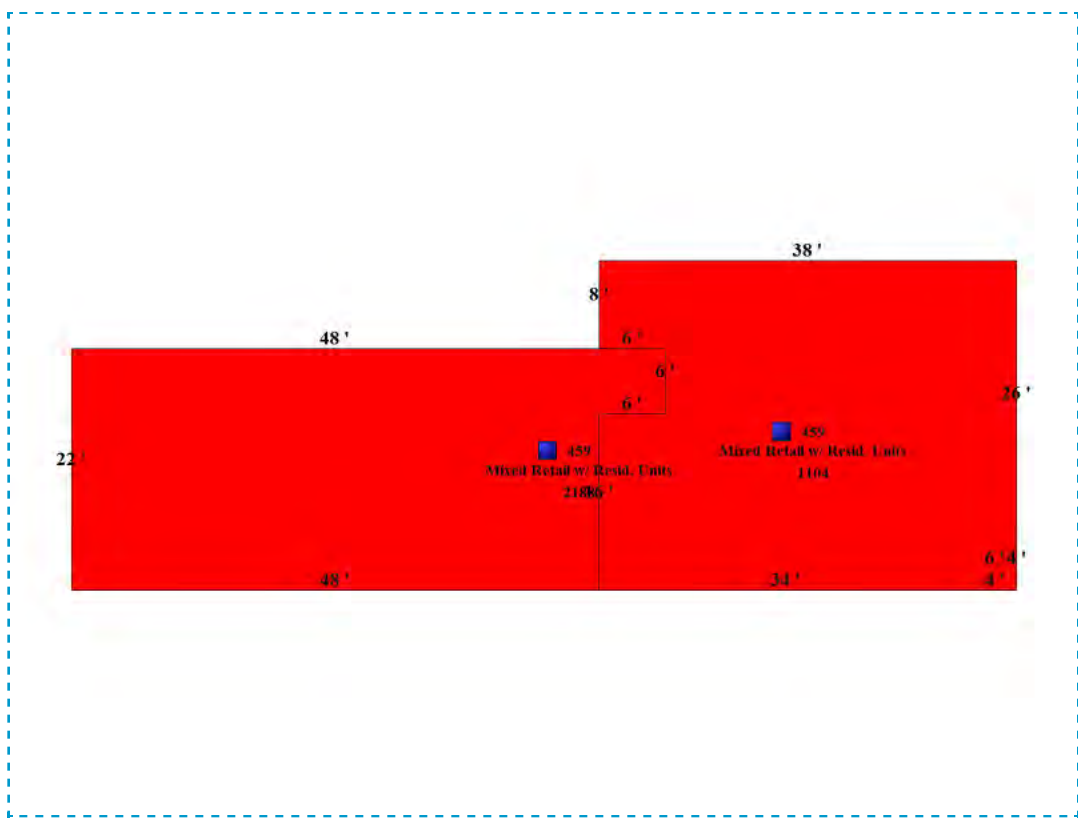
	OWNER	ASSESSMENTS <i>/w cor MONTGOMERY</i>			
		YEAR	LAND	IMPROVEMENTS	TOTAL
1	Max Movsovitz		\$	\$	\$
2	ISADORE MOVSOVITZ <i>7/2 10-11-38</i>	39			2500
3	<i>Adela Genovatt 1/10 5-20-44</i>				
4					
5					
6					
7					
8					

REMARKS *1/10 6500 @ 1/2 1-4-43*

3 3500 1/2 5-20-44
3 Home 1/2 12-22-57

ORIGINAL-PROPERTY OF
CLERK OF SUPERIOR COURT,
CHATHAM COUNTY GA.

BUILDING SECTION	CONSTRUCTION TYPE	RCN	AYB	EYB	DEP TYPE	PHYS	ECON	FUNC	OBSV / %	TOTAL DEP %	RCNLD	U.FACTOR	MKT VAL
51524-1-2018	Commercial	390,168	1920	1985	MS	50.00	0.00	0.00	0.00	50.00	195,084		195,084



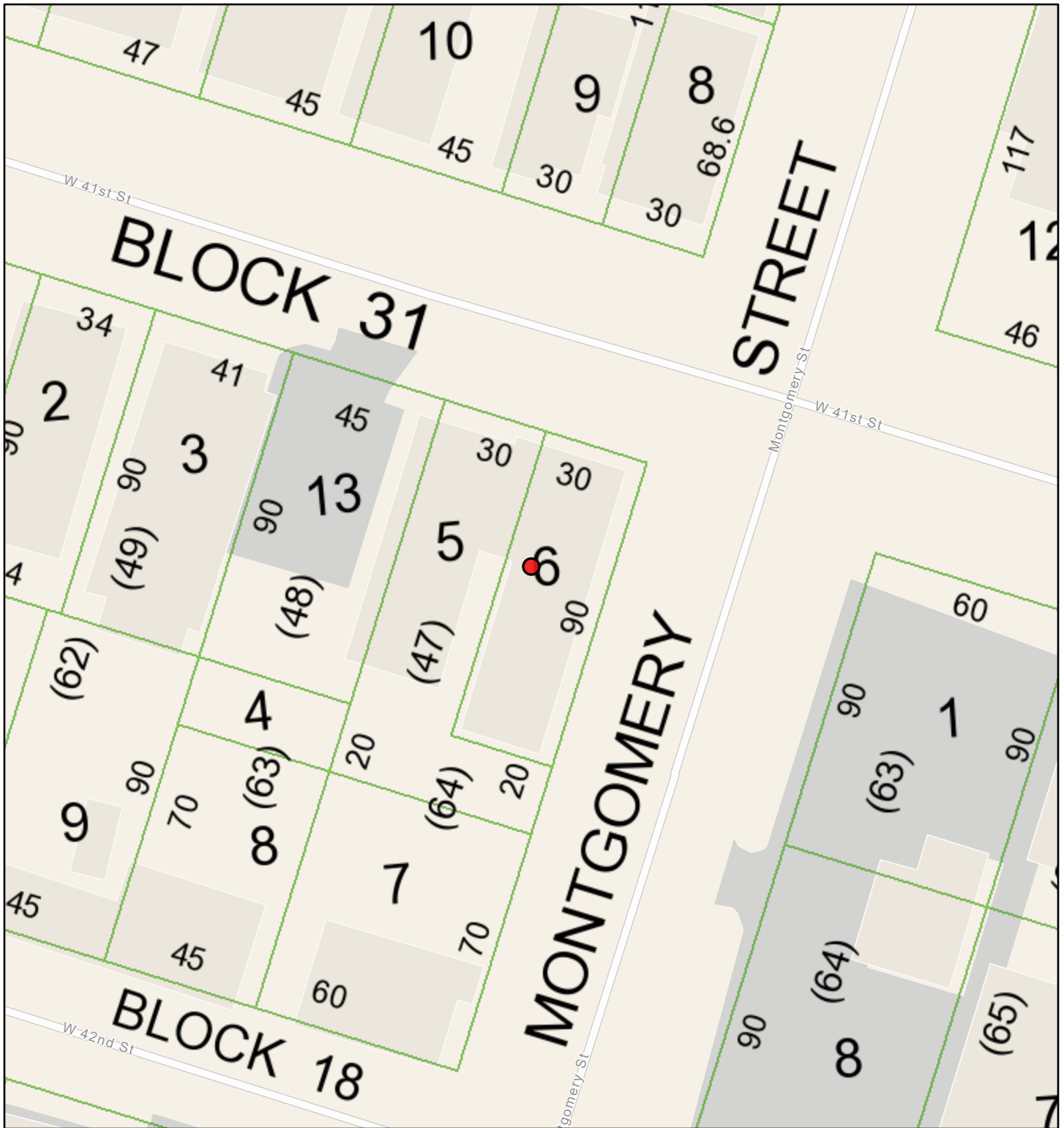
AREA	3292
STORIES	2.0
PERIMETER / SHAPE	378

OCCUPANCIES	AREA	%	CLASS	HEIGHT	QUAL
459 Mixed Retail w/ Resid. Units	2188	66.46	C	9.00	2.00
459 Mixed Retail w/ Resid. Units	1104	33.54	C	9.00	2.00

COMPONENTS	Units	%	QUAL
C2 606 Space Heater		100.00	
C1 812 Concrete Block		100.00	

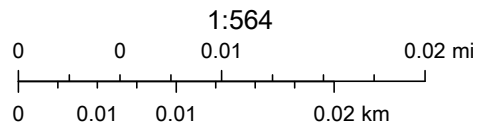
SMALL RETAIL SECTION; 5-6 DOORS FOR MULTIFAMILY.

401 West 41st Street



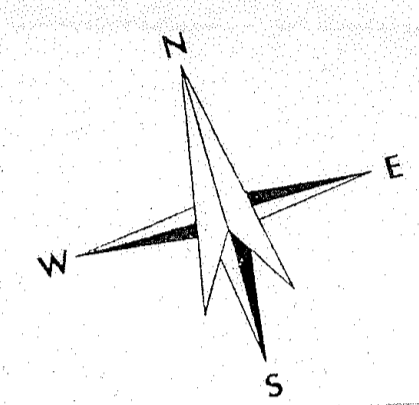
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 Property Boundaries (Parcels)



Esri Community Maps Contributors, Savannah Area GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, SAGIS

National Register Map
 Cuyler-Brownville Historic District
 Savannah, Chatham County, GA.
 Scale 1" = 125'
 Contributing = ●
 Noncontributing = ○
 Vacant = □
 Photo number and direction = ⊙
 National Register boundary is indicated by the heavy black line.



1 Name(s) of resource

3 Address/Location

402 W. 41st Street

4 Owner's name and mailing address

Ornoseek, LLC
34 E. 48th Street
Savannah, GA 31405

5 Building Structure
 Site Object
 Landscape feature

6 Representative example of building type
Number represented

7 Use, current duplex
original single dwelling

8 Date of construction (or estimate)
1900

9 Major changes & date (explain in No. 25)

Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

11 Contractor/builder/craftsman

12 Style High style
Folk Victorian Elements
 No academic style

13 Building type
Two story

14 Original floor plan
3 or more rooms

15 Plan shape
Rectangular

25 Additional physical description

Building has been altered to
create a duplex

2 Location map with North at top



16 Number of stories 2

17 Façade symmetry & front doors
asymmetrical; 1 front door

18 Roof type & material
Hipped; asphalt shingle

19 Chimney placement & material
lateral interior; stuccoed brick

20 Type of construction
platform

21 Exterior material(s)
wood clapboards

22 Foundation material(s)
Brick, continuous

23 Porch(es)
Verandah; south; full; 1 story; wood; flat roof

24 Windows
Double-hung; flat; 1/1; rectangular

26 Negatives: roll# frame#

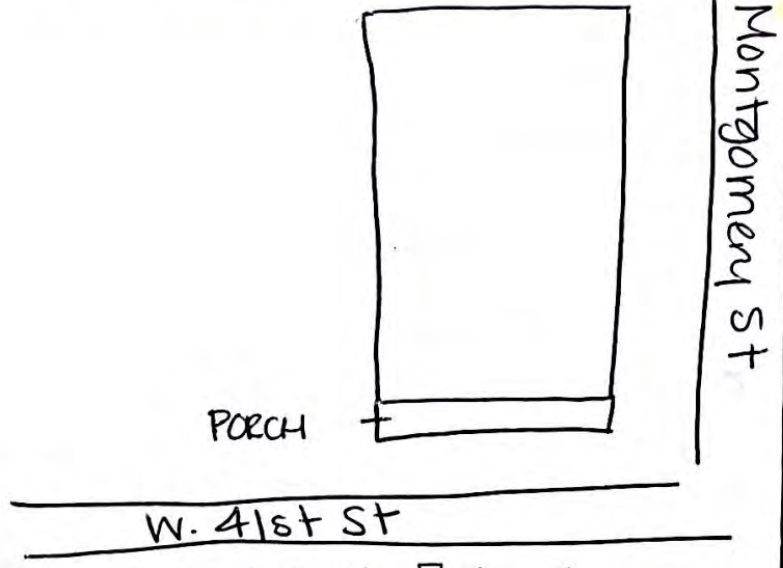
27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

Casual
fencing
Street trees

30 Number of buildings 1
outbuildings 0 structures 0
landscape features 3 sites 0



31 Description of the environment

town, suburban; residential

32 Archaeological potential observed
 reported

33 History

34 Historical theme(s)

architecture; social/cultural development

35 Significance

36 Sources of information

37 Prepared by (person, organization and address)

Ashton Mullins and Krishna Iyer

38 Date of survey 11/16/2010

39 Government preservation activity

- Section 106 review
- Tax certification

43 Recognition and date

- National Landmark
 - National Register
 - Georgia Register
 - Local designation
 - HABS/HAER
 - Determination of eligibility
 - Other
- Individual property
 - District

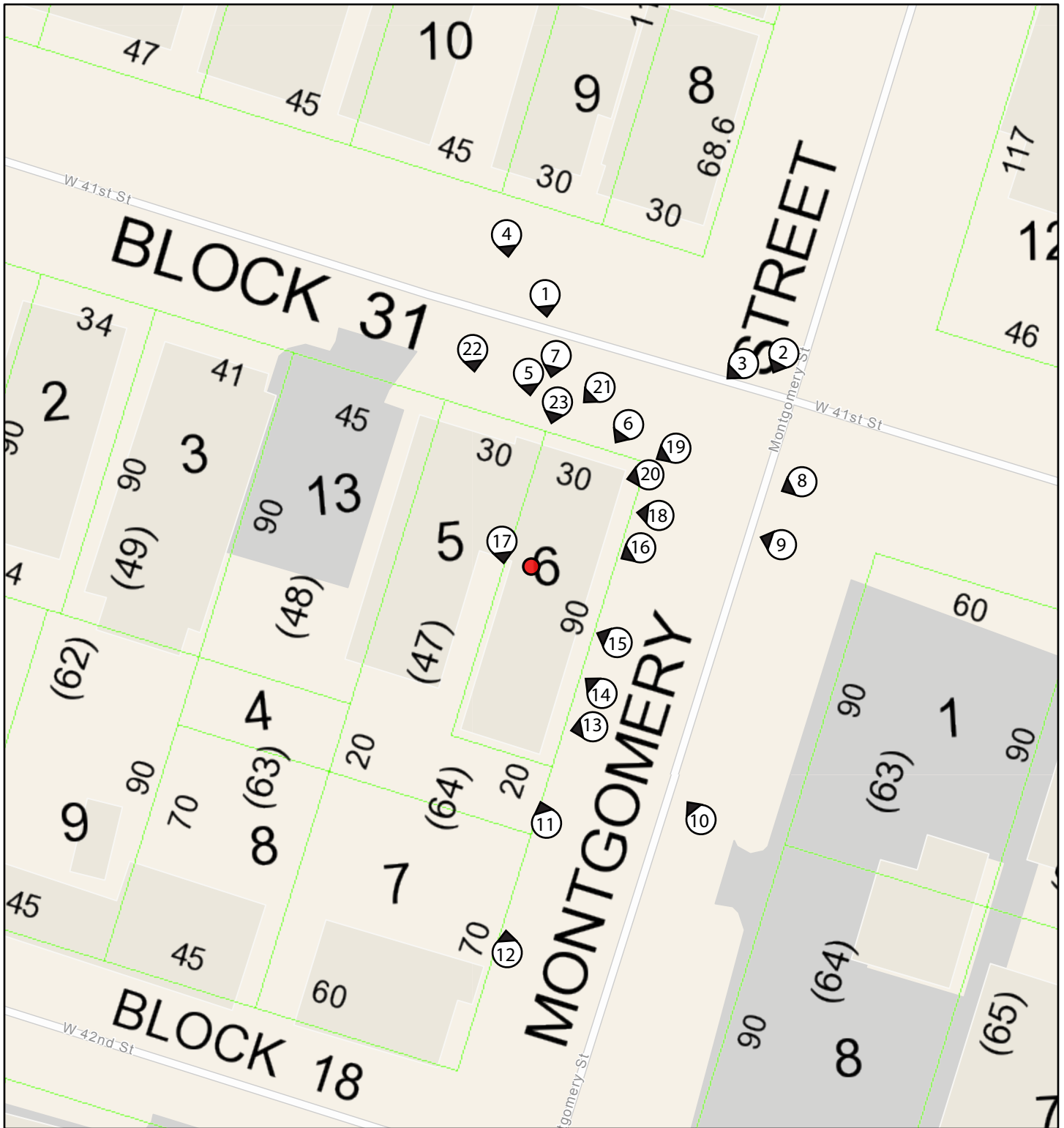
40 SHPO evaluation

41 USGS quadrangle name
UTM reference

Zone Easting Northing

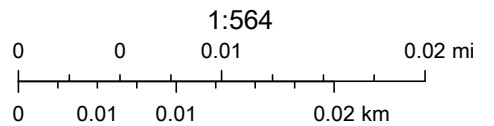
42 Tax map number

401 West 41st Street

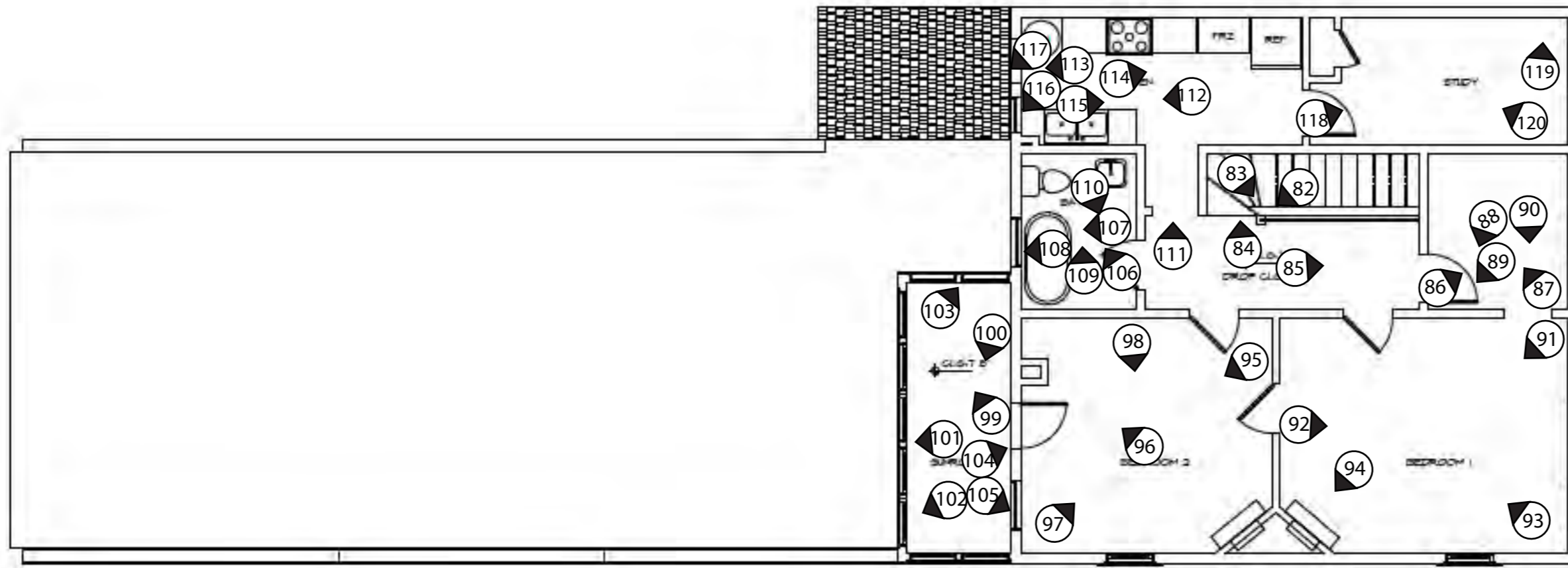


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 Property Boundaries (Parcels)



Esri Community Maps Contributors, Savannah Area GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, SAGIS



ABBREVIATIONS	
FOB	FACE OF BLOCK FOUNDATION
FOS	FACE OF STUD
CL	CENTERLINE

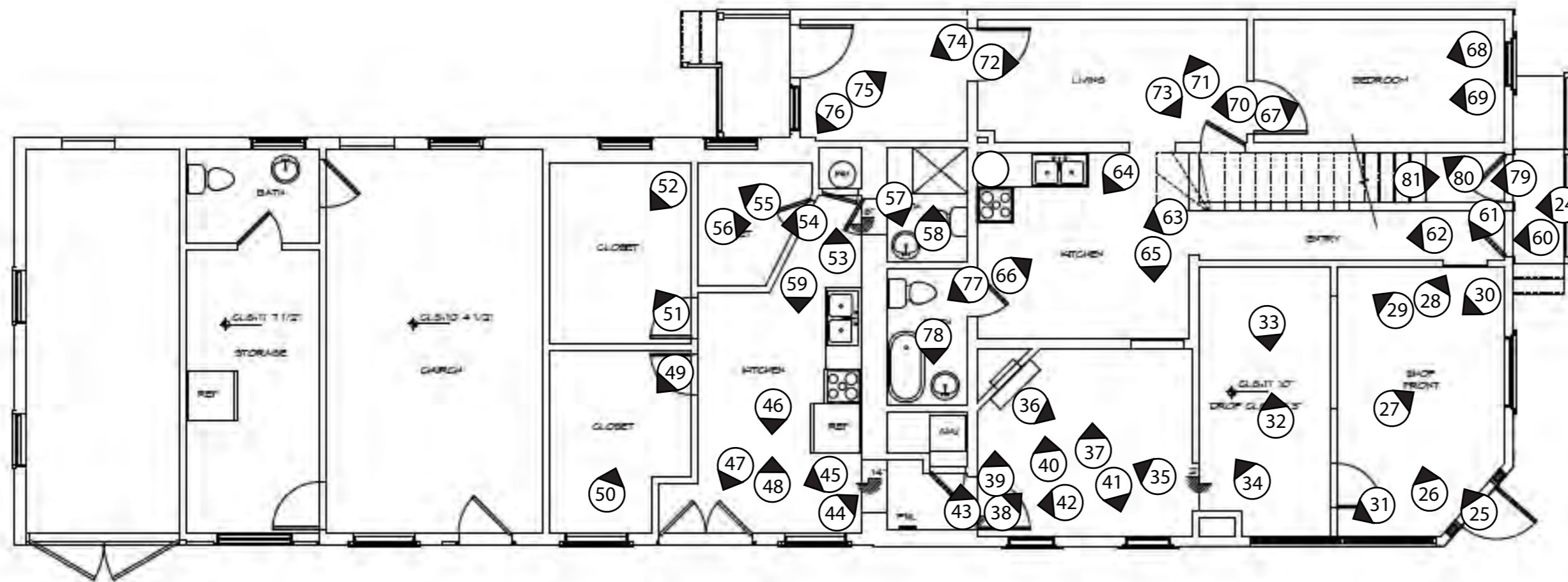
WALL LEGEND	
	NON STUD WALL
	EXISTING WALL

- GENERAL NOTES:**
1. INTERIOR WALLS ARE 2x4 STUD WALLS, UNO.
 2. PROVIDE ACOUSTIC INSULATION AT ALL WALLS AND FLOORS SURROUNDING BATHROOMS, BEDROOMS, AND AS NOTED. COORDINATE FRAMING WITH ELECTRICAL, FUTURE LOCATIONS AND MECHANICAL DIFFUSERS AND EQUIPMENT LOCATIONS.
 3. MILLWORK FABRICATORS TO PROVIDE SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING.
 4. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.



28 E 35TH ST
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2 AS-BUILT FLOOR PLAN - LEVEL 2
1/4" = 1'-0"



REHABILITATION OF
1985 PROPERTIES, LLC
401 WEST 41ST STREET
SAVANNAH, GEORGIA 31401

REVISIONS
AS-BUILT FLOOR PLANS

1. This drawing shall remain the property of GREENLINE ARCHITECTURE, LLC. It is not to be reproduced or copied in whole or in part without the written consent of GREENLINE ARCHITECTURE, LLC.
2. No other work shall be done on this project without the written consent of GREENLINE ARCHITECTURE, LLC. All work shall be done in accordance with the approved plans and specifications.
3. Do not make alterations to the project without the written consent of GREENLINE ARCHITECTURE, LLC. All work shall be done in accordance with the approved plans and specifications.

NOT FOR CONSTRUCTION

ISSUED FOR AS-BUILT DOCUMENTATION

JOB NO.: 18042
ISSUE DATE: 01.23.2019
DRAWN: EMD

1 AS-BUILT FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

AB1.1