

WRITTEN PROJECT DESCRIPTION

Certificate of Appropriateness — Front Porch Stair Handrails | 217 East 33rd Street, Savannah, GA 31401

Property Owner: Jennifer Paulk

Historic District: Streetcar Local Historic District

Date of Purchase: August 2025

PIN: 2-0053-39-015

Zoning: TN-2

Contractor: Real Good Roofing — Dale Shoemaker, GA Lic. #63637, (912) 913-4663

Estimated Cost: \$4,017.86

PROPOSED SCOPE OF WORK

Installation of a single handrail on the outside edge of the front entrance stairs on each side: cement stairs on the left side (facing the house, 3 risers) and right side (facing the house, 4 risers), which currently have no railings. Per guidance from the Historic Savannah Foundation, the new handrails will replicate the design of the existing front porch balustrade — wood material, painted white to match the existing balustrade, with matching baluster spacing. The existing porch posts are 6x6, which will not fit within the stair footprint; new handrail posts will be 4x4 with post caps consistent with the overall porch design and other porches on the street. The new balusters will match the existing porch balusters at a height of 36 inches, spaced two balusters per stair riser, consistent with the spacing of the existing front porch balustrade. No change is proposed to the configuration, footprint, or character-defining features of the stairs or porch. Manufacturer specifications and physical samples for the proposed wood and paint are included in this packet.

BACKGROUND AND TIMELINE

April 9, 2026: The applicant submitted a Request for Alteration to the Historic Savannah Foundation (HSF), which holds a protective covenant on the property, requesting guidance on safety railings for the front entrance stairs given the absence of any railing on either side of the steep cement stairs. The same submission also included an urgent request for roof replacement due to active leaks.

April 13, 2026: Kaylee Johnson, HSF Director of Preservation and Historic Properties, responded recommending that the front stair railings replicate the existing front porch balustrade in wood, painted white to match, with matching baluster size, and requested a completed Request for Alteration form with photographs, materials, and measurements for HSF's records.

April – May 2026: The applicant's father was hospitalized and subsequently passed away during this period. Given the active roof leaks and the family emergency, the applicant's roof replacement project took priority, and the handrail project was paused. The roof replacement Certificate of Appropriateness was submitted April 20, 2026, and approved by the Historic Preservation Commission at its May 27, 2026 meeting.

June 2026: With the roof project completed, the applicant resumed work on the front stair handrail project, including outreach to a contractor for a scope review and quote.

June 17, 2026: The applicant's homeowners insurer issued a non-renewal notice effective August 1, 2026, citing the absence of proper handrails on stairways with more than three risers as a trip hazard — a requirement the applicant had not previously been made aware of. Resolving this is now a precondition of the applicant's insurance renewal, adding significant urgency to completing this work.

June 22, 2026: The applicant emailed MPC's preservationquestions@thempc.org inbox to request the submission deadline and cutoff time for the July 22, 2026 meeting and to flag the timing conflict between the insurance non-renewal date and the realistic completion date for the handrail work.

June 29, 2026: Dale Shoemaker of Real Good Roofing (GA Lic. #63637), the contractor who completed the applicant's roof replacement, provided a written proposal and quote for the front porch handrail work, confirming the design matches the existing balustrade in baluster spacing and white paint finish, and that the new 4x4 handrail posts (necessitated by the porch's existing 6x6 posts not fitting within the stair footprint) will use post caps consistent with the overall porch design and other porches on the street.

June 30, 2026: The applicant followed up with MPC's preservationquestions@thempc.org inbox, attaching Dale Shoemaker's proposal and a written project description, and requesting confirmation of the correct checklist, the submission deadline, and scheduling of the required pre-application conference.

July 7, 2026: The applicant held the required pre-application conference with Jodie Brown of MPC Historic Staff, who confirmed this project is reviewed under the Rehabilitation/Alterations category and that the submission deadline for the July 22, 2026 board meeting has passed, placing this application on the August 26, 2026 Historic Preservation Commission agenda (deadline July 22, 2026 by 3:00 p.m.).

STATEMENT OF APPROPRIATENESS

The proposed handrails replicate the existing, character-defining front porch balustrade in material, color, and baluster proportions, and do not alter the massing, form, or historic fabric of the structure. The design approach has been reviewed and recommended by the Historic Savannah Foundation. The work addresses a documented safety hazard — the absence of any handrail on a steep, multi-riser cement stairway — and is further necessitated by a pending homeowners insurance non-renewal citing this same condition. The applicant respectfully requests the Commission's approval of this Certificate of Appropriateness.

Submitted by: Jennifer Paulk | 217 East 33rd Street, Savannah, GA 31401 | (347) 563-6748 | jennypaulk@gmail.com | July 7, 2026



Jun 29, 2026

Proposal

Angela Paulk
angela.paulk@gmail.com
(347) 872-3188
217 East 33rd Street
Savannah, GA 31401

Dale Shoemaker
Real Good Roofing
(912) 913-4663
dale@realgoodroofing.com
License Number 63637



FRONT PORCH Left and Right Hand Rail

Create a wood handrail using milled balusters 2 per riser spaced as the porch now.

Item

Pressure Wash Porch

Entire front stoop, porch and rails to be pressure washed and air-powered dry.

EXTERIOR grade wood putty to be applied into GAPS, CREASES, CRACKS across existing wood porch assembly.

New WOOD Hand Rails

Created from scratch, on-site. Pressure treated wood and sealer.

- 2 / WeatherShield 2 in. x 4 in. x 8 ft. #2 Prime Ground Contact Pressure-Treated Southern Yellow Pine Lumber
- 3 / Gator Edge Protect 3 in. x 5 in. x 1 in. Medium 120-Grit Angled Sanding Sponge Number of Sponges: 3
- 1 / Grit x Sanding Grade: 120 - Medium
- 1/ DAP Premium Wood Filler 16 oz. White
- 2 / BEHR PRO 1 gal.
- #52 White Flat Exterior Paint.
- Container Size: 1 Gallon
- Paint Type: Exterior Paint Sheen: Flat/Matte

1 / PRIVATE BRAND UNBRANDED 6-Piece Plastic Tray/High-Density Polyester Knit Paint Applicator Kit

2 / 4 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated Southern Yellow Pine Wood Post

Nominal Product Width (in.): 4 in

Nominal Product Length (ft.): 8 ft

1 / Quikrete 60 lb. Concrete Mix

1 / HDX. 10 ft. x 20 ft. Clear Plastic Drop

16 / EVERMARK Stair Parts

36 in. x 1-1/4 in.

5141 Primed Square Top Wood Baluster for Stair Remodel

Color/Finish: Primed White

Product Height (in.): 36 in

2 / Deckorators 4 in. x 4 in. Newport Classic Pressure Treated Wood Pine Post Cap

2 / 2 in. x 4 in. x 6 ft. Pressure-Treated Wood Moulded Hand Rail

1 / Milwaukee 1/2 in. x 6 in. 2-Cutter SDS-PLUS Carbide Drill Bit Shank Style: SDS Plus

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FRONT PORCH Left and Right Hand Rail

Job Debris
Remove ALL Job Debris and clean the grounds.

PERMITTING
All savannah Historical Society guidelines and codes to be followed. All needed submissions, inspections and permits are included.

2 Man Carpenter Crew
2 Men, one full day

Painting
New BEHR flat MATTE exterior white paint applied to the existing and the new porch railing system.

Estimate subtotal \$4,017.86

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Summary

Please review and sign the proposal with any notes.

FRONT PORCH Left and Right Hand Rail

\$4,017.86

Create a wood handrail using milled balusters 2 per riser spaced as the porch now.

Total

\$4,017.86

Customer notes

Angela Paulk

Dale Shoemaker

Dale Shoemaker, Real Good Roofing

Date

06/29/2026

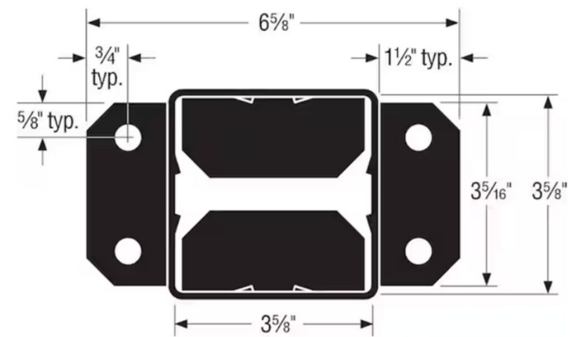
Date

By signing this document you agree to the statement of works provided by Real Good Roofing and in accordance with any terms described within.

Dale Shoemaker
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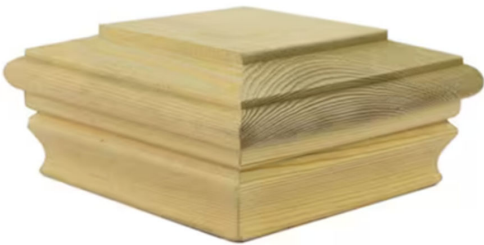
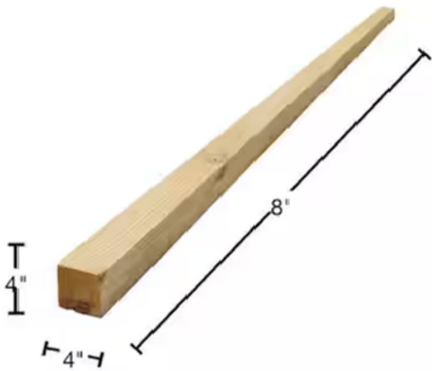
Photos



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