



# CITY OF SAVANNAH

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## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** APPCO, Marlena Krimminger

**MPC File No.:** 26-000935-COA

**Address:** 17 East Park Avenue

**PIN:** 20044 32001

**Zoning:** TC-2

**Staff Reviewer:** Jodie Brown, AICP

**Date:** March 25, 2026

#### **NATURE OF REQUEST:**

The applicant is proposing to repair the balconies located on the north side of the building of 17 East Park Avenue. The majority of the work entails scraping off loose paint, sanding, cleaning and repainting exterior elements. More in-depth work involves:

- Installation of ceiling board
- Replacement of guard rail
- Replacement of trim board
- Replacement of wood column base and shoe mold
- Replacement of damaged wood beam sides and bottom
- Replacement of tongue and groove decking
- Replacement of crown trim and fascia
- Replacement of wood beam trim
- Replacement of molding and soffit
- Removal of exterior light fixture and outlet
- Plumb askew column

#### **CONTEXT/SURROUNDING AREA:**

Constructed in the Cuthbert Ward, the building is located at the southwest corner of Drayton Street and East Park Avenue. Designed in the Italianate style by the firm of Fay and Eichberg, the building was constructed ca. 1886. Funding for the hospital was provided for in the will of Mary Telfair. It was the first hospital in Georgia established for women. In 1896, the hospital opened a children's ward and by 1900 it had one of the state's first nursing schools. In 1960, the hospital merged with Candler General Hospital. After the building was sold in 1980, it was converted to low-income housing.

The subject building is listed as a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

## **FINDINGS:**

The following standards from § 7.9 - Victorian Historic District Ordinance apply:

***Secretary of the Interior's Standards and Guidelines for Rehabilitation.*** Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

***Secretary of the Interior's Standards 2– Historic Character.*** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The applicant is proposing to primarily repair and restore the existing wood elements. There are several areas where the wood elements have deteriorated beyond repair and those will be replaced in-kind. The proposed work is consistent with Standards 2.

***Secretary of the Interior's Standards 5– Distinctive Features.*** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The applicant is proposing to primarily repair and restore the existing wood elements at the rear balconies. There are several areas where the wood elements have deteriorated beyond repair and those will be replaced in-kind. The proposed work is consistent with Standards 5.

***Secretary of the Interior's Standards 6– Deteriorated Features.*** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The applicant is proposing to primarily repair and restore the existing wood elements at the rear balconies. There are several areas where the wood elements have deteriorated beyond repair and those will be replaced in-kind. Staff is concerned about the large amount of guardrail that is proposed for replacement. The guardrail should be re-evaluated more closely for retention and repair. Otherwise, the proposed work is consistent with Standards 6.

***Visual Compatibility Criteria.*** To maintain the special character of the Victorian Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

***Materials.*** The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

Any items that are too deteriorated for repair will be replaced in-kind. The applicant is proposing to replace any deteriorated elements in-kind. The proposed work is consistent with this criterion.

***Victorian Historic District Design Standards.***

*New Construction, Additions, and Alterations. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).*

*The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.*

***Porches, Stoops, Balconies and Decks, Alterations to contributing resources.***

*Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be of the same material and configuration as the original.*

*If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.*

*Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature and similar features) are retained and not obscured or damaged.*

The applicant is proposing to repair deteriorated wood elements and selectively replace in-kind portions that are too damaged for repair. The applicant should re-evaluate the balcony guardrail condition to determine the extent of replacement and whether it is entirely needed.

***Prohibited materials, Porches, Stoops, Balconies and Decks, Alterations to contributing resources. Fiberglass (including Perma-Cast), vinyl and PVC.***

The applicant is not proposing to use any prohibited materials. The proposed work is consistent with the historic district design standards.

**STAFF RECOMMENDATION:**

**APPROVE the proposed rehabilitation work at 17 East Park Avenue WITH THE FOLLOWING CONDITION to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards.**

- 1. Re-evaluate the deterioration of the rear balcony guardrails for repair rather than replacement. Any pickets/balusters or rails that can be repaired should be repaired rather than replaced.**

**MW: CC: JB**

**Note:** This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.