



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: AAPCO Southeast, Inc., Marlena Krimminger

MPC File No.: 26-002001-COA

Address: 17 East Park Avenue

PIN: 20044 32001

Zoning: TC-2

Staff Reviewer: Jodie Brown, AICP

Date: May 27, 2026

NATURE OF REQUEST:

The applicant is requesting to increase the percentage of railing that can be replaced. At the March 25, 2026, HPC meeting, the applicant was approved to replace 25% of the existing railing and directed to return to the HPC if they exceeded that amount. Based on further evaluation, the applicant anticipates that they will need to replace approximately 75% of the railing.

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 replace the decorative railing in-kind. They have evaluated the existing railing for repair and determined that only 25% of it can be restored and re-installed. The portion of railing that needs to be repaired has been damaged by the weather, termites, and deferred maintenance. The applicant will mill the railings to match the existing, so historic character will be preserved. The proposed work is consistent with Standard 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 railing has a distinct design that will be replicated with the replacement pickets. The work is consistent with Standard 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 replace the decorative railing in-kind. They have evaluated the existing railing for repair and determined that only 25% of it can be restored and re-installed. The portion of railing that needs to be repaired has been damaged by the weather, termites, and deferred maintenance. The applicant will mill the railings to match the existing, so historic character will be preserved. The proposed work is consistent with Standard 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.*

The applicant intends to replicate the existing deteriorated pickets in-kind. Pickets that can be restored will be re-installed. The proposed work will be 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.

The proposed work is only related to the pickets on the rear of the building. The posts and top rails will be restored. The missing bottom rail will be re-introduced and 25% of the pickets will be restored and re-installed. The remaining 75% of the pickets will be milled to match. The pickets that will be replaced are deteriorated due to weather exposure and termites. The proposed work is consistent with this historic district design standard.

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

The applicant will be using wood to replace the pickets. The proposed work is consistent with this historic district design standard.

Staff Report - Certificate of Appropriateness
MPC File No. 26-002001-COA
17 E Park Avenue
May 27, 2026

STAFF RECOMMENDATION:

APPROVE the proposed rehabilitation work at 17 East Park Avenue AS REQUESTED, because the work is visually compatible and meets the standards.

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.