

Project Description of 206 E. Gwinnett Street — Fire Escape Repair

Repairs are needed to the fire escape stairs located along the western property line of 206 East Gwinnett Street. The fire escape dates to the 1920s, when the house — built in 1883 — was converted from a single-family residence to a duplex by the Lovell Family (Mr. Lovell served as Mayor of Tybee Island). The width of the stair is constrained by the shared property line with 202 East Gwinnett Street.

In the early 2020s, the stringers, treads, and risers were removed to allow for necessary repairs to the house prior to repainting. Rot had developed in the siding and lower band where one stringer ran against the house. The treads and risers were disposed of due to rot and damage sustained during removal. The stringers were similarly compromised, with one exhibiting ongoing deterioration from a repair made decades earlier. The handrail system consisted of a continuous board running from the base post at grade to the corner post at the latticed landing at the upper door. The two posts supporting that landing were found to be out of plumb by 1½" and 2½" respectively, lacking adequate bracing, and set on footings that were irregular both in shape and height above grade.

Repair Scope

The repair restores the fire escape using materials and profiles consistent with the existing historic character of the property. Specific elements of the scope are as follows:

Stringers, treads, and risers will be replaced with pressure-treated wood, sealed with a paintable water repellent, primed with oil-based primer, and finished with two coats of acrylic paint. Stringer and tread connections will be made using concealed metal angle brackets and screws; the hardware will not be visible from the neighboring property and is unlikely to be visible from the street.

The handrail and bottom rail will be milled from Honduran mahogany, matching the profiles used on the upper side porch of the main house. A solid ¾" marine plywood panel will be fitted between the handrail and bottom rail as a subordinate infill element. This panel serves the practical function of preventing objects from falling into the neighboring yard — a consideration given that the stair runs directly along the property line and serves as the primary access route to the rear lane for household use. The majority of the stair runs behind the neighboring eight-foot fence, with approximately half of the handrail system visible above the fence line.

The existing posts from the door landing to grade will be replaced. The current posts — likely original heart pine — will be salvaged for reuse on this repair or elsewhere on the property. New posts will be set on a shared footing providing a stable, level, and properly plumbed base for both.

The lattice walls and associated trim at the door landing will be carefully disassembled, preserved, and reassembled in their current configuration, retaining the historic lattice pattern intact.

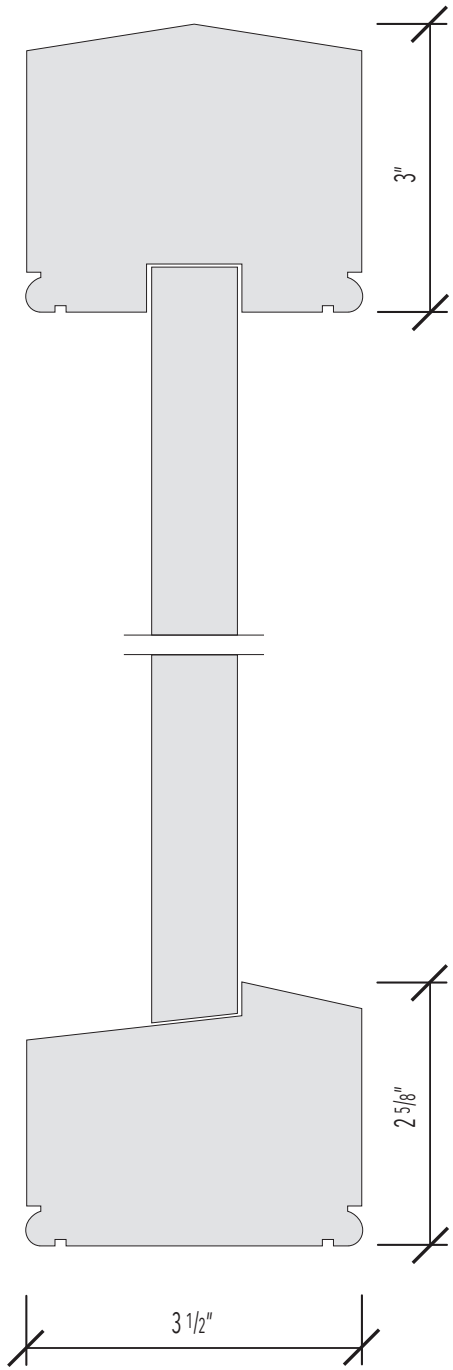
Additional structural requirements may be identified during the building permit review process and will be incorporated accordingly.

Below: Photos pre-demolition followed by current condition.





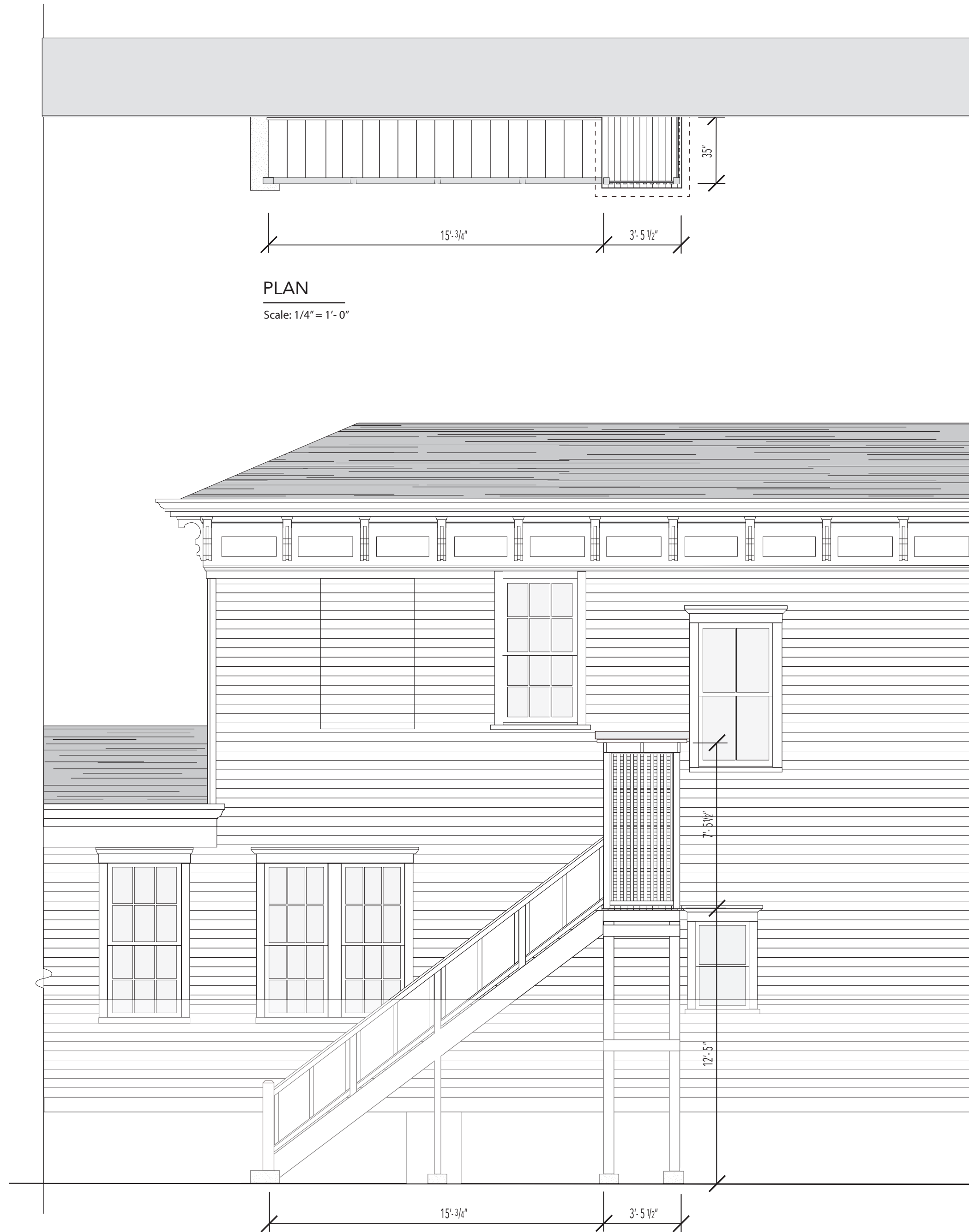




RAILING DETAIL

Scale: 1/2" = 1'-0"

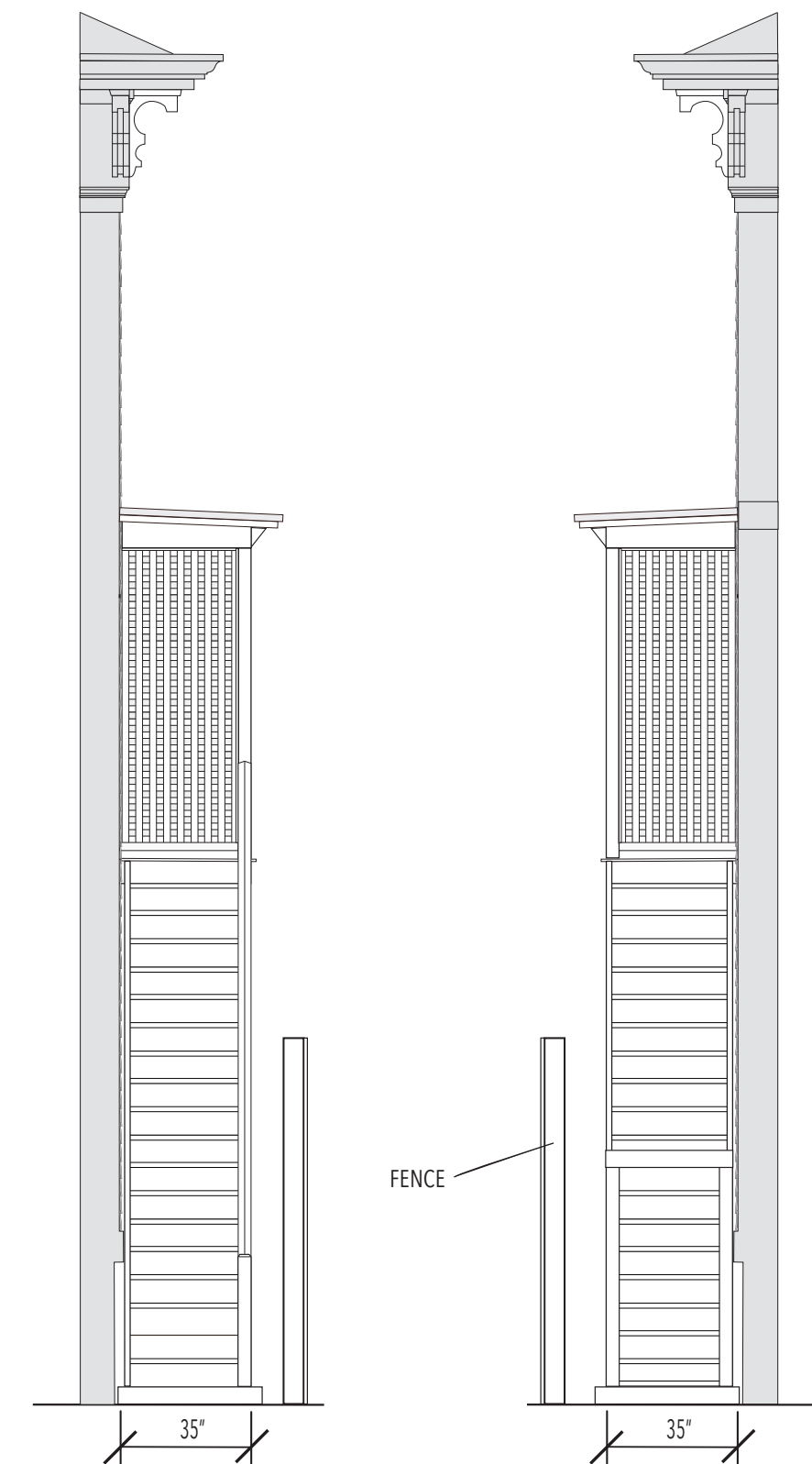
EXISTING DETAIL FROM
HOUSE WEST FACADE PORCH



EAST ELEVATION

Scale: 1/4" = 1'-0"

EXISTING STAIR PROPORTION & PLACEMENT AS
PER 1920 HOUSE MODIFICATION



NORTH ELEVATION
BACKYARD VIEW

SOUTH ELEVATION
STREET VIEW

JO

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FIRE ESCAPE REPAIR

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Scale: 1/4" = 1'-0"

Date: April 7, 2026

ELEVATION
A-1.3