When purchased in foreclosure, 2005 Bull Street was one in a row of three vacant and deteriorated buildings on the block across from the Live Oak Public Library. Following a fire, the house was left boarded and vacant for six long years until the current owners purchased the building in 2011. Highlights of the project include: extensive structural stabilization, restoration of the grand wood staircase, and rehabilitation of porch elements including trim, railings, and columns. This is an example of a successful rehab tax credit project and this work has already spurred neighbors to begin their own renovation projects. By committing themselves to the area, the owners contributed to restoring the neighborhood’s pride and the block’s economic vitality. And, in so doing, they demonstrated that the neighborhood is worthy of investment…and that it’s never too late to save an historic building.

**PROJECT PARTNERS:**

J. Bradford Baugh  
Sam Carroll Construction  
Preservation Associates, II
This project involved the complete rehabilitation of two large, three-story frame triplex apartment buildings that were unoccupied and in a state of disrepair at the time of purchase by Powers Property Investments, LLC. This pair of white elephants was sorely in need of a smart and forward-thinking owner…and that’s just what they got in Mike Powers. The tax credit rehabilitation was sensitive in restoring much of the original floor plan and details such as trim work and hardwood floors. Simple design improvements accomplished during the rehabilitation include the relocation of HVAC ductwork from hallways and ceilings to the attic for third floor apartments and the crawl space for first floor apartments. Transoms and stairwells were maintained and the front portico was completely rebuilt per specs. Though this was a large-scale project, everyone involved worked diligently throughout the daunting renovation to respect the remaining fabric of the home and deliver a first class product that…in the end, embodies a true team effort.

**PROJECT PARTNERS:**

- Powers Property Investments
- Martin + Zitrouer Construction
- Quatrefoil Historic Preservation Consulting
- Haute Décor
This Victorian District project involved the complete rehabilitation of a large, two-story frame duplex building that was vacant and in a deteriorated state at the time of purchase by the current owners, Sam and Robyn Carroll. During rehabilitation, special care was taken to retain as much original fabric and finishes as possible. Also a rehab tax credit project, the owners and contractors were careful to respect the floor plan and key features of the building while proving the return on investment that can be gained when undertaking a tax credit project. Doors, mantles, and interior trim were found to be in good condition and maintained as original throughout the building. Because the Carroll’s maintain the lower apartment as their residence, they were sensitive to the historical development of the home while still making the space functional and livable for their growing family. And, at least for now, the college tenants on the second floor are behaving and provide a steady revenue stream that makes the project work.

**PROJECT PARTNERS:**
- Sam & Robyn Carroll
- Carroll Construction
- Quatrefoil Historic Preservation Consulting
The current owners, the Kleisners, add this 19th century Federal style home to the list of historic properties that they have owned and restored in the Landmark Historic District over the last four decades. During the renovation, process many original features on the interior were restored or replaced in-kind; these renovations include trim and architectural details within the interior garden level, parlor level, and third and fourth floor bedrooms and baths. The interiors have been updated with all modern conveniences while maintaining the original look and feel of the historic home. This home exemplifies modern preservation – honoring historic integrity while still providing a comfortable and livable space.

**PROJECT PARTNERS:**
Mr. & Mrs. Ted J. Kleisner
Hansen Architects, P.C.
Savannah Kitchen & Bath
The homeowners and project team went to great lengths to protect this property’s beautiful landscape and to preserve the integrity of the 1910 home, which was purchased from the original owner’s descendants.

The Pannell’s were dedicated to utilizing local and regional sources whenever possible, including cabinetry installed by local craftsmen and White Georgia Marble purchased from the same Tate, Georgia quarry that supplied the marble for the Lincoln Memorial. The project team worked to distinguish new additions from the original structure by making sensitive design choices with materials. The larger landscape and outbuildings were also carefully considered in terms of preservation; the original well house is now a garden potting shed and the glass from its windows is installed in a custom china cabinet for the kitchen. In addition, almost all original materials that could not be reused were salvaged and repurposed within the home. The exemplary work done at this property truly celebrates its rich history, the full context of this preservation project… and …that of the Cedar Hammock area.

**Project Partners:**
James L. & Karen B. Pannell  
The Spriggs Group  
J.T. Turner Construction Co., Inc.  
Yancey Seibert Shearouse, ASID  
John F. McEllen
From the 1920’s until the early 2000’s, a painted sign adorned with neon hung at the corner of Gwinnett and Habersham inviting guests to Leopold’s Ice Cream. The sign had experienced much wear and tear over the years – it was painted over to advertise a Laundromat at one point, slowly began rusting and peeling, and eventually fell off the building about ten years ago. Literally on its way to the Chatham County dump, the sign was fortuitously saved from destruction and safely stored in the garage of building owner, Stratton Leopold. There it stayed until September 2012, when it was moved to Savannah Technical College to be restored by students in the Historic Preservation Department’s Wall Finishes Class. Since the original 4’x8’ sign was hand-painted using skills and lettering no longer easily duplicated, the students worked to recreate the lettering using a template made to size and then hand-painting the sign. The students also worked to match the remaining, peeling paint to colors readily available today. When the sign was finally painted, neon lettering and trim were added to complete the restoration process. Soon, we hope, this fantastic icon will adorn a restored building and we can all enjoy a scoop of Leopold’s ice cream on-site.

**PROJECT PARTNERS:**

Savannah Technical College  
Lott + Barber  
Doug Bean Signs  
Stratton Leopold
Savannah’s most venerable business—honors history, tradition and innovation associated with the site of their new corporate headquarters at the corner of Bull and Broughton or, as Lowell Kronowitz likes to say, the corner of Main and Main. Originally designed by Cletus Bergen in 1947 in the Art-Modern style as the Lerner’s Department Store, this building has had many uses, but I venture to say it’s finally landed on what it needs to be. The building’s non-historic interior elements, including changes made to incorporate previous restaurant space, were removed from the basement, ground, and third floor. The ceilings were restored to their original height as were the recessed coves where new lighting—reminiscent of the original fluorescent tubes—was installed. Using the premise of the Art-Modern style, the latest technologies were used in the renovation including energy efficient LED lighting, high efficiency mechanical systems, and eco-friendly materials. In restoring the exterior, a new roof was installed, the white stucco was restored, and the Tennessee marble along the columns was repaired...along with the terrazzo at the Bull Street entrance. The full restoration expanded well beyond the envelope of the building, as it has reopened the interaction between pedestrians and traffic along Broughton and Bull...and recommitted a local establishment to another one hundred years of serving Savannah.

**PROJECT PARTNERS:**
Levy Jewelers
Hansen Architects, P.C.
J.T. Turner Construction, Co.
The building at the corner of Bull and Liberty has undergone many changes from its earliest use as a walled garden and, most recently, as the longstanding “Charlotte’s Corner” gift shop. As part of the renovation, the inappropriate storefront was removed and appropriate doors and awnings were restored. The continuous awning, which once obscured the railing and upper porch, was replaced with segmented shed awnings and the historic railing was repaired. The interior character was originally defined by exposed concrete beams; this concrete was repaired and highlighted with new up lighting. The new design successfully utilized innovative solutions to accommodate its new use. Mechanical and electrical systems are concealed in a sweeping mahogany arched soffit over the bar and the kitchen and service spaces are tucked in the rear of the building so patrons can now enjoy dining in several venues. This project shows what can be accomplished with forethought, creativity and the courage to be contemporary…and creates a positive presence on such a visible and influential corner of town.

**PROJECT PARTNERS:**

- Jamie Durrence
- Dawson Architects
- Carroll Construction
- Daniel Reed Hospitality
The Cay Building is a new six-storied mixed-use building located on recently reclaimed Ellis Square. The upper levels are the headquarters of Savannah’s U.S. Attorneys’ offices, while the street level houses a variety of businesses including retail and banking. The design of the building comes from a careful study of Savannah’s best landmark buildings, as well as the site’s context, to best create a new building that will continue the living tradition of its counterparts in neighboring wards, and result in a new landmark with a distinct civic presence. The building’s materiality and scale were given great consideration, with an aim to create visual legibility from a distance but also ensure that a refined level of ornament was included within the pedestrian realm, and in regard to all building elements—including everything from the cornice details and pressed metal canopies to the brick and granite sidewalks and new street clock designed from historic photographs. Though not historic (yet!) the Cay Building serves as an example of monumental new construction which used thoughtful design to create a landmark worth preserving well into the future.

**PROJECT PARTNERS:**

**John E. Cay III**  
Sottile & Sottile
New South Construction
Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.