

415 EAST 40TH STREET

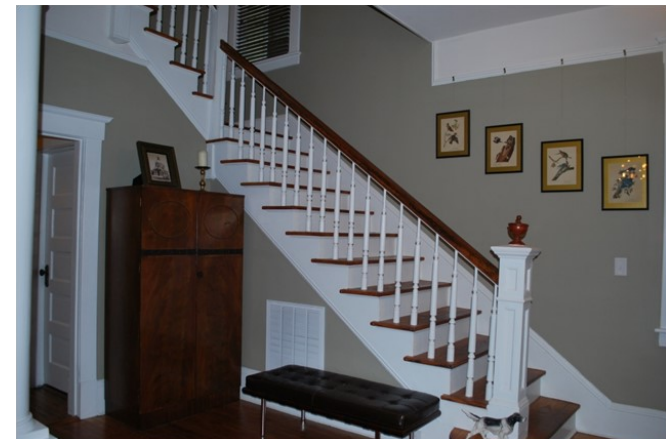
415 East 40th Street, built in 1915, is a contributing two-story, single family residence within both the Thomas Square Streetcar National Register Historic District and the Mid-City Local Historic District. The asymmetrical, Colonial Revival style house was in dire need of rehabilitation when the current owners discovered and purchased it in April 2013. Beyond the leaking roof, the damaged floors, and failing plaster on the wall and ceilings, the owners saw great potential.

Following the Secretary of the Interior's Standards, the rehabilitation project qualified for and is receiving both the State Preferential Tax Freeze and Income Tax Credit for Rehabilitated Historic Properties. No walls were removed and the original floor plan remains intact. Architectural features were retained whenever feasible; otherwise, they were replaced with materials that are compatible yet differentiated from the historic features of the home. While changes were minimal, they are all completely reversible.

PROJECT PARTNERS:

Leah and Seth Michalak

Wells Anderson Construction and Real Estate



1117 HABERSHAM STREET

When purchased by the current owner in 2012, the home at 1117 Habersham Street was in dire disrepair. A previous owner had begun the process of converting the single family home into two apartments by dividing the space up and down. The owner acted as his own general contractor and hired subcontractors to install new electrical, HVAC, plumbing, and a new roof. Beyond that the owner designed, managed and constructed the balance of the project, which included structural stabilization, the creation of two and a half new bathrooms, and installation of salvaged walnut newel post, balusters, and banister all purchased from a house restorer in New Jersey.

The house is located next door to a previous HSF Revolving Fund project and together they create a beautiful anchor for the neighborhood. The project serves as an astonishing example of how an individual with skill, imagination, pioneering spirit and determination to achieve excellence in a project can impact an entire neighborhood.

PROJECT PARTNERS:
Justin W. Gunther



224 WEST PARK AVENUE

When the current owners purchased this home, it had been bank owned for several years and was sadly derelict. During the 1980s, previous owners gutted the house.

The recent restoration removed the drywall of the 80s to expose all six fireplaces, which were paired with historic mantels. The original windows, hardwood floors, pocket doors, and brick fireplaces were maintained. The downstairs was also converted back to a single-family residence.

Affordable and historically-accurate replacement materials that fit the house were painstakingly located via Craigslist and Pinch of the Past, and are all local to Savannah. The owners are delighted to contribute to the renovation of the Victorian District, and note that since the renovation, three more houses in the area have been repainted.

PROJECT PARTNERS:

Mike and Alexandria Nelson
Commonwealth Construction



25 BLUFF DRIVE

Through the renovation of the central 3,990-square-foot cottage and the addition of several well-crafted outbuildings, this Isle of Hope property has been revitalized to accommodate the modern family and guests, thus reestablishing the home's deserved position of prominence on "The Bluff." Because of the property's architectural significance and purity, the design team advised the current owners to strip away inappropriate finishes and elements, and take the house back to its roots as a river house. The kitchen and the study ceilings featured exposed structure, so the sheet rock ceilings in the other rooms of the house were removed to reveal more of the aged floor joists and decking. Historical river front homesteads up and down the Georgia coast were studied to ensure that the new buildings were designed and sited to seem as if they evolved on the site naturally.

PROJECT PARTNERS:

Vincent and Lisa West

Greenline Architecture, P.C.

J.T. Turner Construction Co., Inc.

Carter Kay Interiors

Linn Gresham Haute Décor

The Nelson Group, Inc.



4 WEST TAYLOR STREET

This mid-nineteenth century home has been occupied continuously for only about 14 of its 162 years; a statistic made vividly tangible by the rich array of historic details that remain. The project partners strove to maintain a consistent and clear distinction between the new and historic: for instance, where new materials meet old there are defined reveals; casings and trim of new openings are explicitly contemporary; where the ground floor was lowered to improve the room proportions the former level is delineated with a subtle change in material; and new lighting fixtures are either recessed or have a distinguishing medallion feature.

The project was approached as a once-in-a-lifetime opportunity both to save a remarkable building and to set forth an example of contemporary architectural intervention that didn't merely bring an old building back from the brink, but propelled it to the forefront of design through superb quality of materials and craftsmanship and the flawless incorporation of today's vanguard technology.

PROJECT PARTNERS

F. Reed Dulany III and Meredith Dulany

Daniel E. Snyder, Architect, P.C.

Algar Thagne of Daniel E. Snyder, Architect, P.C.

Bloomquist Construction, Inc.



306 W. WALDBURG STREET

306 West Waldburg St. is a compatible infill project which complements Savannah's Victorian Historic District while bringing the historic urban fabric into the age of sustainable home design. The project was intended to challenge current practices of traditional design within the context of Savannah's Historic Victorian District by properly blending historically compatible proportions, scale, and materiality of the existing neighborhood with innovative sustainability techniques; according to the guidelines set forth by the Secretary of the Interior's Standards.

The previously unoccupied one-tenth of an acre lot is now a showcase of modern sustainability melding comfortably with the quaintness of neighboring Victorian homes, while still being affordable and elegantly managing the demands of a young family of four. 306 W Waldburg is 70% more efficient than a traditional home and is able to reduce building water use by over 50%. It received a LEED -H Platinum certification, a HERS rating of 32, and is 3rd party green rated.

PROJECT PARTNERS

Tommy and Jamie Linstroth

Paul McKeever

R. Peacock Construction

Trident Sustainability



DRAYTON TOWER

Drayton Tower, formerly Drayton Arms Apartments, was designed in 1951 by Architect Cletus Bergen. The modern International style building was created as part of the Federal Housing Administration project, designed to meet the growing housing needs of veterans and low income people.

In 2012, an architectural and development firm out of New York bought the building with hopes of restoring many of the original interior materials that were removed during various renovations. Their plans also included creating residential layouts that were comparable to the original design of the building. The white limestone panels and green Solex windows were restored, and many of the interior finishes were reinstated in the common areas. All mechanical, electrical and plumbing components were updated. Today, Drayton Tower is once again a functioning apartment building, showcasing modern style in a historic setting and providing diverse options to attract more residents to downtown life.

PROJECT PARTNERS

Flank. Inc.

Hansen Architects, P.C.

DPR Hardin Construction

Sebring Engineering, Inc.



THE JOE MURRAY RIVERS, JR. INTERMODAL TRANSIT CENTER

The Greyhound Terminal property located at 610 West Oglethorpe Avenue was built in the mid-1960s and is an example of the Neo-Formalism architectural style of that era. The intention of the design concept for this project was to retain and adapt the existing Greyhound terminal to accommodate both CAT and Greyhound programs. Reducing operating costs through increased energy efficiency was also a key requirement of this renovation and the building has achieved LEED Gold certification. This centrally located and visible transit center provides a gateway to the downtown area that meshes with the existing historical and cultural fabric of the city of Savannah. It will encourage future economic development opportunities along the Oglethorpe Avenue corridor and within the area as CAT continues to serve as a regional mobility manager.

PROJECT PARTNERS

Chatham Area Transit Authority

Cogdell & Mendrala, PC

Elkins Constructors, Inc.

Wendel Duchscherer Architects and Engineers



CATHEDRAL OF ST. JOHN THE BAPTIST SPIRE RENOVATION

The Cathedral of St. John the Baptist, originally built in 1876 and reconstructed in 1898 after a fire, is one of Savannah's most picturesque churches and also one of the most popular attractions in the City. As a result of new settlement and the effects of Virginia earthquakes in 2011 and 2012, Rives E. Worrell Company was hired to perform structural improvements and restore the historic Cathedral. Earthquake damage to the 100+ year old building. The restoration included removal of exterior layers of stucco and terra cotta, placement of structural steel reinforcements and incorporation of carbon fiber mesh to stabilize the brick. Where possible, sections of terra cotta were reused. The signature Rose Window had to be deconstructed piece-by-piece; all of the glass was removed and cleaned, and the rotten wood repaired. Remarkably, the Church was kept open, accessible, and fully functional throughout the entire project, offering two masses and accommodating over 100 visiting tourists a day.

PROJECT PARTNERS

Catholic Diocese of Savannah

Rives E. Worrell , a JE Dunn Construction Company

F. Michael Sikes, P.E., LLC



HAYMAN'S HALL

Hayman's Hall was built in 1910 and was originally home to the Municipal Health Center of Chatham County. In 2012, The Savannah College of Art and Design purchased the 23,000 square foot building to house their illustration department. The interior renovation consisted of reconfiguring the insensitive interior plan resulting from a former conversion to condos and creating a plan more similar to that of the original with larger classrooms, studios, and computer labs. In an effort to preserve the exterior façade, new accessibility components including an ADA ramp were integrated into the interior footprint when it was renovated. The third floor houses a drawing studio which capitalizes on the existing skylights and enhances the ability to use natural light for drawing. The exterior restoration consisted of restoring and cleaning the masonry and painting all existing trim. The end result is a perfect balance between the maintained historic exterior and the interior which was transformed into a modern, colorful, and creative space.

PROJECT PARTNERS

Savannah College of Art and Design

Hansen Architects, P.C.

The Pinyan Company

Sebring Engineering, Inc.



UNITED COMMUNITY BANK

Located on Johnson Square, the United Community Bank, originally the Chatham Bank Building, is a Neoclassical Revival, two-story, stone-clad building with an estimated construction date of 1912.

During the recent rehabilitation, completed in June 2013, the distinctive features and finishes of the historic building were preserved while new additions and alterations were made thoughtfully and intentionally to respect the integrity of the original building. Minimal changes were made to the overall massing and impression upon entering the space. Historic details such as the original bank vaults, gate system, clock, and original pendant light fixtures remain visible and in use. New partitions to create both private offices as well as a conference space were designed to be differentiated as contemporary elements but remain compatible with the historic features of the building.

Additionally, the 1983 drive-through canopy was re-clad in painted metal panels to give the massing a sleeker, more modern expression of the traditionally profiled cornice of the canopy. Now you can experience the charm of banking in this historic bank building while enjoying all of the modern amenities.

PROJECT PARTNERS

United Community Bank

Brian K. Felder, AIA

Johnson Brothers Services, Inc.

