

148 PRICE STREET

Originally constructed in 1890 as a residence, this property has seen numerous alterations and additions over its lifespan. For approximately two decades, the building sat vacant. As a result, it suffered from deferred maintenance and was condemned by the City of Savannah as a blighted structure. In order to apply pressure for restoration or demolition, it was placed on the city's '100 Worst Buildings' list. The building was purchased by Matthew Allan in 2013, with a restoration plan that involved retention of as much historic fabric as possible and following the Secretary of the Interior's Standards for Rehabilitation. New openings were inserted into the ground floor to align with the placement of the existing openings, and openings on the second floor were enlarged to return to their original size. Original wood siding was retained where salvageable, and consolidated to the front façade. A two-car garage was built into the existing walled courtyard with a second story porch constructed over the garage. The interior saw new beams and columns installed to span the room and allow for division of space, and the existing exposed brick was retained along the stairwell. Completed in 2015, this structure was fully rehabilitated, restoring the historic character of the block face between York Street and Oglethorpe Avenue.

PROJECT PARTNERS:

Matthew Allan

Ward Architecture & Preservation

Wells Anderson Construction & Real Estate

Hoffman Engineering Group, Inc.



THE STEPHEN WILLIAMS HOUSE

Built in 1835, the Federal style townhome known as the Stephen Williams House currently operates as a distinguished, five-room inn located in Savannah's National Historic Landmark District. Dr. Albert Wall has owned and operated the inn for many years and has always been a good steward of the property, keeping it well maintained and serving as an example for others. For more than a decade, Dr. Albert Wall, felt that his historic property required something more refined and charming to define its rear courtyard in place of the 1970s fire escape that was there. This was done by removing the fire escape and deck, and replacing it with a two-story wood porch. This new porch is set on stucco piers with the main living space off the parlor level. The overall style of the porch is notably understated, placing focus on the gracefulness of its proportions and the execution of its craftsmanship. This project is an example of rehabilitation spearheaded by an individual who not only cares greatly for his home, but also for the stewardship and preservation of his surrounding community.

PROJECT PARTNERS:

Dr. Albert Wall, III
Homeline Architecture
Carroll Construction
Brandon Lucas Design



130 HABERSHAM STREET

Built in 1885 by foundry owner William Kehoe, this townhome is a contributing structure within the Savannah National Historic Landmark District. Arguably one of the most photographed homes in downtown Savannah, with its infamous vines twining lavishly up the sides of its facades, the Kehoe house had become seemingly unrecognizable upon the removal of these vines. While historic imagery of ivy-covered buildings is beautiful and quaint, the vines actually condemned the survival of the building. Upon removal of these vines from the Kehoe house, it was discovered that the overgrowth had compromised the structural integrity of the stoop. Through vine removal, masonry, stucco, railing and structural repairs, new decking at all the balconies, replacement of damaged solid mahogany shutters, a new roof, and an all-encompassing painting to unify architectural elements, the project team was able to evaluate the real needs of this building in order for it to be restored to structural integrity while preserving its historic character. In addition to the exterior restoration, changes were also made to the interior of the building. Exhaustive remodeling of the home's seven bathrooms, refurbishing of eight fireplaces to working order, a complete lighting retrofit, the addition of an audio and security system, a total HVAC overhaul, modern window treatments, extensive interior painting, and a new deck and rooftop terrace are a few of the many ways that this one outdated interior was transformed into a functional modern day living space.

PROJECT PARTNERS:

Mr. Luis Lapitz

Dawson Architects

Snipes Home & Construction



307 & 309 W. WALDBURG STREET

Constructed in 1871, this pair of townhomes was meticulously restored in 2015 through the joint efforts of Michael Franck and Jay Massey. When Franck & Massey purchased the property in 2014, the building was vacant and had suffered from neglect for a lengthy period of time. Together they formed a partnership to restore the two townhomes into their side-by-side personal residences. The initial task of identifying the original features required removing a multitude of more recent additions that had reconfigured the two single-family homes into five multi-family units. Modified kitchens and bathroom additions that were installed for the multifamily residences were removed and the plans were drawn for the restoration of the homes' interior & exterior. On the exterior, all original features were restored, new rear porches were constructed, and the original Savannah grey brick piers surrounding the homes' foundation were rebuilt. The owners discovered that the homes were built as a showplace by plaster masons, Tully & Grady, and retained interior evidence of ornate plaster details so all salvageable plaster was retained and repaired on the interior. With the two homes mirroring each other in plan, details not present in one side were replicated on the other. Alongside the Metropolitan Planning Commission, Franck and Massey had newly constructed carriage houses built at the rear lane that are compatible to the historic townhomes and the context of their surrounding Victorian neighborhood.

PROJECT PARTNERS:

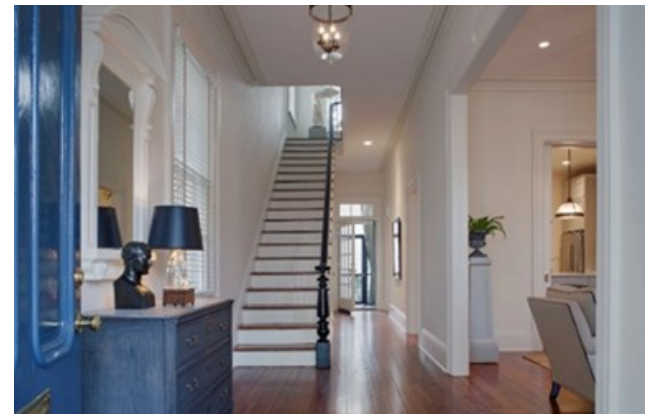
Mr. Jay Massey

Mr. Michael Franck

Franck & Lohsen Architects

Getty Construction

Chapman Painting Contractors, Inc.



521 EAST GASTON STREET

The building at 521 East Gaston Street was built in 1891 for Thomas Frazier, African-American. The home later came under the ownership of his niece, Florence C. Denny, who raised her family in the home and it continued to stay in the Denny family. In 2010, the property was cited by The City of Savannah Property Maintenance Division for structural violations and deferred maintenance and it was threatened with demolition. Descendent of the Denny family, Montague Denny, who had been living in California at the time was alerted to this and returned to Savannah with his wife so that they could save his mother's childhood home. Denny hired a general contractor and they set to work to restore the home as he had remembered it. The roof was in dire condition, and needed to be completely replaced. The clapboard siding on the exterior was repaired or replaced in-kind as needed. The windows on the front façade were able to be repaired in kind, while many of the others had to be replaced to match. The front porch had been altered over time. These alterations were removed and new wood columns, railings, and stairs were put in that were appropriate to the period and design of this 1891 home. The interior of the house had little left to salvage, but the original floor plan remains intact. The original heart pine floors were sanded and refinished. All six fireplaces were retained and repaired and the kitchen and bathrooms were updated with modern amenities. Montague Denny eventually fully restored the house with his wife Rosa A. Denny, who sadly passed after it was completed, and Mr. Denny now resides in this family home that he was able to save.

PROJECT PARTNERS

Mr. Montague Denny

Gateway Restorations



122 EAST 38TH STREET

The extensive restoration work for this property was accomplished with stringent attention paid to the historic fabric of the building and adherence to the Secretary of the Interior's guidelines. The home formerly operated as an antiques store and was not well maintained. The current owner purchased it and sought to breathe new life into it. There were many missing or damaged architectural components, such as brackets and spindles that needed to be repaired on the exterior. And the siding also needed work. Where replacement of missing components or those unable to be restored took place, great effort was taken to exactly duplicate the original shapes and materials. New roofing was intended for the turret but when the asphalt shingles were removed the original tin panel roof was discovered. With great effort, the original roofing was repaired rather than replaced. Seeing the work done to this property with the outstanding results has awakened others to the benefits of proper preservation practices. Since completion of this project, several other properties in the neighborhood have followed the example to preserve Savannah's heritage.

PROJECT PARTNERS

Ms. Carmela Spinelli

Commonwealth Construction of GA, LLC



21 HOUSTON STREET

Built in 1852 for Simon Mirault, a free man of color, this house was moved to its current location on Washington Square from its original location on Habersham Street, just north of Jones Street, by antiques dealer Jim Williams in 1963. The upper wood frame structure was separated from the brick lower floor and was set on a new masonry garden level after it was relocated. The house had also been reconfigured over time, separating the ground level and the upper floors into two apartments. In 2015 the current owners undertook a respectful rehabilitation of the home to return it to a single family dwelling. The requirements and constraints of adapting what remained of this century and a half old building to meet the present day needs of air conditioning, powering and servicing the structure—without compromising the home's history or its petite proportions—was a significant challenge. A small addition was made to add an enclosed staircase at the rear, which connects the parlor and garden levels; concealed HVAC equipment had to be added that would not further impose on tight spaces; structural work was done to strengthen the parlor floor system and demolition of any original walls was minimized to maintain as much historic fabric inside and out, including elements of the prior restoration by Jim Williams. The successful solutions to these challenges have helped ensure the continued contribution of 21 Houston to Washington Square and the Historic District for many decades to come.

PROJECT PARTNERS

Gary and Nancy Radke

Felder & Associates Architecture Interior Design

Bloomquist Construction, Inc.



P.J O'CONNOR HOUSE

Built in 1855, the P.J. O'Connor House is located at the northwest corner of 32nd and Lincoln Streets in the Thomas Square Streetcar Historic District. The house was originally built by Savannah attorney, alderman and philanthropist P.J. O'Connor, who served as the National President and National Director of the Ancient Order of Hibernians and was a cousin of legendary Savannah author Flannery O'Connor. Although it had been in a state of disrepair for many years, this Victorian house retained all of its original details, including original fireplaces, wide board heart pine floors, plaster crown moldings, door and window trims, and elaborate gingerbread porch decoration. HSF purchased the property in 2012 through our Revolving Fund as a capstone to our Lincoln Street Initiative from the early 2000's. Through an open RFP process in 2013, HSF sold it to Jim Abraham, a professor of historic preservation at SCAD. Jim proved to have the knowledge, experience, commitment and wherewithal to restore this single family house and re-anchor the corner. Over the past 2-1/2 years, Jim has left no detail unattended—right down to his research and reconstruction of the original front porch. With a protective easement in place, the house was recently sold to Father William Willoughby and his wife Mary, who plan on using the house as their primary residence in the near future.

PROJECT PARTNERS:

James Abraham



BROUGHTON STREET COLLECTION FACADES

In 2013, Ben Carter Enterprises began acquiring buildings along Broughton Street for a mixed-use redevelopment project that encompasses retail, restaurants, residential and office uses, by repurposing and rehabilitating more than 30 buildings—notably in one fell swoop. Throughout Broughton Street's checkered history, buildings have been altered to keep up with the trends of the time. When development began moving in earnest to Savannah's southside in the mid-20th century, a plethora of faux facades, brash new signage and ornamental "slip-covers" were applied to original structures on Broughton Street...all in an effort to compete with suburban malls. In order to bring these structures back to their former glory during the current redevelopment, many of the facades needed to be uncovered, researched, repaired, renovated and restored. Highlights of the façade restorations that have been undertaken include removing unattractive concrete and stucco that covered the upper levels, exposing brick and stone detailing, and rediscovering original window openings that were covered for decades. Architectural details such as cast iron window headers and cast stone details that had been severely damaged or removed when the facades were covered had to be meticulously recreated based on historic photos. Two historic signs painted onto buildings were revealed and retained. Examples of these façade restorations include 110, 115 and 300 West Broughton Street, and 32 and 118 E. Broughton Street. These buildings now have completely restored façades that include new windows, original brick and stone detailing, and refreshed paint schemes. Spanning a total of six blocks, these façade restorations have made a large and positive impact on the historic fabric along Broughton Street...reviving its rightful place as Savannah's primary shopping and business corridor.

PROJECT PARTNERS

Ben Carter Enterprises

Hansen Architects, P.C.

DPR Construction

Acadia Realty Trust



TELFAIR ACADEMY EXTERIOR RESTORATION

In the fall of 2015, Telfair Museums embarked on a five-month project with a goal of restoring the exterior of the Telfair Academy of Arts and Sciences to its original 1886 Victorian appearance. They employed extensive research, cutting-edge paint analysis, and the expertise of national conservationists in an effort to better understand what visitors experienced when the building first opened to the public as a museum. Telfair Museums hired preservation experts from Charleston and Maryland to investigate the building's color scheme and what they discovered was astonishing. Instead of confirming neutral colors on the Academy's existing exterior, their findings revealed a much bolder, vibrant yellow. In addition, the paint analysis of the metal cornice revealed the earliest paint to be a faux-patina of the galvanized iron that intended to emulate "aged but still bright bronze." These insights, paired with recorded references from 1886, provided reliable support for the color changes. Additional exterior restoration work included repair to areas of delaminated stucco, and stripping of latex paint that was trapping moisture in the foundation walls. All masonry finishes were then primed and painted using historically accurate KEIM mineral-based paint, chosen for its permeability, natural pigments and unique silicate quality which does not harm the historic stucco. Finally the Coade Stone capitals on the front portico were stripped to reveal their Corinthian design and kept bare as originally intended. From top to bottom, every aspect of this project was carefully researched before expertly executed. Now, Savannah boasts not only a vibrant institution, but a vibrant building even the most austere Victorians would enjoy. These initiatives promote a public and prominent awareness for the importance of preservation through the lens of one of the most important and visited museums in the city.

PROJECT PARTNERS

Telfair Museum of Art, Inc.

Landmark Preservation, LLC



THE TYBEE POST THEATER

The historic Tybee Post Theater is located in the heart of the Fort Screven Historic district at the north end of Tybee Island. The Post Theater was constructed in 1930 by the U.S Army as a movie house for the soldiers stationed at the fort. It was one of the first theaters in the state equipped to show 'talkies.' After the end of World War II, the theater was operated as the Beach Theater until the mid-1960s. It then stood vacant for thirty years, changing hands many times, and suffering a fire which destroyed the wooden stage and much of the roof. The Tybee Island Historical Society realized the historical significance of the building and purchased it in 2001, saving it from destruction. That year, the Friends of the Tybee Theater was formed by a group of concerned Tybee citizens as a non-profit organization dedicated to the rehabilitation of this precious asset. The theater was cared for by the Historical Society until 2006 when the Friends of the Tybee Theater could purchase the building and begin the rehabilitation process. There were gaping holes in the roof, doors and windows were broken or missing, and water and fire damage had taken its toll on the building. Undeterred, the Friends of the Tybee Theater, the Tybee Island Historical Society and The City of Tybee Island worked together for the next 9 years to raise the funds necessary to rehabilitate and reopen the Theater. The auditorium was completed using repurposed seats from the Savannah Theater, and the historic marquee and box office were recreated. The true uniqueness of this project is the fact that a community of less than 3,000 people managed to raise the money and support a project that took over 15 years to complete. Despite the initial lack of monetary investment, the destruction of much of the historic fabric and occasional doubts from the residents, this historical treasure beat the odds and is now a thriving entertainment venue on Tybee Island.

PROJECT PARTNERS

Friends of the Tybee Theater

DPR Architecture

Kuhn Construction Company

Tybee Island Historical Society



NICHOLA PARKER COE VOLUNTEER AWARD

MR. SAM CARROLL



This year's recipient is modest, hard-working, and young! He is generous and affable. And he is serious about his work...especially when it comes to preservation. Savannah is full of givers, but it's nice to see younger generations step up to the plate and give of themselves. It makes me optimistic about this community's future.

In a relatively short period of time, this year's winner endeared himself to HSF. He started by offering advice and helping with historic buildings that were endangered. Then he moved on to directly intervening and giving more of his time and talents. Eventually, HSF had the good sense to put him on its Revolving Fund Committee—where he has proven to be a valuable asset. In sum, Sam Carroll is a go-to guy and a very reliable resource for helping HSF save endangered historic buildings.

Originally from Pine Bush, New York, Sam is a SCAD graduate and owner of Carroll Construction—whose signs and banners you see hanging throughout Savannah's historic districts—Sam is a veteran of rehabilitating buildings, but he is still a rising star. Sam understands that adaptively using Savannah's building stock make sense. It makes environmental sense to not waste good

building materials. And it makes economic sense to convert vacant, blighted buildings into residences and businesses. Sam knows how to use the available rehab tax credits to make projects work—and that sets a positive example for others to follow.

We could talk a lot about his successful projects, but let's talk a bit about what he's done for HSF.

Sam joined HSF's Revolving Fund in 2009, and he never misses a meeting or a chance to help save an old building. He has participated in every building assessment and clean-up day HSF has hosted—providing not only labor, but building materials and, most importantly, his pick-up truck!

Here's a short list of the recent buildings and projects he has worked on for HSF:

WW Law House—structural repairs; Henry Lane Cottage—clean-up day; 2240 and 2313 Whitaker Street; 521 E. Bolton—assessments and estimates. He's even helped us get homes and volunteered for the Tour of Homes & Gardens. I'm pretty sure Sam is surprised by this award, and that's an honest reflection of his modesty.

THE DAVENPORT TROPHY

MR. DALE C. CRITZ, SR.

The Davenport Trophy is HSF's highest award and the recognized pinnacle of preservation in Savannah, and it is given only when warranted. As a point of reference, since the award was established in 1965, there have been only 20 recipients. It was last bestowed in 2012 to Paula Wallace, President of SCAD.

Named for the house whose rescue was HSF's charter project, the Davenport Trophy is awarded to an individual whose lifetime of significant achievements that not only evince and advance HSF's work, but truly stand out among a crowded field of citizens who have done good deeds for preservation over the decades.

With your indulgence, I'm going to milk the mystery of who it is for just a minute. And I'm going to start doing that by telling you who the winner is not.

Savannah is full of characters and personalities. They attract much attention to our city and within our city...and often to themselves...but that's not what this person is about.

And this town is full of talkers. With as many Irish as we have—who in great numbers have apparently kissed the Blarney Stone and enjoy the gift of gab—we hear lots of stories and lots of opinions on everything. Not this person.

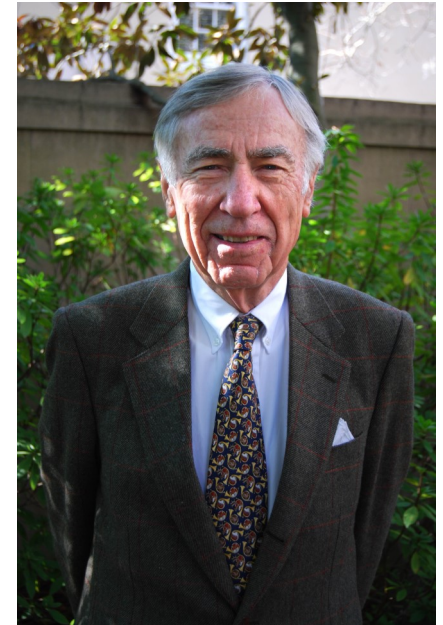
And Savannah has its share of retirees. Many people move here, but sort of “check out” upon arrival or hide out on a golf course. Again, not this person.

But a precious handful have come here, built something—including family—and stayed to nurture those roots and ensure that legacy. They don't just use Savannah, they improve it. From the inside out. And with that clue, we're moving into who this person is.

Now, if use his famous two-word catch phrase, I bet you can guess. Ready? “GOOD DEAL!”

In case that's a lousy impersonation or there is any lingering doubt...let me read to you the mission statement of the Critz Family Foundation: “to make Savannah a better place to live and work by supporting organizations that improve the quality of life and education of people in our region, instill good values in our youth, preserve Savannah's historic buildings and promote the arts in our area as well as protecting the natural order and beauty of our coastal environment.” That's a damn fine mission statement, and if that's what is known as the talk, then we can be certain that Dale Critz, Sr. does indeed walk it.

Let me say right up front that while Dale is formally being recognized with the Davenport Trophy, we know this is shared with his wife Lila, son Dale, daughter Cay, and his four beloved grandchildren. But as the patriarch, it is fitting that we acknowledge Dale while knowing the entire Critz family is very much a part of today's celebration. Just as the Critz Family Foundation mission reflects the family's principles, HSF also knows that preservation is a team sport.



Dale has helped HSF in many ways, but I want to clarify that while his family's financial generosity to HSF has been substantial...it is the tip of the iceberg as to why he has earned this trophy.

Dale was president of HSF in the early 1970s, but he has remained a force with this organization for decades. He was chair of the Davenport House Committee, served two terms on its Endowment Committee, and was a key supporter of the restoration of the Kennedy Pharmacy, and HSF's recently completed and successful \$1.5m Capital Campaign—which put our Revolving Fund back in business. That last mention has some symmetry with Dale's two-year term as president of HSF. At the time, the Revolving Fund was in the red. We were stuck with a lot of inventory and, well, like a good salesman...he moved it. I suppose his natural instincts kicked in and he set about making Good Deals for people throughout the Landmark District. But he also imposed greater financial discipline on the organization—something we maintain today.

He also loves the arts and his appreciation for the Telfair Academy and the Owens-Thomas House is well known...as evidenced through his support for the restoration of both the Telfair and O-T House...up to and including the floor cloth and shutters for the latter.

I remember walking by the OT one summer evening and he hollered out to me in the garden—in that one-of-a-kind voluminous voice—Hey, Daniel...get in here! It was a fundraiser for a reproduction floor cloth...and of course I went in. And that, as a metaphor, is what he does to many of us throughout Savannah. He calls out to us..."Hey, Savannah, get in here and see what I see...and join with me in doing something about it."

So when he's not doing it himself, he's connecting us with others and truly leveraging all this community has to offer. I think, in part, that's why Savannah seems three times larger than it is...because people like Dale Critz make us bigger than we might even imagine.

It was Dale who helped us find and keep Jim Abraham...who ably handled the restoration of the Kennedy Pharmacy and the PJ O'Connor House. I think Dale may have had a hand in getting Jim to stay and work on the Lucas Theater so many years ago. Bottom line, if Dale did nothing other than get Jim Abraham together with HSF, that might be justification enough for the Davenport Trophy.

Dale is always generous with his time and advice. He has been particularly helpful in emphasizing the importance of keeping HSF's financial records in order and keeping the organization on sound financial footing...a point he made to me early on and one I have followed closely. Dale has been a magnet for volunteers and leaders to this organization. The example he sets for others to follow and the people he brings to our table are two very tangible expressions of his leadership style. He is genuine and he has an eye for talent. Dale, I know that to be true because you had the good sense to hire me seven years ago.

So whether it was the historic house that he and Lila restored at 11 E. Jones, or the good stewards they are to their beautiful historic home on E. Charlton (that Dale and Debbie restored), or the Davenport House or OT...it's clear he really loves historic buildings and the stability they represent.

From an article in the SMN from a number of years ago, Dale credited his father as his guiding light, and he summed up his biggest lesson in life this way: "God put me here and made me successful, and I've been able to help others by giving back." It seems he not only learned the lesson well, but he is passing it along to his family.