



MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

July 6, 2011

Peter and Cristina Van Steenberg-di Resta

RE: Historic Preservation Certification Applications:  
148 Price Street, Savannah, Georgia, Chatham County, 31401

Dear Mr. and Ms. Van Steenberg-di Resta,

The Historic Preservation Division (HPD) has completed its review of the Historic Preservation Certification Applications,

**PART ONE – EVALUATION OF SIGNIFICANCE  
PART TWO – DESCRIPTION OF REHABILITATION**

and has sent the applications to the National Park Service (NPS) for its review and certification decision.

**OFFICIAL STATE RECOMMENDATION:**

**[ X ] PART ONE – EVALUATION OF SIGNIFICANCE**

HPD recommends that the property is a "certified historic structure" for the purpose of rehabilitation

**[ X ] PART TWO – DESCRIPTION OF REHABILITATION**

HPD recommends "preliminary certification" of the proposed rehabilitation project only if specific conditions are met to bring the work into conformance with the Secretary of the Interior's *Standards for Rehabilitation*. See the enclosed State review sheet for details regarding the conditions.

Our comments are the State Historic Preservation Office's recommendations to the National Park Service for its review of the application. NPS makes the final determination concerning certification of rehabilitation projects and will notify you directly of its decision in writing. If you wish to comment on this recommendation, contact Guy Lapsley of the National Park Service at (202) 354-2025.

If you have concerns regarding HPD's conditions or comments on the rehabilitation work, please call Beth Gibson, Architectural Reviewer, at (404) 651-5568. If you have administrative questions concerning the processing of your tax project, contact Rachel Klaas, Tax Incentives Specialist, at (404) 651-5567.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Hover".

William Hover  
Tax Incentives Program Manager

CC: Regional Planner: Lupita McClenning

**GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) - HISTORIC PRESERVATION DIVISION (HPD)  
PART A - PRELIMINARY CERTIFICATION**

**STATE PREFERENTIAL PROPERTY TAX ASSESSMENT PROGRAM  
FOR REHABILITATED HISTORIC PROPERTY**

**STATE INCOME TAX CREDIT PROGRAM FOR  
REHABILITATED HISTORIC PROPERTY**

Check here to apply for property tax assessment freeze program

Check here to apply for state income tax credit program

1. Historic name of property (if known): \_\_\_\_\_

Address: *148 Price Street City: Savannah County: Chatham Zip: 31401*

- Property listed individually in Georgia Register of Historic Places
- Property located within a Georgia Register historic district; name of district: *Savannah Historic Landmark District*
- Property not listed in Georgia Register; determination of historic property eligibility is requested:
  - For listing in Georgia Register as individual property. (A Historic Property Information Form must be attached.)
  - For listing in Georgia Register as part of a historic district. (A Historic District Information Form must be attached.)

2. Property history:

- a.) Original construction date: *ca. 1890* b.) Describe major alteration(s) or additions and give dates (attach additional pages if necessary): *unknown*
- c.) If "yes" to the following, see page of the attached application instructions for additional requirements:
  - d.) Has the building been moved? *No*
  - e.) Is more than one building being restored within the two acres? *No*

3. Project information:

- a.) Estimated total cost of project (including any new construction or site work): *\$ 450,000*
- b.) Estimated floor area before rehab: *4494 square feet* c.) Estimated floor area after rehab: *5468 square feet*
- d.) Estimated project start date: *15 June 2011* e.) Estimated project completion date: *31 December 2012*
- f.) Building use before rehab: *1<sup>st</sup> floor = Bar/Lounge ; 2<sup>nd</sup> = residential* g.) Building use after rehab: *1<sup>st</sup> floor = retail-shop; 2<sup>nd</sup> = residential*
- h.) For a property applying for the State Income Tax Credit program: This application covers *phase 1 of 1 phases*.
- i.) Has an application for federal preservation tax credits for this property been filed with HPD? *No*
- j.) Does the project involve the preservation of Georgia specimen trees? *No* (see page 13 of application instructions)
- k.) Is the property a condominium? *No* (if "yes," see page 13 of application instructions)
- l.) For a property applying for the State Income Tax Credit program: If the property is a historic home, is it located within a target area? *Yes* (see page 13 of application instructions for definition of "target area")

Summary of proposed work: In the space below (and on additional pages as needed), indicate the number of buildings involved in the project, date of original construction for each, and provide a brief summary of the plans for rehabilitation.

Example:	Name	No. of Bldgs.	Date of Original Construction	Summary of Proposed Work
	House	1	1915	fix roof, repoint exterior, rewire
	Garage	1	1932	convert into apartment
	Barn	2	1940,1970	stabilize and secure for storage use

**House , 1 bld, 2 floors, built ca.1890, Rehabilitation will involve restoring 1st floor to a shop with open floor plan with bathroom additions to meet commercial code, all new electrical, plumbing, HVAC and all new store front windows (see detailed plans attached)**

**2<sup>nd</sup> floor: residential with all new electric, plumbing, HVAC. Walls added to divide space into living areas.**

**Porch added. (see attached floor plans).**

PART A - PRELIMINARY CERTIFICATION (CONTINUED)

STATE PREFERENTIAL PROPERTY TAX ASSESSMENT PROGRAM FOR REHABILITATED HISTORIC PROPERTY

STATE INCOME TAX CREDIT PROGRAM FOR REHABILITATED HISTORIC PROPERTY

☑ Check here to apply for property tax assessment freeze program

☑ Check here to apply for state income tax credit program

Historic name of property (if known): \_\_\_\_\_

Address: 148 Price Street City: Savannah County: Chatham Zip: 31401

6. Send the following items and this application to TAX INCENTIVES PROGRAM, HPD, GA DNR, 254 WASHINGTON STREET, GROUND LEVEL, ATLANTA, GA 30334. See attached instructions for further details regarding application materials.

Application will not be reviewed unless it is complete with the following (please check):

- ☐ Original plus one copy of all pages of this application form.
☐ Map showing the lot where the building is located and, if applicable, historic district boundaries.
☐ Two sets of color photographs showing exterior and interior views of the property. All photos must be labeled and numbered on the back to correspond to the accompanying photo key. (see Photo-Documentation Guidelines)
☐ Two copies of the photo key illustrating the location and view of each photograph. (see Photo-Documentation Guidelines)
☐ Two copies of sketched or architectural floor plans of existing conditions. (see Photo-Documentation Guidelines)
☐ Two copies of sketched or architectural floor plans of proposed work.
☐ A CASHIER'S CHECK or MONEY ORDER for \$75.00 made payable to the Georgia Department of Natural Resources. (Note: If the property is only participating in ONE of the programs listed at the top of this form, the fee is \$50.00.)

7. Project contact (the person who prepared this form if other than the property owner):

Name: \_\_\_\_\_ Company/Organization: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
Daytime phone number: \_\_\_\_\_ Cell phone number: \_\_\_\_\_ E-mail: \_\_\_\_\_

8. Property owner:

Name: Peter and Cristina Van Steenberg- di Resta

Address: \_\_\_\_\_

Daytime phone number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: 31 may 2011

STATE PREFERENTIAL PROPERTY TAX ASSESSMENT PROGRAM
Note: Property owner has 24 months from the date this document is filed at the county tax assessor's office in which to complete the rehabilitation work as described and file the HPD-approved Part B application with the county tax assessor.

STATE INCOME TAX CREDIT PROGRAM
Note: The property owner has 24 months (60 months if the project is phased) from the date this document is signed by HPD in which to complete the rehabilitation work as described and submit the Part B to HPD for approval.

DNR Official Use Only

- ☐ This property qualifies for preliminary certification as historic property. Rehabilitation work as described in this application meets DNR's Standards for Rehabilitation.
☑ This property qualifies for preliminary certification if conditions are met:
☐ To certify the property as historic. (see attached for explanation)
☑ To certify proposed rehabilitation work (see attached for explanation)
☐ This property is denied preliminary certification. (see attached for explanation)

7-06-2011
DATE

WRA
DEPARTMENT OF NATURAL RESOURCES AUTHORIZED SIGNATURE

**GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) - HISTORIC PRESERVATION DIVISION (HPD)  
PART A - PRELIMINARY CERTIFICATION (CONTINUED)**

**STATE PREFERENTIAL PROPERTY TAX ASSESSMENT PROGRAM  
FOR REHABILITATED HISTORIC PROPERTY**

**☒ Check here to apply for property tax assessment freeze program**

**STATE INCOME TAX CREDIT PROGRAM FOR  
REHABILITATED HISTORIC PROPERTY**

**☒ Check here to apply for state income tax credit program**

5. Use the following spaces to describe the proposed rehabilitation work. Architectural features include, for example: facades, porches, doors, windows, chimneys, roof, floors, walls, ceilings, stairs, fireplaces, moldings, and hardware. Key photographs to your descriptions and floor plans (see attached application instructions and *Photo-Documentation Guidelines* for details).

**NOTE: PLEASE DO NOT LIMIT WORK DESCRIPTIONS TO THE NUMBER OF BOXES PROVIDED BELOW. BE AS SPECIFIC AND DETAILED AS POSSIBLE IN ALL WORK DESCRIPTIONS.**

*ATTACH ADDITIONAL PAGES AS NEEDED FOR SCOPE-OF-WORK DESCRIPTIONS*

<p><b>1</b> Architectural Feature: <i>Windows</i> Photo Reference No.: 13, 14 <b>Describe existing feature and its condition:</b></p> <p>All windows are wooden, double hung, 2 over 2 true divided light, sash windows. Some are in salvageable repairable condition. Where the windows have deteriorated beyond repair due to termite and water damage, they will be replaced with 2 over 2 true divided light, sash windows.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>All windows will be repaired. All cords and weights will be replaced. Where the windows have deteriorated beyond repair, and are missing, new windows that replicate the original 2 over 2 windows will be installed. The new windows will be wooden, 2 over 2 true divided light, sash windows-replacement will be in-kind. One of the original windows in good condition will be used as a pattern to make the new windows for those areas that need a replacement window.</p>
<p><b>2</b> Architectural Feature: <i>Siding</i> Photo Reference No.: 1, 3, 12, 14 <b>Describe existing feature and its condition:</b></p> <p>Siding is original wood and is in poor condition.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>Original siding will be removed, sanded and put back. Where needed it will be replaced. Replacement siding will be made to replicate the original to replace the siding beyond repair.</p>

*(ATTACH ADDITIONAL PAGES AS NEEDED FOR SCOPE-OF-WORK DESCRIPTIONS)*

<p><b>3</b> <b>Architectural Feature: Pine floors</b>  <b>Photo Reference No.: 8, 9, 11, 15, 16</b>  <b>Describe existing feature and its condition:</b></p> <p>Original wood floors on the 2<sup>nd</sup> floor are in fair condition. Some places are rooted due to roof leaks.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>Replace the floor where needed with matching wood. Then will be sanded and sealed.</p>
<p><b>4</b> <b>Architectural Feature: Storefront</b>  <b>Photo Reference No.: 1</b>  <b>Describe existing feature and its condition:</b></p> <p>We have no photos or documentation to show the original storefront. The current 1<sup>st</sup> floor has been completely replaced with concrete blocks over the last 40 years.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>We will remove the concrete blocks and replace with wood storefront windows. See elevation drawings.</p>
<p><b>5</b> <b>Architectural Feature: 2<sup>nd</sup> floor configuration</b>  <b>Photo Reference No.: 8-11</b>  <b>Describe existing feature and its condition:</b></p> <p>2<sup>nd</sup> floor is and open space.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>We will divide the area in to rooms to make it usable as a residence. See elevations.</p>

*(ATTACH ADDITIONAL PAGES AS NEEDED FOR SCOPE-OF-WORK DESCRIPTIONS)*

<p><b>6</b> <b>Architectural Feature: Mechanical systems</b>  <b>Photo Reference No.:</b>  <b>Describe existing feature and its condition:</b></p> <p>Existing mechanical and plumbing systems are makeshift for use as a nightclub more than 20 years ago. Currently no electrical or plumbing is working or connected.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>New systems will be installed throughout the building. See mechanical drawings.</p>
<p><b>7</b> <b>Architectural Feature: Exterior</b>  <b>Photo Reference No.: 1, 2, 3</b>  <b>Describe existing feature and its condition:</b></p> <p>1<sup>st</sup> floor is concrete block. 2<sup>nd</sup> floor is wood siding. The paint is gone and much of the wood is rotted.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>1<sup>st</sup> floor: we will cut into the concrete block and add wood store front. Back and side concrete block walls will be stuccoed. 2<sup>nd</sup> floor : remove wood siding, restore and repaired were necessary. Painted in color accepted by MPC of Historic Savannah. Color is Benjamin Moore HC-9.</p>
<p><b>8</b> <b>Architectural Feature: Cornice and soffit</b>  <b>Photo Reference No.: 17, 18</b>  <b>Describe existing feature and its condition:</b></p> <p>Several are missing of these details are missing or rotted.</p>	<p><b>Describe Work and Impact on Existing Feature:</b></p> <p>Restoration of the cornice and soffit details on the east and west facades.</p>

*(ATTACH ADDITIONAL PAGES AS NEEDED FOR SCOPE-OF-WORK DESCRIPTIONS)*

Department of Natural Resources  
Historic Preservation Division

REHABILITATED HISTORIC PROPERTY APPLICATION  
PART A

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PROPERTY: 148 Price Street, Savannah, Georgia, Chatham County, 31401

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**THE FOLLOWING CONDITIONS MUST BE MET TO BRING THE PROJECT INTO CONFORMANCE WITH THE STANDARDS:**

*NOTE: When project scope-of-work descriptions or other application materials provide non-specific treatment approaches or ambiguous information, Conditions and/or Recommendations may be assigned that are meant to address and clarify such concerns and provide appropriate direction.*

The proposed new storefront at the first floor should be redesigned. There does not appear to be evidence – either pictorial or physical – that the storefront would have originally continued around the side of the building, facing onto York Lane. Therefore, the new storefront should be contained only on the front façade of the building and should not wrap around and continue along the side of the building. The existing window opening at the side, York Lane, façade may remain as a window. Revised plans for the storefront design and for the front and side facades should be submitted for review and approval prior to beginning the rehabilitation work.

Questions concerning this condition and recommendation should be addressed to Beth Gibson, Architectural Reviewer, at 404-651-5568.

7.06.2011  
Date



Department of Natural Resources Authorized Signature