



Office Use Only COA Number: _____ Application Accepted as Complete: _____
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HISTORIC DISTRICT BOARD OF REVIEW

DOWNTOWN SAVANNAH HISTORIC DISTRICT

Application for Certificate of Appropriateness

Per House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Note: Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board or Staff's review of the application and/or denial of the request. Revisions made to the applications after the submittal deadline and prior to the Board hearing may be continued to the following month's hearing. The Board reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity. **Email submissions to historic@thempc.org. Ensure the file size does not exceed 15 MB.** If Email is not available, contact the office for alternate arrangements.

Applicant Contact Information:

Name (Business & Contact Person): _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: _____ E-Mail: _____

Property Owner Contact Information:

Name: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: _____ E-Mail: _____

Official Correspondence: Applicant Owner Other _____ (Check all that apply)

Property Information of Proposed Work: (PIN and Zoning information can be found at www.sagis.org.)

Address: _____

PIN (Property Identification Number): _____ Zoning: _____

Scope of Work: (Check all that apply.)

STAFF REVIEW:		BOARD REVIEW:	
<input type="checkbox"/> Color Change	<input type="checkbox"/> Brick Repointing	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Illuminated Signs
<input type="checkbox"/> Roof Repair/Replace	<input type="checkbox"/> Shutters	<input type="checkbox"/> Alterations	<input type="checkbox"/> Fences
<input type="checkbox"/> Awnings	<input type="checkbox"/> Windows and/or Doors	<input type="checkbox"/> Additions	<input type="checkbox"/> Demolition
<input type="checkbox"/> Stucco Repair	<input type="checkbox"/> Mechanical Screening	<input type="checkbox"/> New Construction (Part I)	<input type="checkbox"/> Relocation
<input type="checkbox"/> Non-Illuminated Signs		<input type="checkbox"/> New Construction (Part II)	
OTHER:		<input type="checkbox"/> New Construction (Accessory Building, Parts I and II)	
<input type="checkbox"/> Amendment to Previous COA Previous Case File Number: _____		<input type="checkbox"/> Special Exception(s) Requests	
<input type="checkbox"/> Other (Description): Contact staff for checklist requirements prior to submittal.		<input type="checkbox"/> Variance Recommendation Requests	

2022 Historic District Board of Review Schedule: (Application deadline is 4 weeks before the scheduled meeting date.)


Application Deadline (Due by Close of Business: 5pm)*	Meeting Date at 1:00 p.m.:
<input type="checkbox"/> Thursday, December 16, 2021	Wednesday, January 12, 2022
<input type="checkbox"/> January 13, 2022	February 9
<input type="checkbox"/> February 10	March 9
<input type="checkbox"/> March 16	April 13
<input type="checkbox"/> April 14	May 11
<input type="checkbox"/> May 12	June 8
<input type="checkbox"/> June 16	July 13
<input type="checkbox"/> July 14	August 10
<input type="checkbox"/> August 18	September 14
<input type="checkbox"/> September 16	October 12
<input type="checkbox"/> October 13	November 19
<input type="checkbox"/> Friday, November 17	December 14
* For petitions that were reviewed at the immediately prior meeting, the deadline is extended one (1) week.	

Estimated Cost of the Proposed Work: \$ _____


Filing Fee Schedule: (Fees shall be payed digitally at <https://www.thempc.org/Application#gsc.tab=0>)

Estimated Cost of Scope of Work	Filing Fee
<input type="checkbox"/> \$0 - \$2,500	\$25.00
<input type="checkbox"/> \$2,501- \$5,000	\$50.00
<input type="checkbox"/> \$5,001- \$25,000	\$75.00
<input type="checkbox"/> \$25,001- \$50,000	\$100.00
<input type="checkbox"/> \$50,001- \$100,000	\$150.00
<input type="checkbox"/> \$100,001- \$500,000	\$200.00
<input type="checkbox"/> \$500,001 - \$1,000,000	\$300.00
<input type="checkbox"/> \$1,000,001 - \$5,000,000	\$500.00
<input type="checkbox"/> \$5,000,001 - \$10,000,000	\$1,000.00
<input type="checkbox"/> Over \$10,000,000	\$1,500.00
Other	Filing Fee
<input type="checkbox"/> Variance Recommendation Request	\$0.00
<input type="checkbox"/> Special Exception Request	Single/Two Family Residential: \$120, All Others: \$350
<input type="checkbox"/> Demolition of a contributing building	\$500.00
<input type="checkbox"/> Appeal of Staff Decision	\$250.00
<input type="checkbox"/> Amendment to previous COA	Estimated cost of scope of work for amendment
<input type="checkbox"/> After-the-Fact (Work completed without a COA)	Double the estimated cost of the scope of work

Affidavit Certifying Completeness of Application: I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Signature: _____  **Date:** _____

Signature of Legal Owner or Authorized Agent: I have read and understand all the information enclosed in this application form. I hereby certify that I am the legal owner or authorized agent for the legal owner of the subject property.

Signature: _____  **Date:** _____



Office Use Only

COA Number: _____

Application Accepted as Complete: _____

HISTORIC DISTRICT BOARD OF REVIEW DOWNTOWN SAVANNAH HISTORIC DISTRICT

Board Review Checklists for Certificate of Appropriateness Application Demolition and/or Relocation

Per House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board or Staff's review of the application and/or denial of the request. Revisions made to the applications after the submittal deadline and prior to the Board hearing may be continued to the following month's hearing. The Board reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

DEMOLITION.

REQUIRED Pre-Application Conference (Sec. 3.19.4.a. of the zoning ordinance):

Date attended and with which staff member: _____

Provide electronic payment receipt and indicate amount: \$ _____

Provide one (1) electronic copy of the entire submittal packet. (Email to historic@thempc.org with 15MB max)

Page No. _____: Identify whether the building proposed for demolition is listed as an *historic structure* on the *Savannah Historic District, Historic Building Map*.

Provide answers to the following questions if listed as an *historic structure*:

Page No. _____: Did the applicant have knowledge of the building's historic designation of the property at the time of acquisition?

Page No. _____: Have there been attempts to sell, lease or donate the building? If yes, provide the asking price and offers received within the previous two years. Provide the most recent assessed value of the property and real estate taxes. Include evidence that the property has been listed for sale.

Page No. _____: Is the building creating an undue economic hardship since it cannot provide a reasonable economic return based on its value?

Page No. _____: Are there any economic incentives for preservation available to the applicant through federal, state, city, or private programs?

Page No. _____: Have feasible alternative uses for the building been identified that are compatible with the preservation guidelines for the Historic District?

Page No. _____: Has the building been altered to such a degree that its historic and architectural character cannot be recaptured through rehabilitation?

Page No. _____: Is the physical integrity of the building compromised to such a degree that it is no longer salvageable and/or represents a hazardous or unsafe condition as determined by the City's Director of Inspections?

Submit Application and Checklist(s) by Email to the Preservation Department at historic@thempc.org.
Questions? Email the Preservation Department at historic@thempc.org or call 912-651-1440.

Provide the following documentation:

- Page No. _____: Color photographs of the building proposed to be demolished; clearly show areas of structural deterioration.
- Page No. _____: Information documenting the construction date, history, and development of the property.
- Page No. _____: An engineering report prepared by a State of Georgia licensed structural engineer - with demonstrated experience in renovation, restoration, or rehabilitation - regarding the structural soundness of the building and its adaptability for continued use, renovation, restoration, or rehabilitation. Any dangerous conditions should be identified.
- Page No. _____: Appraised fair market value of the property from a qualified professional appraiser. The appraisal must include a full market sales report to include comparable sales.
- Page No. _____: The amount paid for the property and the remaining balance on any mortgage or other financing secured by the property and the annual debt service for the previous two years.
- Page No. _____: If the property is income producing, provide the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the previous two years; and the depreciation deduction and annual cash flow before and after debt service for the previous two years. The Board may also require details of past rental history.

RELOCATION (WILL BE CONSIDERED AS A NEW CONSTRUCTION APPLICATION). In addition to all items on the New Construction Parts I and II checklists, provide:

- REQUIRED** Pre-Application Conference (Sec. 3.19.4.a. of the zoning ordinance):
Date attended and with which staff member: _____
- Provide payment receipt and indicate amount: \$ _____
- Provide one (1) electronic copy of the entire submittal packet. (Email to historic@thempc.org with 15 MB max)
- Page No. _____: Color photographs of the building on the existing site. Photographs must show context, adjacent buildings, and streetscape.
- Page No. _____: Reason for the request to move the building.

Affidavit Certifying Completeness of Application:

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Signature:  _____ **Date:** _____

December 16, 2021

Leah G. Michalak
Director of Historic Preservation
Chatham County – Savannah
Metropolitan Planning Commission

Re: COA application for the Demolition of 9 Lincoln St., Savannah, GA 31401

Submittal Documentation:

- 1) Pre-application conference completed on December 16th with Leah Michalak
- 2) Electronic Payment provided. (Ref. Exhibit A)
- 3) The building at 9 Lincoln Street is listed as an historic structure on the Savannah Historic District, Historic Building Map. (Ref. Exhibit B)
- 4) The owner did have knowledge of the buildings historic designation of the property at the time of acquisition.
- 5) There have been no formal attempts to sell, lease, or donate the building
- 6) The building has been declared to be structurally unsound and constitutes an immediate danger to persons on or about the premises and ordered to be demolished by the Records Court of Chatham County. (Ref. Exhibit C).
- 7) Yes, State and Federal Historic Preservation Tax Credits may be available for rehabilitation as well as local façade easement programs.
- 8) The building has been declared to be structurally unsound and constitutes an immediate danger to persons on or about the premises and ordered to be demolished by the Records Court of Chatham County (Ref Exhibit C).
- 9) The interior of the building has been completely gutted. The original windows have been removed. The original roofing has been replaced and the original balcony has been modified. Portions of historic framing and siding remain intact.
- 10) The building has been determined unsafe by the City's Director of Inspections and has been ordered to be demolished by the Records Court of Chatham County. (Ref. Exhibit C.)
- 11) Color photographs and description of building are included in the structural report. (Ref. Exhibit D).
- 12) 9 Lincoln Street is an existing two story wood frame building with wood siding that was constructed in 1853. It was listed as a contributing historic structure in 1873. The Structure has significant fire damage and has been vacant for over 30 years. The interior partitions, flooring, doors and finishes have been removed. The building is structurally shored for stability. A majority of the exterior window sashes and doors have been removed and openings boarded. A previous single story addition in the courtyard has been removed. Portions of the exterior siding appear to be original with some replacement boards.
- 13) A structural engineering report has been completed. (Ref. Exhibit D)
- 14) Tax Assessor's valuation included in Exhibit E.
- 15) The property was purchased for \$500,000.00 in 2016 and has no remaining balance on any mortgage or other financing secured by the property. There is no debt service on the property.
- 16) The property is not income producing.



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Your payment of \$103.75 using Visa ****0555 has been accepted as Transaction ID(s) 2965089149 on 12/16/2021 at 4:49:45 PM. A receipt has been sent to pphelps@hansensavannah.com.

Payment	Details	Amount
Application Fee	Bill Date: 12/16/21 Customer Name: J Paul Hansen Address of Project: 9 Lincoln Street Project Type: HDBR - Demolition	Amount: \$100.00
Subtotal:		\$100.00
Site fee:		\$3.75
Payment total:		\$103.75

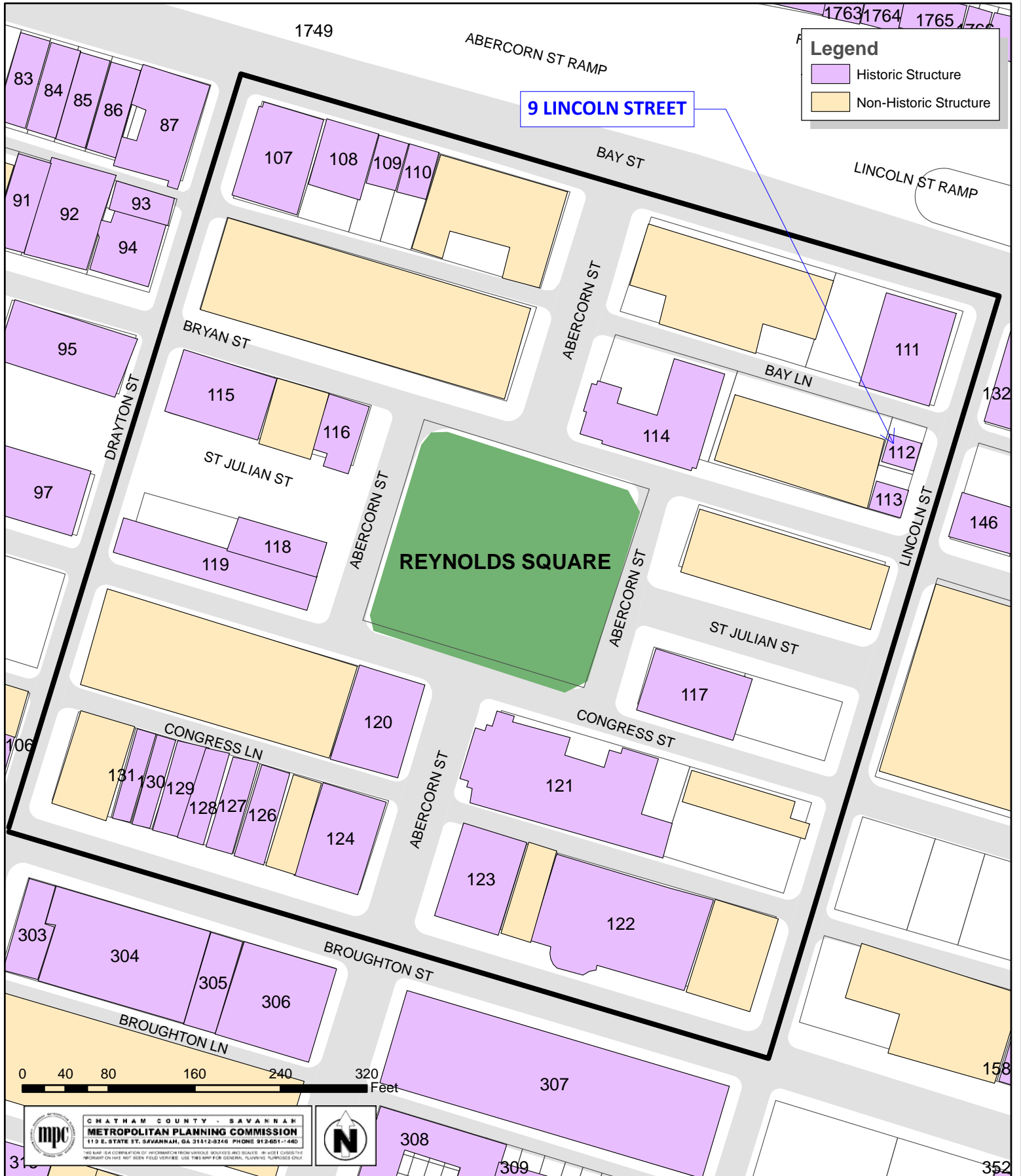
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REYNOLDS WARD HISTORIC BUILDING MAP Savannah Historic District



Reynolds Ward

Map Number	Address	Date Added	Date Built	PIN No.
107	101 East Bay Street	1973	1914	2-0004 -16-007
108	105-107 East Bay Street	2002	1922	2-0004 -16-008
109	115 East Bay Street	1973	1853	2-0004 -16-009
110	117 East Bay Street	1973	1853	2-0004 -16-009A
	199 (119) East Bay Street		2007	
	201 East Bay Street			
111	225 East Bay Street	1973	1853-4	2-0004 -17-011
112	9 Lincoln Street	1973	1853	2-0004 -17-002
113	226 East Bryan Street	1973	1852-3	2-0004 -17-003
	220 East Bryan Street		1969	
114	18 Abercorn Street	1973	1911	2-0004 -17-006
	104 East Bryan Street		1996	
115	24 Drayton Street	1985	1924	2-0004-24 -003
	120 East Saint Julian Street		2008	
116	23 Abercorn Street	1973	1789/1812 /1870	2-0004 -24-001
	200 East Saint Julian Street		1959	
117	28 Abercorn Street	2002	1919	2-0004 -34-002
118	27 Abercorn Street	1973	1813	2-0004 -33-001
119	29 Abercorn Street	2002	1913	2-0004 -33-002
120	31-39 Abercorn Street (35) (123-127 East Congress Street)	2002	1920	2-0004 -39-001
121	32 Abercorn Street	1973	1921	2-0004 -40-005
	232 East Broughton Street			
122	218-226 East Broughton Street	2002	1946	2-0004 -40-002
	210-212 East Broughton Street			
123	202-208 East Broughton Street	1985	1917	2-0004 -40-004
124	132 East Broughton Street	2010	1959-1960	2-0004 -39-002
	128 East Broughton Street		1900	2-0004 -39-003
126	126 East Broughton Street	1985	1932	2-0004 -39-004
127	118-(120) East Broughton Street	2002	1900	2-0004 -39-005
128	116 East Broughton Street	2002	1900	2-0004 -39-007
129	114 East Broughton Street	2002	1900	2-0004 -39-008B
130	110 East Broughton Street	2010	1900	2-0004 -39-008
131	112 East Broughton Street	2010	1900	2-000 -39-008A
	102-106 East Broughton Street			

IN THE RECORDERS COURT OF CHATHAM COUNTY
STATE OF GEORGIA

MAYOR AND ALDERMEN OF)
THE CITY OF SAVANNAH,)
)
Petitioners,)
)
v.)
)
MARK V. SMITH,)
)
Respondent.)
)

2021 OCT -6 P 2:39
RECORDERS CT. OF C.C.
BY A.C.

CASE NO.: RCCR21-13360

ORDER


The within case having come before the Court on October 6, 2021, and the Court having considered the evidence, the Court hereby finds and orders as follows:

1. The Mayor and Aldermen of the City of Savannah cited the Respondent contending that the structure owned by Respondent Mark V. Smith located at 9 Lincoln Street, Savannah, Georgia, 31401, was in disrepair, structurally unsound, and posed a danger in its present condition to persons on or about the premises and/or neighboring properties secondary to lack of structural integrity, with the structure leaning to the north and to the west due to framing failures, exterior sheeting failures, and lack of lateral stability to the overall structure.
2. This evidence was not rebutted by the Respondent and was in fact supported by the findings of a registered structural engineer, W. Hunter Saussy, III, PE, SE, retained by Respondent. Further, Petitioners do not dispute the conclusions reached by said structural engineer and have presented no evidence to rebut any such assessment or findings to the effect that the structure is dangerous and unsound in its present condition.
3. Further, reconstruction of the building would require such replacement of structural elements as to invalidate any historical integrity of the building as most or all of the interior floor framing, exterior wall framing, and sheeting would need to be removed and replaced with new materials.

4. As such, the Court finds that the building at 9 Lincoln Street is not structurally sound and constitutes an immediate danger to persons on or about the premises.

WHEREFORE, it is hereby **ordered** by this Court that Respondent shall immediately obtain a contract with a licensed demolition contractor to demolish and remove said structure at 9 Lincoln Street. Respondent shall also immediately apply for and obtain a permit for demolition in accordance with this Order so as to accomplish said demolition, which permit shall be granted by the appropriate authorities instanter. Should any conditions arise so as to delay or impede said demolition or obtaining such a permit within that period of time, then Respondent shall be allowed to request this Court for an extension as necessary.

SO ORDERED IN OPEN COURT this 6 day of October 2021.



JUDGE WILLIE YANCEY
RECORDERS COURT
CHATHAM COUNTY

Order prepared by:
Noble L. Boykin, Jr.
JONES, BOYKIN & ASSOCIATES, P.C.
213 E. 38th Street
Savannah, GA 31401
(912) 236-6161
jbsalaw@comcast.net

**SAUSSY ENGINEERING**

400 Johnny Mercer Boulevard, Suite E
P.O. Box 30597
Savannah, Georgia 31410

Phone: (912) 898-8255
Fax: (912) 898-1882

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July 30, 2021

Bryan Hotel Investors
28 Abercorn Street
Savannah Georgia 31401

Attn: Mark Smith

Re: Review of #9 Lincoln Street
Savannah, Georgia
Project No. 21085

Dear Mark:

As requested, I have performed a visible review of readily accessible areas at the above referenced location. The purpose of this review was to evaluate and report on the current condition of the existing building and render an opinion regarding its structural integrity.

The existing structure is a 2-story timber framed building supported on a shallow foundation system. The exact date of construction is unknown. See Photos 1 and 2. The two floor levels and the roof framing are timber framed using heart pine material. The first floor is framed over an approximately 12-18 inch deep crawl space. See Photos 3 and 4. The condition of the foundation is unknown.

The building is in very poor structural condition. The entire building is leaning toward the north and toward the west. Much of the first floor framing and all of the first floor decking have been removed. A new timber stud wall shoring system has been added along the north and south side of the structure at both levels approximately 4 feet away from the north and south walls in an effort to relieve loads on the north and south walls which are in extremely poor condition. See Photos 5 and 6.

In its current condition, the building is unstable and unsafe for any type of occupancy or use. The leaning to the north and west is concerning and contributes to the overall instability of the building. The building is beyond repair and the option of demolishing the structure should be strongly considered. Reconstruction of the building is possible, however, would invalidate any historical importance as all of the interior floor framing and exterior wall framing and sheathing would need to be removed and replaced.

The following is a summary of distresses observed in the building framing which I used as a basis for the above opinion:

1. The building leans approximately three to four inches at the second floor and roof level toward the north and possibly more to the west. Exact dimensions have not been determined and would require special equipment to obtain the exact information. The



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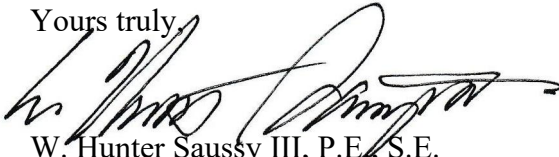
Review of #9 Lincoln Street
Project No. 21085

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- leaning of the structure is due to a combination of many interior framing failures and a failure of the exterior siding/sheathing to provide lateral stability to the overall structure. See Photos 7, 8, 9, and 10.
2. Many of the wall studs at the first floor are rotted at their base. See Photos 11 and 12. The floor decking of the first floor has been completely removed and many of the floor joists are removed or are rotted at their ends due to water damage and/or termite damage which was observed at many locations. See Photos 13 and 14.
 3. Sections of the west wall at the first and second floor levels have been damaged by a fire. The members which are visible are severely charred. See Photos 15 and 16.
 4. A large section of the wall on the south elevation at the southwest corner is missing at the first floor level. See Photo 17. There appears to be extensive water rot of the framing at the perimeter of the opening which has been temporarily sheathed with plywood.
 5. Locations observed at the perimeter of the building where the siding has rotted due to water contact. See Photos 10, 12, 18, 19, and 20.
 6. There is a large displacement in the west exterior wall at the second floor level. See Photo 21. A review from the interior of the building indicates a two to three inch gap between floor framing and the wall studs at the one location where there is visible access. See Photo 22.

It has been our pleasure to conduct this review and if there are additional questions on the above, please do not hesitate to contact me.

Yours truly,



W. Hunter Saussy III, P.E., S.E.
WHS/rlm



Not Valid Unless Signed




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Review of #9 Lincoln Street

Project No. 21085

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Photograph #1	Remarks
 A photograph of a two-story white wooden building with a dark roof. The windows are boarded up with grey wood. A brick wall runs along the front of the property, with a black metal gate. A small tree is on the right side. A brick building is visible in the background.	*


Photograph #2	Remarks
 A photograph showing the side of the white wooden building. The windows are boarded up with grey wood. A utility pole is visible on the left side. The building appears to be in poor condition.	*




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Photograph #3	Remarks
 A photograph showing the interior of a room during renovation. On the left, there is a brick fireplace with a decorative archway. The rest of the room is filled with a complex wooden frame structure, likely for a new wall or partition. Two windows are visible in the background, letting in natural light. The ceiling consists of exposed wooden joists.	*

Photograph #4	Remarks
 A close-up photograph of the floor joists and subflooring under renovation. The image shows several parallel wooden joists, some of which are being replaced or repaired. Debris, including wood shavings and small pieces of wood, is scattered on the floor. The perspective is from above, looking down at the structural elements.	*




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Photograph #5	Remarks
 A photograph showing the interior of a room during a renovation. The floor is partially removed, revealing wooden joists and several vertical studs. Debris is scattered on the floor, and a window frame is visible on the left side.	*

Photograph #6	Remarks
 A photograph showing the interior of a room during a renovation. The ceiling is being removed, and the wooden framing is exposed. Debris is scattered on the floor, and a window frame is visible on the right side.	*




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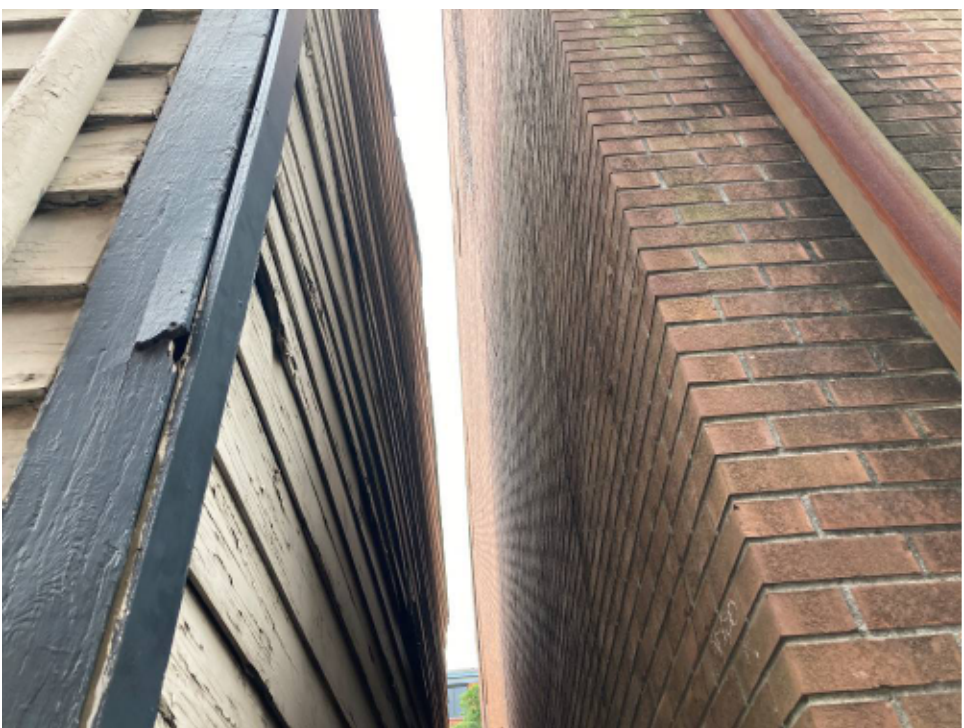
Review of #9 Lincoln Street

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Photograph #7	Remarks
 A photograph showing the exterior of a building with light-colored horizontal siding. There are three windows with dark shutters. To the right is a brick building with a large grey door. A dark downspout is visible on the brick building.	*


Photograph #8	Remarks
 A close-up photograph of the corner of a building. On the left is a dark blue/black metal railing or trim over light-colored siding. On the right is a brick wall with a red downspout.	*




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Photograph # 9	Remarks
	*

Photograph #10	Remarks
	*




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Photograph #11	Remarks
 A photograph showing the interior of a brick chimney structure. The brickwork is red and appears to be in a state of disrepair. Wooden framing, including a vertical post and horizontal beams, is visible. The floor is made of wooden planks, some of which are missing or damaged, revealing a dark, possibly moldy or rotted surface below.	*

Photograph #12	Remarks
 A close-up photograph of a brick wall on the left and a wooden surface on the right. The brickwork is red and shows signs of weathering. The wooden surface is covered in white paint that is severely peeling and flaking off, exposing the dark wood underneath. A vertical wooden post or beam is visible between the brick and the painted surface.	*




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Photograph #13	Remarks
 A photograph showing the interior of a building under renovation. The floor is covered with wooden joists and debris. A large metal pipe is visible on the right side.	*


Photograph #14	Remarks
 A close-up photograph of wooden joists and debris. The joists are supported by a metal pipe. The floor is covered with rubble and wood shavings.	*



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Photograph #15	Remarks
 A photograph showing the interior of a structure, likely a basement or crawlspace. It features wooden walls and a staircase on the right side. The walls are made of horizontal wooden planks, and there are vertical wooden studs. A white horizontal beam is visible at the top. The staircase has wooden steps and a metal railing.	*


Photograph 16#	Remarks
 A close-up photograph of the wooden structure shown in Photograph #15. It shows the horizontal wooden planks and vertical studs, along with a white horizontal beam at the top. The staircase is visible on the right side.	*




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Photograph #17	Remarks
 A photograph showing the exterior of a two-story house with light-colored horizontal siding. The second floor has two windows that are boarded up with plywood. The first floor has a door that is also boarded up. To the left of the house is a brick building. The roofline is visible, and there is some debris or damage at the base of the house.	*

Photograph #18	Remarks
 A close-up photograph of the exterior wall of a house. The white siding is severely damaged, with large sections missing and the underlying wood exposed. The wood appears weathered and decayed. A wooden fence is visible in the foreground.	*




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Photograph # 19	Remarks
 A close-up photograph of a building's exterior. It shows horizontal siding that is severely damaged, with large sections missing and the underlying structure exposed. A vertical downspout or pipe runs down the side of the building, and there is significant peeling and cracking in the paint and siding material.	*


Photograph #20	Remarks
 A photograph showing the exterior of a building. On the left is a section with light-colored horizontal siding and dark shutters on a window. To the right is a brick wall with a large, light-colored double door. A vertical pipe runs down the brick wall. The ground in front appears to be a sidewalk or street.	*




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Photograph #21	Remarks
 A photograph showing the exterior of a building. On the left, there is a wall with horizontal, light-colored siding and a dark blue shuttered window. A vertical white pipe runs down the side of the building. To the right, a brick chimney is visible. The background shows some greenery and another building.	*

Photograph #22	Remarks
 A photograph of a crawlspace or basement area. It shows wooden joists, a white pipe, and a metal vent cover on the floor. The area appears cluttered with debris and has some water damage or staining on the walls.	*



Chatham County, GA

Summary

Parcel Number 20004 17002
Location Address 9 LINCOLN ST
 SAVANNAH GA 31401
Legal Description NORTH 45 FEET OF EAST 30 FEET OF LOT 10 SECOND TYTHING REYNOLDS WARD
Property Class C3 - Commercial Lots
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-CBD
Acres 0.0315
Homestead N
Exemptions

[View Map](#)

Owner

SMITH FAMILY INVESTORS LLC ET AL *
 P O BOX 1526
 SAVANNAH GA 31402
January 1, 2021 Owner
 SMITH FAMILY INVESTORS LLC ET AL *

Assessment

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
LUC	344	344	344	344	344
Class	C3	C3	C3	C3	C3
+ Land Value	\$119,500	\$119,500	\$119,400	\$119,400	\$119,400
+ Building Value	\$19,400	\$18,900	\$20,400	\$20,700	\$87,400
= Total Value	\$138,900	\$138,400	\$139,800	\$140,100	\$206,800
Assessed Value	\$55,560	\$55,360	\$55,920	\$56,040	\$82,720

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
GENERAL COMMERCIAL 2	S	G2	1,373	0.0315	45

Total Acres:
 0.0315

Commercial Improvement Information

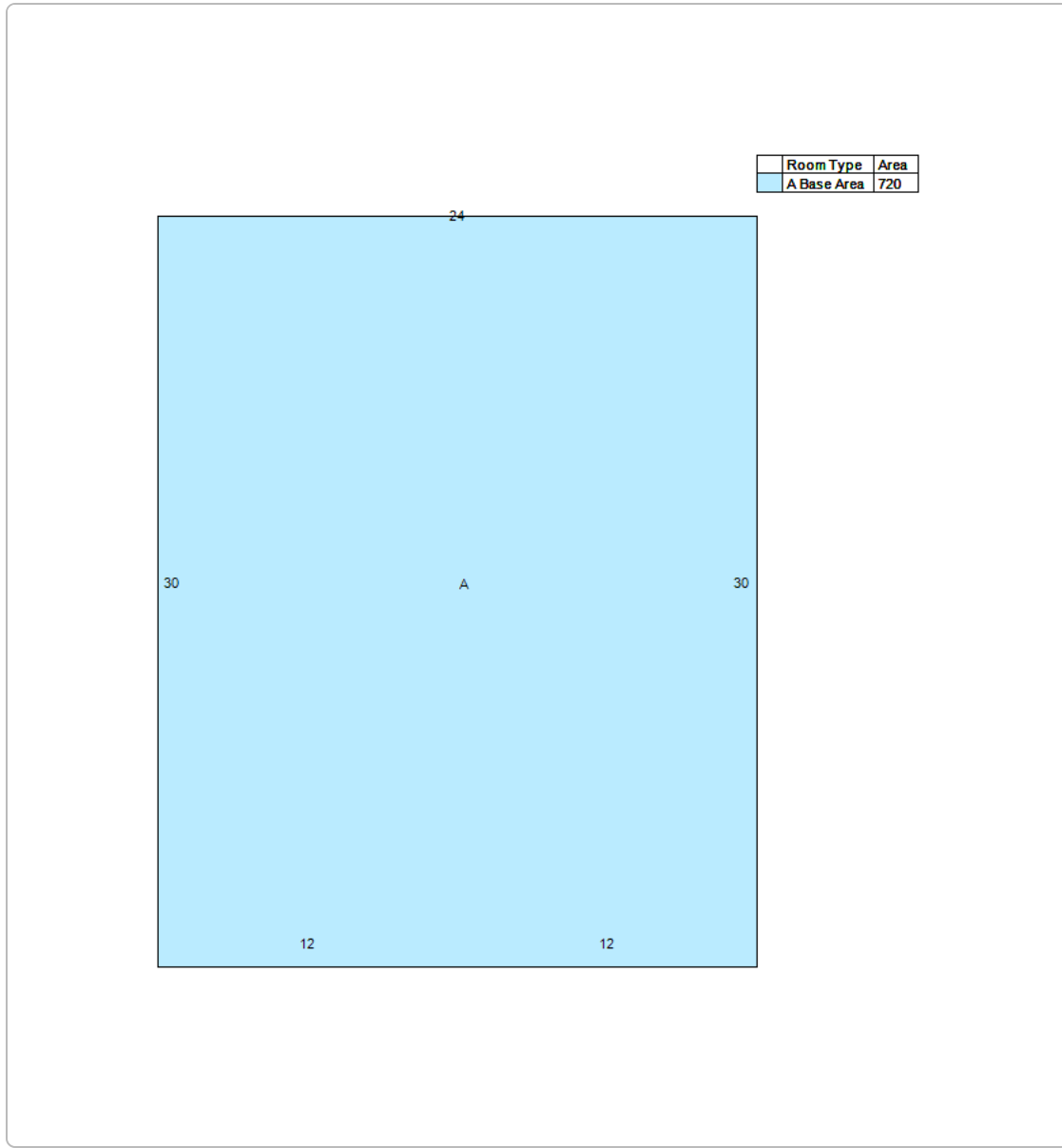
Card 1 **Units** 0
Building No 1 **Year Built** 1820
Structure Office Build **Total Sq Footage** 720

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	01	01	15	344	Office Building	D	1820	1975	720	108	10	100	100

Sketches



Permits

Date	Number	Amount	Purpose
07/13/2011	11-2564B-1	\$3,000	

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
7/26/2018	\$0	QC	1419	89	Unqualified	LINCOLN HOTEL INVESTORS LLC	SMITH FAMILY INVESTORS LLC ET AL *	
7/22/2016	\$500,000	WD	856	388	Unqualified	PROFLIGACY HOTEL GROUP LLC	LINCOLN HOTEL INVESTORS LLC	
5/19/2011	\$0	WD	370L	286	Unqualified	LUCCA JASON	PROFLIGACY HOTEL GROUP LLC	
5/19/2011	\$145,000	WD	369U	744	Unqualified	ATLANTIC SOUTHERN BANK	LUCCA JASON	
9/1/2009	\$0	NA	354W	150	Unqualified	9 LINCOLN STREET LLC	ATLANTIC SOUTHERN BANK	
8/5/2005	\$330,000	WD	292R	0286	Qualified	SUMMERLIN WILLIAM T	9 LINCOLN STREET LLC	
8/6/1994	\$0	QC	168T	0145	Unqualified	COLLINS MARGARET S	SUMMERLIN WILLIAM T	117U0176

Map



No data available for the following modules: Residential Improvement Information, Additions, Accessory Information, Other Features, Photos.

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