



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Joachim Kelly

MPC File No.: 26-000399-COA

Address: 205 East Park Avenue

PIN: 20044 34013

Zoning: TN-1

Staff Reviewer: Jodie Brown, AICP

Date: April 22, 2026

NATURE OF REQUEST:

The applicant is proposing to reconstruct a rear deck and staircase.

CONTEXT/SURROUNDING AREA:

Constructed in 1885 in the White Ward, the property is located mid-block on the south side of the road. The house was designed in the Queen Anne style with Italianate influences. The subject building is 2-stories with a gable roof and decorative brackets. The exterior is sheathed with lap siding. The front façade features symmetrically placed openings with a double story bay that has multiple pairs of 2/2 double hung windows on the east and the front entrance on the west. The 2-door front entrance is accessed by wood stairs and balustrade to a small, covered porch. Each door features a transom with a larger single stained-glass transom over both doors. The small, shed roof porch cover is supported by decorative posts and spindle work which is replicated over the first-floor bay window. Directly above the front entrance is a single window opening. Windows are sporadically placed on the remaining facades.

The subject building is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

PROJECT HISTORY:

The project was originally heard at the February 25, 2026, Historic Preservation Commission meeting and continued to allow the applicant to:

1. *To address concerns related to the size of the proposed decks.*

The applicant provided formalized plans that better showcase the proposed project. The decks will be inset slightly from the southeast corner of the addition that was added after 1973. The upper deck and stair will measure 11' 3 ½" x 10' including the area for the stairs.

2. *To address the concerns posed by the neighbor at 209 East Park Avenue.*

The applicant also provided photos and plans that show the relationship of the neighboring ADU and the proposed stairs. The proposed stairs are off set from the house and the property line. The neighboring ADU is offset from the property line by 3' (according to approved plans 23-003043 COA) and a 6' fence is located on the property line which blocks 75% of the window.

FINDINGS:

The following standards from §7.9 - Victorian Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Secretary of the Interior's Standards 2– Historic Character. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The applicant is proposing to replace existing rear decks and stairs. The existing deck and stairs are in a deteriorated condition and require replacement. The removal and replacement of the stairs/deck will not negatively impact the historic character of the subject house. The proposed work is consistent with Standard 2.

Secretary of the Interior's Standards 6– Deteriorated Features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The existing rear deck and stairs are deteriorated. The stairs provide the only access to a second-floor unit and is the rear secondary egress for a first-floor unit. The existing stair and deck are approximately 30 years old and not original to the house which was originally single-family. Replacing the stairs and decks will maintain the house in good repair. The proposed work is consistent with Standard 6.

Visual Compatibility Criteria. To maintain the special character of the Victorian Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

Materials. *The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The applicant is proposing to use treated wood for the decking and stairs. The proposed work is consistent with this criterion.

Victorian Historic District Design Standards.

New Construction, Additions, and Alterations. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

Porches, Stoops, Balconies and Decks, Alterations to contributing resources.

Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be of the same material and configuration as the original.

If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.

The applicant is proposing a new deck and stair for the rear of the property. The previous design featured a switchback stair that led to both entrances. The proposed design will have two independent stairs leading to separate decks. Pressure treated wood will be used for the structure. The proposed work is consistent with the historic district design standards.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000399-COA
205 E Park Ave.
April 22, 2026

STAFF RECOMMENDATION:

APPROVE the request to construct rear decks and stairs for the property located at 205 East Park Avenue AS REQUESTED because the work is visually compatible and meets the Standards.

MW: CC: JB

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.