



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Ethos Preservation, Kim Campbell

MPC File No.: 26-000914-COA

Address: 815.5 West 42nd Street

PIN: 20073 39007

Zoning: TR-3

Staff Reviewer: Jodie Brown, AICP

Date: April 22, 2026

NATURE OF REQUEST:

The applicant is proposing to construct a new single-family home for affordable housing. This is a Part 1 and 2 review.

CONTEXT/SURROUNDING AREA:

Located mid-block on the south side of the road, the property is in the Cann Ward. The lot is vacant and sits between two 2-story buildings. The building to the east (815) was constructed in 1930 and the building to the west (817) was constructed in 1950. Both buildings feature a low sloped hipped roof and wood lap siding. Windows are vertical sliding.

PROJECT HISTORY:

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

1. *Address the addition of windows to the west (right) façade.*

The applicant responded with a statement regarding additional windows on the west façade. It essentially indicated that the façade would not be visible due to the presence of a tree with a circumference of 24" at chest height (4.5') and a 6' fence. They provided a rendering to illustrate their point of view. It further states that the City of Savannah Code does not support the custom of ignoring the presence of vegetation in determining visibility. The applicant indicates that the interior layout of the house prohibits the inclusion of additional windows on the west façade.

Staff reviewed all the information provided and finds that the applicant made several valid points. However, it should be noted that there is approximately 8' between the proposed new construction

and 817 W 42nd Street. Visibility of the house is not static, so while there is an extant tree, it does not fully block the west façade. Additionally, the house will sit on a 2' raised foundation with windows and doors that have a 6'8" header height (not including trim). The side fences will be limited to 6' allowing for half of the windows to be visible from the street. Staff's concern was and continues to be the absence of the solid/void pattern on the western façade. The oblique view of the sides of the building, while not giving a full-frontal view of the windows, shows the recesses of openings and the trim and sills that stand proud. These elements create a varied wall plane rather than a flat surface that is uncharacteristic of a historic house.

2. *Evaluate the alignment of the 2nd floor windows with the first-floor openings on the front façade.*

The applicant revised the plans to align the second-floor openings with the first.

The applicant also revised the submittal packet to include information on proposed exterior lighting.

FINDINGS:

The following standards from § 7.10 - Cuyler-Brownville 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 proposed project is consistent with the surrounding homes. The immediate vicinity is a mix of one and two-story houses that feature hipped and gable roofs. The surrounding homes also have a mix of exterior materials that include brick, siding, and stucco. The proposed house will have a similar character and use of materials to the surrounding homes maintaining the historic character of the area. The proposed work is consistent with Standard 2.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project is consistent with the surrounding homes. The immediate vicinity is a mix of one and two-story houses that feature hipped and gable roofs. The surrounding homes also have a mix of exterior materials that include brick, siding, and stucco. The proposed house will have a similar character and use of materials to the surrounding homes maintaining the historic character of the area. Additionally, these homes are spaced fairly close together. The proposed house will

be situated between two homes with a minimal setback consistent with the street. The proposed work is consistent with Standard 2.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If this proposed construction is removed in the future the surrounding homes will remain unimpaired. The proposed work is consistent with Standard 10.

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.*

Height. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

As noted, the proposed new construction will be located between two other 2-story buildings. The building at 815 is 31'6" and the building at 817 is 25'8". The proposed building will be 30'5" which is in between the two neighbors. The new construction will be visually compatible and consistent with this criterion.

Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The proposed new construction is 22' wide and similar to the height, its width is in-between the width of the neighbors. The new construction will be visually compatible and consistent with this criterion.

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

As noted, the homes on the street are a mixture of one and two-story houses. Flanking the lot for the new construction are two-story structures. Additionally, directly across the street is another two-story house. The scale of the proposed building is consistent with surrounding homes. The new construction will be visually compatible and consistent with this criterion.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The proposed home will have a front yard setback of 5' and side yard setbacks of 4' which is consistent with surrounding homes. The new construction will be visually compatible and consistent with this criterion.

Rhythm of Building or Structure. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

Spacing between each of the homes on the street is limited. With a 4' setback on each side, the proposed new construction will be visually compatible.

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

Historic homes typically have a fair amount of natural light which is provided by numerous windows. There are a number of windows placed sporadically on each of the facades with the exception of the west façade which only has one. This façade does not have the solid-void pattern typically on historic buildings.

Projections. *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

This house was designed with a full-width projecting porch consistent with surrounding properties. The new construction will be visually compatible and consistent with this criterion.

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 exterior materials will feature fiber cement siding with a 7" exposure, aluminum clad double hung windows, a steel front door and dimensional asphalt shingles. The new construction will be visually compatible and consistent with this criterion.

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed roof will be a gable roof with an intersecting gable at the front. As previously indicated, there are a number of different roof types on the street. The gable roof will be compatible with the street and consistent with this criterion.

Cuyler-Brownville 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 Cuyler-Brownville Historic District. They are not intended to promote copies of the architectural designs of the

past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, 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.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

As noted, the proposed new construction will be located between two other 2-story buildings. The building at 815 is 31'6" and the building at 817 is 25'8". The proposed building will be 30'5" which is in between the two neighbors. Additionally, the new construction is 22' wide and its width is in between the width of the neighbors. The proposed house is consistent with the historic district design standards.

Floor-to-Floor Heights.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

The expression of the first story will be 11' 1", and the expression of the second story will be 9'1". The proposed house is consistent with the historic district design standards.

Foundation, New construction, alterations to non-contributing resources and additions.

Foundation Materials, New construction, alterations to non-contributing resources and additions.

Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.

The foundation will be constructed of concrete block piers that are sheathed with true stucco. The piers will stand proud by 3". The proposed house is consistent with the historic district design standards.

Foundation Configuration, New construction, alterations to non-contributing resources and additions.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no

contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.

The foundation will be 24" high which is based on the average of three contributing buildings within the immediate vicinity (30", 24" and 12"). The proposed house is consistent with the historic district design standards.

Front porches shall have expressed piers.

The front porch will have expressed piers. The proposed house is consistent with the historic district design standards.

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

The foundation will not stand proud of the frame of the building. The proposed house is consistent with the historic district design standards.

Exterior walls, New construction, alterations to non-contributing resources, and additions.

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Brick, stone, wood, true stucco, painted concrete block, precast concrete panels, metal shingles, and wood or fiber cement siding.

The applicant is proposing to utilize fiber cement siding on the exterior of the house. The proposed house is consistent with the historic district design standards.

Prohibited materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal framing, T-111, corrugated metal, unpainted exposed concrete block.

The applicant is not using any prohibited materials. The proposed house is consistent with the historic district design standards.

Windows, New construction, alterations to non-contributing resources, and additions.

Materials, Windows, New construction, alterations to non-contributing resources, and additions. Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

The proposed windows will be Marvin Ultimate wood aluminum clad 1/1 windows. The proposed house is consistent with the historic district design standards.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

The applicant is not proposing any dark tints. The proposed house is consistent with the historic district design standards.

Solid vinyl windows are prohibited.

The applicant is not proposing to use any prohibited material. The proposed house is consistent with the historic district design standards.

Configuration, Windows, New construction, alterations to non-contributing resources, and additions.

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

The windows will be taller than wider. The proposed house is consistent with the historic district design standards.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.

The windows will be 1/1 single hung. The proposed house is consistent with the historic district design standards.

Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

The proposed windows are consistent with the historic district design standards.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

The proposed windows are consistent with the historic district design standards.

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

The front façade which is visible from the street will have 40% transparency. The ground floor for the other façades will be behind a solid 6' fence.

Doors/Entrances, New construction, alterations to non-contributing resources and additions.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

The proposed front door will be a Jeld-Wen steel door will feature $\frac{3}{4}$ with glass and the lower portion door with 2 panels. The proposed house is consistent with the historic district design standards.

Doors shall not have a decorative diamond or half-moon inset.

The applicant is not proposing door with a decorative diamond or half-moon inset. The proposed house is consistent with the historic district design standards.

Doors/Entrances, Configuration, New construction, alterations to non-contributing resources and additions.

Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

The proposed front entrance will front onto 42nd Street. The proposed house is consistent with the historic district design standards.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.

The house will have a full-width front porch with a hipped roof. The porch will be constructed of wood and supported by four simple posts. The proposed house is consistent with the historic district design standards.

Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

The stem wall of the porch shall be the same material as the house foundation walls. The proposed house is consistent with the historic district design standards.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.

The porch will be constructed of wood. The proposed house is consistent with the historic district design standards.

Prohibited material: Vinyl.

The applicant will not be using any prohibited material. The proposed house is consistent with the historic district design standards.

Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

The full-width front porch will be 6' deep. The proposed house is consistent with the historic district design standards.

Wood portico posts shall have cap and base molding.

The proposed house is consistent with the historic district design standards.

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

The proposed house is consistent with the historic district design standards.

Roof, New construction, alterations to non-contributing resources and additions.

Roof, Materials, New construction, alterations to non-contributing resources and additions.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

The roofing material will be Duration Series dimensional asphalt shingles by Owens Corning. The proposed house is consistent with the historic district design standards.

Roof, Configuration, New construction, alterations to non-contributing resources and additions.

Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12.

The front porch roof will have a 4/12 pitch. The proposed house is consistent with the historic district design standards.

Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.

The roof of the main house will be a gable with an 8/12 pitch. The proposed house is consistent with the historic district design standards.

Eaves shall extend no less than 12 inches beyond supporting walls.

The eaves will only extend 1 foot. The proposed house is consistent with the historic district design standards.

Gable end rakes shall overhang at least eight (8) inches.

The gable end rakes will extend 1 foot. The proposed house is consistent with the historic district design standards.

Mechanical Equipment and Refuse. *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:
Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.*

The electrical panel will be located at the rear of the house and not visible from the street. The proposed house is consistent with the historic district design standards.

Roof mounted equipment and HVAC units shall be screened from view from the street.

The mechanical equipment will be located at the rear of the house and not visible from the street. The proposed house is consistent with the historic district design standards.

Refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.

The refuse storage will be located at the rear of the building and not visible from the public ROW. The proposed house is consistent with the historic district design standards.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:
Materials: Light fixtures shall be constructed of metal and/or glass.
Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.
Source Type: White light source only.*

The applicant provided information on proposed exterior lighting. They are proposing a simple, black, modern, metal and glass light fixture by the front door. It would be a single light located to the left of the front door.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials.

Wood, iron, brick, true stucco over concrete block, smooth fiber cement or extruded aluminum.

The applicant is proposing to install a wood perimeter fence that would be located along the rear property line and at each corner of the house (east and west). The proposed house is consistent with the historic district design standards.

Fencing and Walls, Prohibited Materials. Vinyl, PVC, and corrugated metal.

The applicant is not proposing to use any prohibited materials.

Fencing and Walls, Configuration.

Fences or walls no more than 36 inches in height may be installed within the front yard.

The applicant is not proposing any front yard fencing.

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

The proposed fence will be 6' high. The proposed fence is consistent with the historic district design standards.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The proposed house is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request to construct a new residence at 815.5 West 42nd Street WITH THE FOLLOWING CONDITION, to be reviewed and approved by staff prior to starting the work because the work is otherwise visually compatible and meets the Standards:

- 1. Revise the west façade to introduce a varied plane and a solid/void pattern.**

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 at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.