



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Jerome Elder

MPC File No.: 26-001618-COA

Address: 302 East Victory Drive

PIN: 20075 26001

Zoning: TN-2

Staff Reviewer: Caitlin Chamberlain

Date: April 22, 2026

NATURE OF REQUEST:

The applicant is requesting approval of a rehabilitation project for the property located at 302 East Victory Drive. This is a resubmittal of a previously approved COA from 2021 [21-005033-COA].

The scope of work has not changed, and includes:

- In-kind window replacements
- Exterior door repairs or in-kind replacements
- Brick cleaning and repointing as needed
- Stucco along top of walls to be cleaned and repaired as needed to match existing
- Roof repairs (not visible from right of way)
- Refurbishment of balcony balusters, in-kind replacement of damaged or missing ones
- Cornice to be rebuilt to match existing based on historic photos
- Repair of balcony ceilings
- New mechanical and electrical equipment installation
- New gutters and downspouts

CONTEXT/SURROUNDING AREA:

302 East Victory Drive was built in 1920 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The building has sat vacant for a number of years and is in need of rehabilitation work.

FINDINGS:

The following standards from the Sec 7.11 - Streetcar 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 project aims to restore and maintain the historic character of the property with various repair elements and in-kind replacements where necessary. Roof-mounted equipment will be minimally visible, if at all, and could be removed in the future without damaging the historic character.

Secretary of the Interior's Standards 3– Physical Record. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

There are no conjectural features proposed. The standard is met.

Secretary of the Interior's Standards 5– Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The standard is met.

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 proposal includes repair where possible and replacement in-kind when it is not. The windows and doors are boarded up on this building. From some of the interior pictures, it can be seen how many windows and doors are completely or partially missing. In these cases, the in-kind replacements proposed are appropriate based on the interior photos.

Visual Compatibility Criteria. To maintain the special character of the Streetcar 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 proposed materials are visually compatible with the surrounding historic buildings:

- Victorbilt Historic series, wood, double-hung, single pane 1/1 windows
- Marvin Ultimate Inswing French Door G2
- In-kind baluster replacement
- Mortar to match existing, in areas where needed
- Wood to match for cornice replacement and repair work
- True stucco to match existing for the area above the cornice
- TPO roofing material (not visible) and new metal coping
- Aluminum boxed gutter system and rounded downspouts
- Laundry exhaust vents on east and west walls, painted to match brick color and blend in
- Electrical panels placed on rear elevation

Streetcar 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 Streetcar 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 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.

Exterior walls, Alterations to contributing resources. *The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.*

Exterior walls 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 replacement wall shall be of the same materials and configuration as the original wall.

The exterior walls are brick, which will be gently cleaned with mortar replaced as needed. The mortar will be matched to the existing. The cornice area will be replaced with wood to match. The area above the cornice is stucco, which will be cleaned and replaced in areas in need of repair. Like the mortar, the stucco will be matched to the existing.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

There are cases where the windows are completely gone, and others where only a portion still exists or are in a significantly deteriorated condition. The proposed window replacement of 1/1 wood double-hung single-pane windows from the Victorbilt Historic series is appropriate. This is a window that has been approved multiple times throughout the historic districts. The window configuration will remain the same.

Doors/Entrances, Alterations to contributing resources.

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

If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

The standard is met. The front door is to be replaced due to the deterioration. Other exterior doors will be refurbished or replaced in kind. The proposed replacement is “Marvin Ultimate Inswing French Door G2,” white oak and painted. The glass in the door is to be dual pane. The configuration is not to change.

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.

The standard is met. All front porches are to be restored in-kind. All balusters are to be restored and missing ones are to be reproduced in-kind. Porch ceilings are to be restored in-kind and painted Haint blue. While color is not reviewed for this district, this is noted on the drawings and is characteristic to have on porch ceilings in this area.

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 standard is met. Ultimately Georgia Power determines exactly where they will be placed, but the meters will be installed on the rear elevation which is the least visible.

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

There will be roof mounted equipment. Due to the height of the building, and the area where it is proposed to be installed, will not be visible but the applicant plans to screen it.

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 standard is met.

STAFF RECOMMENDATION:

Approve the request for the rehabilitation of the property located at 302 East Victory Drive as requested because the proposed work is visually compatible and meets the standards.

MW: CC

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.