



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Martin and Catherine Pantik

MPC File No.: 26-002312-COA

Address: 525 East Anderson Street

PIN: 20053 21025

Zoning: TN-1

Staff Reviewer: Jodie Brown, AICP

Date: August 26, 2026

NATURE OF REQUEST:

The applicant is requesting approval to replace the front porch columns with full height wood, round, tapered columns.

CONTEXT/SURROUNDING AREA:

The subject property is located on the south side of Anderson Street between East Broad and Price Streets. Designed in the Italianate style in 1898, the house is two stories with a hipped roof. The exterior is sheathed with lap siding, and fenestration is evenly spaced and symmetrical on the facades. In the 1898 Sanborn Map, the house is depicted without a front porch. By 1916, a small porch at the northwest corner of the house is present. The house retained this configuration until 1966 (photo at right) when the porch was enlarged to be full width. In its current design, the porch has a gable roof over the front entrance, and the remaining roof is hipped.



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

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.*

In its current configuration, the porch features three square tapered columns that sit on top of low square brick columns with cap. In between the columns is a low brick pony wall. The applicant was previously approved to replace the square columns with rounded tapered columns and the brick pony wall with a balustrade and decorative spindles. Currently, the applicant would like to modify the previous approval to have full height columns without the brick piers below. The period of significance for the Victorian Historic Overlay District is 1870-1923, so the addition of the porch was potentially done outside of this period, however, there is a historic photo from 1966 that shows the current configuration with rounded columns on square brick columns. Surrounding homes have a mixture of column configuration with square and round columns which are either full height or rest upon a brick base. Absent a historic photo that predates 1966 and shows a different design, the columns should maintain the brick base. The proposed work is not consistent with Standard 2.

Secretary of the Interior's Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

While the historic photo dates to 1966 and it is outside the period of significance, it does show that the column configuration with the brick bases has been in place for at least 60 years and possibly longer. Based on this information, the brick bases should be maintained. The proposed work is not consistent with Standard 4.

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 proposed columns would be wood, tapered and round, which is appropriate. The 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.

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Prohibited materials, Porches, Stoops, Balconies and Decks, Alterations to contributing resources. Fiberglass (including Perma-Cast), vinyl and PVC.

The applicant is not proposing to use any prohibited materials.

STAFF RECOMMENDATION:

DENIAL for the amendment to install full-height porch columns at 525 East Anderson Street. A historic photo (1966) shows the current configuration with tapered, wood, and round columns on top of brick piers. Absent any historic photos, this design should remain.

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.