



# CITY OF SAVANNAH

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## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** Ashley Field

**MPC File No.:** 26-000218COA

**Address:** 8 East 41<sup>st</sup> Street

**PIN:** 20074 04019

**Zoning:** TC-1

**Staff Reviewer:** Alexander Merced

**Date:** February 25, 2026

#### **NATURE OF REQUEST:**

The applicant requests to remove the two non-matching front doors (structure is a duplex) and replace them with half-lite matching doors using a door style from the contributing home across the street. Initially, a roof replacement was included but has since been withdrawn from the scope of work.

#### **CONTEXT/SURROUNDING AREA:**

The building was constructed sometime between 1888 and 1898 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. To its west is a non-contributing commercial building, and to its east, the rest of the block is full of contributing houses. Across the street lie two contributing houses and an empty grass lot.

#### **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 current doors are not original or historic. The standard is met.

***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.

The current non-historic doors are not historic in their own right. 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 proposed doors are more appropriate to the historic fabric of the home than the current doors and will do a better job of relating the historic character and fabric of the area.

***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.

***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.

The openings are not being changed. The standard is met.

***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 wood doors are visually compatible. The standard is met.

### ***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.*

***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 current doors are not original or historic, and they are currently mismatched. The new doors will match one another and are of the same style as a door on one of the contributing houses across the street for historic context. The standard is met.



1. On the left is the contributing home door style that will be used for the new doors on the right



2. A better look at the proposed door style

Staff Report - Certificate of Appropriateness  
MPC File No. 26-000218-COA  
8 E. 41<sup>st</sup> St.  
February 25, 2026

**STAFF RECOMMENDATION:**

**Approve** the proposed work for 8 East 41<sup>st</sup> Street **as requested** because it is visually compatible and the work meets the standards.

**MW: CC: APM**

**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.