



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Ethos Preservation, Kim Campbell

MPC File No.: 26-002121-COA

Address: 415 East 35th Street

PIN: 20064 23004

Zoning: TN-2

Staff Reviewer: Jodie Brown, AICP

Date: June 24, 2026

NATURE OF REQUEST:

The applicant is requesting to rehabilitate the subject house and construct a detached garage. Part 1 and 2 review.

CONTEXT/SURROUNDING AREA:

Constructed circa 1930, the subject property is located mid-block between Price and Habersham Streets in the Barry Ward. The house is on a slightly sloping lot to the rear. The house features a gable roof sheathed with wood lap siding. The upper story has symmetrically placed double hung 6/1 windows. The first floor is accessed via concrete stairs that are parallel to the front of the house. The railing for the stairs and the balcony/porch is a simple metal picket. The balcony/porch is supported by three metal poles that run from the ground below to the shed roof. The shed roof covers the main entrance and one window. The lower floor is 2/3 visible and has a single entrance at the front façade. The lower floor has intermittently space painted brick piers infilled with wood lap siding.

The subject building is listed as a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

FINDINGS:

The following standards from §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 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.*

Per the applicant, there was a fire at the property in 2015 which damaged the siding at the rear and did significant damage to the interior and the rest of the house. The roof also necessitated emergency repair and replacement earlier this year. The applicant intends to restore the building with new materials and construct a detached garage. The proposed work is consistent with Standard 6.

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.*

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.*

The height of the main building will not change, but a rear detached garage is proposed. The garage will measure 20'x24' at the rear of the lot. It will be 17' tall versus the main house which is 28'11 ¾" tall. The overall height will be subordinate to the main structure and compatible with the surrounding properties. The proposed project is 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 main house will maintain its current configuration. The garage will be 20' x 24' at the rear of the lot. The garage will be subordinate to the main house in terms of width and height. The proposed project is 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.*

The main house will maintain its current configuration. The garage will be 20' x 24' at the rear of the lot. The garage will be subordinate to the main house in terms of width and height. The proposed project is 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 main house will maintain its current setbacks. The garage will be 5' from the rear, 6'2" on the east and 5'10" on the west which tucks the garage completely behind the house. The proposed project is consistent with this criterion.

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 applicant is proposing to relocate some of the windows on the 1st floor of the main house. They will also be adding windows to the ground floor. The north and east facades of the garage will have windows, and the south elevation will have two garage door. With the exception of a couple of windows, they all align. The openings are other symmetrically placed. The proposed project is 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 applicant is proposing to use the following materials.

- Siding-Smooth lap Hardie board with an 8" exposure
- Windows-Jeld-wen Sitrine Series Wood clad windows, 1/1
- Front Doors-Jeld-wen Authentic Wood Exterior Door-6206 Glass Panel with 6 lites and two panels
- Rear Doors-Jeld-wen Sitrine Series wood clad French doors with 10 lights
- Roof-Lok Seam 16" standing seam metal roof
- Garage doors-Wayne Dalton Classic Steel Model 8300, 8'x8'

The proposed project materials are 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 roof shape of the main house will be maintained as a gable roof. The proposed garage will match the shape. The roof shapes are similar to surrounding contributing buildings. The proposed project is consistent with this criterion.

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.

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.

The proposed work is consistent with this historic district design standard.

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, and wood or fiber cement siding.*

The applicant is proposing to remove the wood siding from the main house and install smooth Hardie fiber cement siding. Similarly, the garage will be sheathed with the same siding. As noted, the siding on the main house was damaged by a fire and years of deferred maintenance. The proposed work is consistent with this historic district design standard.

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, and unpainted exposed CMU blocks.*

The applicant is not proposing any prohibited materials. The proposed work is consistent with this historic district design standard.

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 metal-clad. The proposed work is consistent with this historic district design standard.

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 proposed material is consistent with this historic district design standard.

Solid vinyl windows are prohibited.

The proposed material is consistent with this historic district design standard.

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 proposed work is consistent with this historic district design standard.

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 single hung. The proposed work is consistent with this historic district design standard.

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 windows will be 1/1. The proposed work is consistent with this historic district design standard.

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

The proposed work is consistent with this historic district design standard.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame buildings.

The building is wood framed. The proposed work is consistent with this historic district design standard.

Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

The applicant is proposing an oriel window on the lower level of the main house. Based on the floor plan, they are also proposing one on the 1st floor, but it is not supported by the elevation. The elevation should be redrawn to support the floor plan.

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 proposed work is consistent with this historic district design standard.

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 work is consistent with this historic district design standard.

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

The proposed work is consistent with this historic district design standard.

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 work is consistent with this historic district design standard.

There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

The proposed work is consistent with this historic district design standard.

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 applicant is proposing a standing seam metal roof. The proposed work is consistent with this historic district design standard.

Metal roofs shall have a metal drip edge covering all edges.

The proposed work is consistent with this historic district design standard.

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 applicant is not doing any work to the roof. The proposed work is consistent with this historic district design standard.

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

The existing roof form is being maintained. The proposed work is consistent with this historic district design standard.

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

The existing roof form is being maintained. The proposed work is consistent with this historic district design standard.

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

The existing roof form is being maintained. The proposed work is consistent with this historic district design standard.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

The overhang dimension is not indicated on the plans. Plans should be revised to indicate dimension.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The proposed work is consistent with this historic district design standard.

Accessory Structures. *(including garages, carports and accessory dwellings units, excluding fuel canopies). In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:*

New accessory structures shall be located in the rear yard.

The proposed work is consistent with this historic district design standard.

New accessory structures shall be in scale with other contributing accessory structures on the lane.

The proposed work is consistent with this historic district design standard.

The height and mass of the primary building shall not be exceeded by any new accessory structure on the same parcel.

The proposed work is consistent with this historic district design standard.

Accessory structures shall not be more than two (2) stories tall.

The garage will be one story. The proposed work is consistent with this historic district design standard.

Garage openings shall not exceed 12 feet in width.

The garage openings will be 9'x7'. The proposed work is consistent with this historic district design standard.

New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.

The garage will have a 5' lane setback. The proposed work is consistent with this historic district design standard.

Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

The garage's side yard setbacks are 6'2" on the east and 5'10" on the west. The proposed work is consistent with this historic district design standard.

The following standards from §8.7 - Accessory Structures and Uses apply:

Accessory Structures and Uses, Generally. *All accessory structures and uses shall be consistent with all standards of the base zoning district (Article 5.0), any applicable overlay district (Article 7.0) and any applicable use standards (Article 8.0), except as expressly set forth below. Accessory structure and uses shall:*

Be accessory and clearly incidental and subordinate to a permitted principal use. No accessory use may be established on a site prior to the establishment of a permitted principal use.

The proposed garage is subordinate to the main house which is extant. The proposed work is consistent with this standard.

Be located on the same property as the principal use or structure.

The proposed work is consistent with this standard.

Not involve uses or structures not in keeping with the character of the principal use or principal structure served.

The proposed work is consistent with this standard.

Be located within a district that permits the principal use.

The proposed work is consistent with this standard.

Not be erected in any required setback area, except as expressly set forth in this Ordinance.

The garage will not be erected in any required setback. The proposed work is consistent with this standard.

Accessory Structures. *Accessory structures, not to include accessory dwelling units, are allowed in all zoning districts and shall be subject to the following requirements, except as expressly provided elsewhere in the Section:*

Accessory Structures, Location. *Accessory structures shall be located in the side (interior) yard or rear yard of the principal building, with the exception of the following:*

Guard or gate house;

Gazebo;

Pump or well house; and

Other similar structures.

The garage will be located in the rear yard. The proposed work is consistent with this standard.

Accessory Structures, Height. *The height of an accessory building shall not exceed the height of the principal building in a Residential district or where otherwise prohibited by this Ordinance.*

The height of the proposed garage will be 17'10" while the main house is slightly over 28'11". The proposed work is consistent with this standard.

Accessory Structures, Building Coverage. *Within all zoning districts, accessory structures shall be included in the calculations for maximum building coverage.*

The lot coverage with the garage is 49% (total lot size 3600SF). The proposed work is consistent with this standard.

Accessory Structures, Size, Residential Districts. *Within residential zoning districts, the floor area of an accessory structure shall not exceed 40% of the footprint of the principal building.*

The square footage of the footprint of the main house is not called out. The applicant will need to provide this information to determine the allowable square footage of the garage.

Accessory Structures, Size, Nonresidential. *Subject to maximum building coverage standards.*

The square footage of the footprint of the main house is not called out. The applicant will need to provide this information to determine the allowable square footage of the garage.

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the existing building and construct a new detached garage for the property at 415 East 35th Street **WITH THE FOLLOWING CONDITION** to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the Standards.

1. Clarify the work at the front façade, first floor windows.
2. Provide the square footage of the footprint of the main house to determine if the garage is 40% or less of the footprint.

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.