



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Pantheon ADC, Lavontae Decius

MPC File No.: 26-002746-COA

Address: 314 West 35th Street

PIN: 20066 34007

Zoning: TN-2

Staff Reviewer: Jodie Brown, AICP

Date: June 24, 2026

NATURE OF REQUEST:

The applicant is proposing to demolish a modified rear one-story portion and construct a 2-story addition.

CONTEXT/SURROUNDING AREA:

Constructed in 1909, mid-block on the north side of the road between Jefferson and Montgomery Streets, the house is located in the Flannery Ward. The house is two stories with a hipped roof, sheathed in lap siding. A hipped porch roof wraps around to the east; it features simple squared posts with small decorative brackets. In between the evenly spaced columns is a decorative railing with spindles. The porch is accessed via concrete stairs on the west side which leads to a solid paneled door flanked by wood and glass side lights under a 3-light transom which is flanked by decorative pilasters. Windows are symmetrically placed on the facades, and they are either 2/1 or 1/1 double hung. The front façade also features a hipped dormer centered on the façade.

The subject building is listed as a 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 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 applicant is proposing to demolish a one-story portion of the house at the rear and construct a two-story rear addition. The one-story portion has been added to over the years altering its original appearance. The rear portion has also experienced a fair amount of deterioration causing it to fail. The proposed addition will be stepped in, have differentiated siding and the roof's high point will be below the historic ridge. The proposed addition will have no impact on the historic character of the existing house. The proposed work is consistent with Standard 2.

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 rear portion of the house with the non-historic addition has experienced a fair amount of deferred maintenance. Termite damage is prevalent resulting in beams that are no longer structurally stable. Investigations by the applicant have also revealed that the structure was previously reconstructed. The rear portion and addition will be removed and replaced with an addition consistent with the Standards. The proposed work is consistent with Standard 6.

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.*

While they are proposing to remove a small rear portion that has been altered, the proposed addition will not impact the majority of the house. The rear wall that will connect with the proposed addition will result in limited demolition, so if the new construction were removed in the future, it would not impact the house. Furthermore, the proposed addition will be stepped in, have differentiated siding and the roof's high point will be below the historic ridge. The proposed addition will have no impact on the historic character of the existing house. The proposed work is consistent with Standard 9.

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.*

While they are proposing to remove a small rear portion that has been altered, the proposed addition will not impact the majority of the house. The rear wall that will connect with the proposed addition will result in limited demolition, so if the new construction were removed in the future it would not impact the house. The proposed work is consistent with Standard 10.

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 existing house is 30'9 ½" and the proposed addition will be 28' 8 ½". The height is compatible with and subordinate to the historic structure. The proposed work 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 proposed addition will be stepped in on the east and west facades by a foot. The proposed work 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 scale of the proposed addition is subordinate to the historic structure. The proposed work is 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.*

Adjacent homes have similar 2-story additions, and the buildings will maintain their current setbacks. The homes will continue to present the current rhythm. The proposed work 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.*

Windows on the historic portion of the house are sporadically placed but are typically aligned on the upper and lower floors with the exception of one window on the west side. On the proposed addition, the windows are grouped closer together but are still compatible with the historic house solid/void pattern. The proposed work 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.

- Roof-Standing Seam Metal
- Windows-Marvin Ultimate Double Hung and Casement Aluminum Clad

- Skylights-Velux
- Siding-Hardie Board Artisan Siding, Square
- Foundation-Brick to match existing with hog boards in-between
- Porch Columns and Railing-wood

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 on the proposed addition will be two intersecting shed roofs. The overall height of the proposed addition is less than the ridge of main roof and it will be subordinate. The proposed addition will have limited visibility from the public ROW. The roof form helps to differentiate the historic from the new addition. The proposed work 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.

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

Wood portico posts shall have cap and base molding.

The rear porch columns will have cap and base molding. The proposed work is consistent with this historic district design standard.

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 applicant did not provide dimensions on the railing or the distance between the balusters. Revised plans should include this information.

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 for the addition will be piers faced with brick to match the stem wall on the historic portion of the house. In-between the piers will be hog boards. The proposed work is consistent with this historic district design standard.

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

In-between the piers will be hog boards. The proposed work is consistent with this historic district design standard.

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 for the addition will be the same height as the historic portion of the house. The proposed work is consistent with this historic district design standard.

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

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 proposed addition will be using horizontal Hardie board siding. 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 will not be using 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 windows will be Marvin Ultimate Aluminum Clad windows. 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 work 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 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.

Muntin widths are not noted on the plans. Revised plans should include this information.

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.

This is a wood framed building.

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 design includes an aluminum clad sliding door to access a second-floor screened deck. There are two doors on the first-floor screened deck that are not called out, one to access the deck and one for the storage closet. Revised plans should include this information.

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 proposed addition will be standing seam metal roof. The proposed work is consistent with this criterion.

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

The proposed work is consistent with this criterion.

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 pitch of the shed roofs are not noted on the plans. Revised plans should include this information.

Skylights and roof vents may be permitted if integrated into roof design.

The applicant is proposing three skylights on the eastern slope of the additions roof. The skylights will have no visibility. The proposed work is consistent with this criterion.

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

The eaves will extend 1'4" past the wall plane. The proposed work is consistent with this criterion.

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

The roof is two sheds, but the eaves will extend 1'4" past the wall plane. The proposed work is consistent with this criterion.

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

The proposed addition will be subordinate to the historic portion of the house. The top of the she will be lower than the historic ridge and the proposed addition is stepped in from the historic house. The proposed work is consistent with this criterion.

Additions shall not obscure any character-defining features.

The addition is set at the rear of the house and will not obscure any character-defining features. The proposed work is consistent with this criterion.

Additions shall not be on the primary or front façade of the resource.

The addition is set at the rear of the house. The proposed work is consistent with this criterion.

STAFF RECOMMENDATION:

APPROVE the request to demolish a one-story rear portion and construct a two-story addition for the property at 314 West 35th Street **WITH THE FOLLOWING CONDITIONS** to be reviewed and approved by staff because the work is otherwise visually compatible and meets the Standards.

1. Revise the plans to include information on the porch balustrade.
2. Indicate the pitch of the shed roofs on the addition.
3. Indicate the muntin width of the windows for the proposed addition.
4. Provide information on the two doors located on the 1st floor that access the screened porch.

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.