



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Ethos Preservation, Ellen Harris

MPC File No.: 26-002752-COA

Address: 220 West 33rd Street

PIN: 20066 18005

Zoning: TN-2

Staff Reviewer: Jodie Brown, AICP

Date: June 24, 2026

NATURE OF REQUEST:

The applicant is requesting to restore the exterior of this building. They will retain as much of the original and existing fabric as possible and otherwise install new materials to match the original fabric.

CONTEXT/SURROUNDING AREA:

Constructed in 1914 at the northeast corner of Jefferson and West 33rd Streets, the house is in the Lester Ward. The subject property is 2-stories with a hipped roof and a wrap round porch. The exterior is sheathed with wood lap siding and windows are symmetrically placed with the exception of the one placed within the stairway. Windows appear to be a mixture of replacement 1/1 double hung and original. The wrap around porch is supported by round columns with a simple wood picket railing on the upper floor. The railing on the lower floor is missing. The front entrance is located at the southwest corner of the house. It features a wood paneled and glass door flanked by similarly styled sidelights with a two-light transom above. The door and porch are accessed by concrete steps with brick wing walls.

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 subject property is in a state of disrepair and has been in this condition for over a decade. In 2018, the property was condemned by the city. The applicant intends to restore the property. Existing materials will be repaired and those that are either missing or too deteriorated will be re-installed/replaced in-kind. 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.*

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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 applicant intends to use matching materials to replace any deteriorated features. 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.

Foundation, Alterations to contributing resources. The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

Foundations 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 foundation shall be of the same materials and configuration as the original foundation.

The existing stem wall is in need of repair. The applicant will be filling in with matching brick and a lime-based mortar to match. Physical samples of the brick were not provided nor was there information on the exact mortar type/mixture, tooling or color. The applicant should provide this information in revised plans.

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.

Historically, it appears that the stem wall was all brick on the south (front), east and west facades. The north (rear) façade appears to have been brick piers with openings in-between. Around 2019, it appears that the porch partially collapsed and the stem wall was shored up with concrete piers. The applicant intends to restore the extant brick, wrap the CMU piers in brick and infill the spaces with CMU coated in sand finished stucco that is inset 3". Since the historic material for the stem wall is brick, this same material should be used at the front and street visible facades. Plans should be revised to reflect a brick stem wall.

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 subject house is sheathed with siding that has been unpainted for some time. The applicant intends to restore the existing siding and replace deteriorated siding in-kind. The proposed work is consistent with this historic district design standard.

Prohibited materials, Exterior walls, Alterations to contributing resources. Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco over insulation and/or wood or metal framing, and T-111.

The applicant does not intend to use any prohibited materials. The proposed work is consistent with this historic district design standard.

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).

There is a mixture of windows which include replacement and possibly original. There are several boarded windows, and it is not known if existing windows are in place. Existing windows will be repaired and maintained as necessary. Once un-boarded, if the window is extant, it will be repaired. If the window is missing, it will be replaced with a Marvin wood ultimate double hung window. The proposed work is consistent with this historic district design standard.

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.

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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.

Per the applicant's photos, the main entrance, sidelights and transom were extant. They will be repaired. There is one intact French door that accesses the porch which will be restored. The remaining openings will have French doors installed. The proposed work is consistent with this historic district design standard.

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.

As noted previously, the first floor of the front porch collapsed and was rebuilt with concrete piers and plywood. The railing for this portion of the porch was never reconstructed. The applicant will restore the decking, railing, columns and wing wall. The proposed work is consistent with this historic district design standard.

Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature and similar features) are retained and not obscured or damaged.

The front porch will not be enclosed. The proposed work is consistent with this historic district design standard.

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

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

Roof, Contributing Resources.

Roof, Materials, Contributing Resources.

Original roof material 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 roof shall be of the same material and configuration as the original (except wood or asbestos).

The applicant will be restoring the roofing as necessary with like materials. They will also be adding gutters and downspouts. The proposed work is consistent with this historic district design standard.

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the existing building at 220 West 33rd 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 brick, mortar, tooling, and color proposed to use for repointing.**
- 2. Revise the plans to reconstruct the stem wall with brick rather than CMU and stucco.**

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.