



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Core Design and Architecture, Tim Kinsey

MPC File No.: 25-005239-COA

Address: 215 West Anderson Street

PIN: 20066 06014

Zoning: TN-1

Staff Reviewer: Rohan Urs

Date: March 25, 2026

NATURE OF REQUEST:

The applicant is requesting approval for a rear second-floor addition and associated exterior alterations to a contributing structure located within the Victorian Historic District, at 215 West Anderson Street. The proposal includes a rear addition with subordinate roof form and enclosure of an existing rear exterior wall which will remain intact and become an interior wall.

CONTEXT/SURROUNDING AREA:

The subject property is located at 215 West Anderson Street within the Victorian Historic District. The structure is a contributing residential building constructed in 1912. The surrounding block contains a mix of contributing residential structures of similar scale and period. Physical conditions along the block vary, with some properties recently rehabilitated and others exhibiting deferred maintenance. Buildings are generally one and two stories in height, and rear additions of varying age and construction are common throughout the district. Primary façades maintain a consistent orientation toward West Anderson Street.

PROJECT HISTORY:

This project was most recently presented at the February 25, 2026, Historic Preservation Commission meeting, where there were some concerns raised about the design. The Commission decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the request for a rear second-floor addition and associated exterior alterations at 215 W Anderson St to the March 25th, 2026, HPC meeting, with the following conditions to be met for review:

- 1. Reconsider the height in relation to the cornice line of the historic building.*
- 2. Refinement of details to include width of fiber cement siding exposure.*
- 3. Consideration of window size and lighting.*
- 4. Consideration of ghost marking the historic building including the rear porch on the eastern façade.*

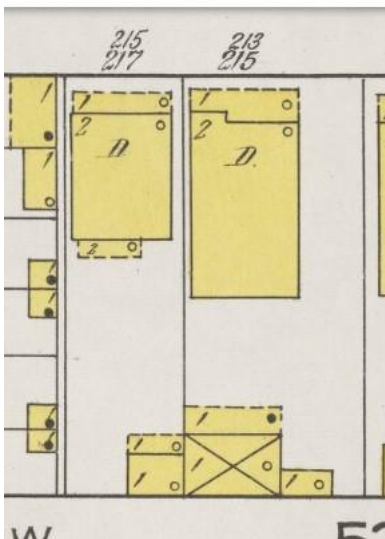
5. *Not use any Historic materials within the proposed new addition.*
6. *To reconsider the shape of the roof.*

Updated submittal includes the following changes:

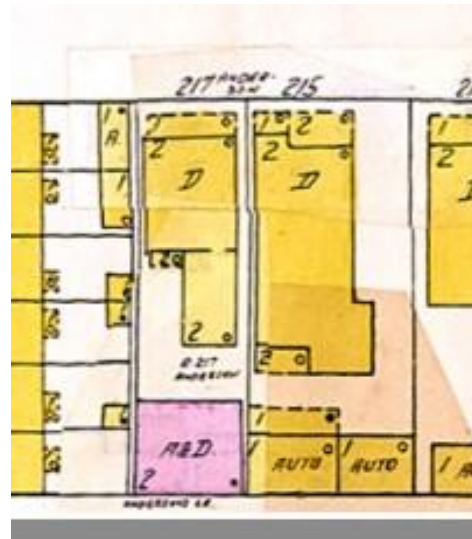
1. *Roof pulled lower.*
2. *Updated the width of the new siding to differentiate from the historic siding.*
3. *Updated window configuration*
4. *Ghost marking and clear acknowledgement of porch included as directed by the board.*
5. *Materials updated to be different from historic ones.*
6. *Roof shape updated.*

FINDINGS:

The Residential building was constructed in 1912 and is a Contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.



1916 Sanborn



1953 Sanborn

The porch was not originally present. The 1953 Sanborn map shows significant changes and updates made from the original.

The following standards from the Sec 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.*

The proposed addition is located at the rear of the structure and does not alter the primary facade. The existing rear exterior wall of the contributing building will remain intact and become an interior wall within the addition. The existing window on that wall will be salvaged. No character-defining elements are proposed for removal. Staff finds that the historic character of the structure is retained.

Secretary of the Interior's Standards 3– Physical Record. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The addition is clearly located at the rear and remains subordinate. The principal structure remains legible as the original 1911 building. The existing second story porch was added significantly after the period of significance ended and is thus objectively not to be considered historic regardless of its age. The alteration does not create a false sense of historical development.

Secretary of the Interior's Standards 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

No distinctive features of the principal structure are removed. The historic rear wall remains intact. Distinctive features are preserved.

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.*

No historic wood siding is proposed for removal. The documented 4-inch wood lap siding remains in place and becomes interior to the addition. Fiber cement lap siding is proposed only on the new addition and is wider than the historic siding to prevent a false sense of history. This standard is met.

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.*

The addition is subordinate to the principal structure. The new roof is lower than the principal roof ridge and does not alter the principal roof form. The existing rear wall remains intact. Materials and proportions are compatible. This standard is met

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.*

The historic rear wall remains intact. No significant historic fabric is removed. The essential form of the principal structure would remain legible if the addition were removed. This standard is met.

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.*

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 addition does not exceed the height of the principal structure. The principal roof ridge remains unchanged.

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 addition is subordinate in massing and confined to the rear.

Rhythm. *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.*

The rhythm of openings on the primary façade is unchanged.

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.*

Fiber cement lap siding is proposed on the new addition and has a slightly wider exposure of 5-1/4" when compared to the 4" historic wood lap siding. This avoids a false sense of history or confusion that this is part of the original building. The original wood siding remains in place. Painted wood trim and compliant window proportions are proposed. Materials are visually compatible.

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 principal roof configuration remains intact. The addition roof is subordinate and located at the rear.

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.

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 two-story height aligns with typical district forms. The rear addition remains subordinate to the principal structure and is located outside the primary streetscape view.

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.

If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

The existing rear exterior wall remains intact and becomes interior. No historic siding is removed. Replacement siding is limited to the new addition.

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).

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.

Historic windows are not removed. New windows are compliant in configuration and proportion.

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.

Rear doors are being replaced, which is acceptable for secondary elevations.

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.

If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.

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.

No alteration to the primary porch is proposed. Rear elements are secondary in visibility and compatible. Standard met.

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).

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

The use of architectural shingles may be acceptable if consistent with existing roofing. The principal roof configuration remains intact. The addition roof is subordinate, and rear located. Standard met.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Source Type: White light source only.

The proposed Hinkley Light fixture is an aluminum fixture and is compatible with the subject property and character of the district. Standards met.

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.

Additions shall not obscure any character-defining features.

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

The addition is subordinate in mass and height to the resource. None of the original character defining features are being affected and the existing nonconformities are being mitigated through more compliant replacements. This is a rear façade addition with limited visibility. Standards met.

STAFF RECOMMENDATION:

Approve the request for a rear second-floor addition and associated exterior alterations, at the property located at 215 West Anderson Street as requested, because the work is visually compatible and meets the applicable standards.

MW:CC:RU

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the HPC at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.