



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Amani Eissa

MPC File No.: 26-001008-COA

Address: 507 East Anderson Street

PIN: 20053 21020

Zoning: TN-1

Staff Reviewer: Caitlin Chamberlain

Date: March 25, 2026

NATURE OF REQUEST:

The applicant is requesting approval to inspect the exterior siding to either repair or replace in-kind, to repair window frames and windows, and to rebuild a fallen staircase, on the building located at 507 East Anderson Street.

CONTEXT/SURROUNDING AREA:

507 East Anderson Street was built in 1916 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The building currently has the address of 507-509 East Anderson Street, but according to the 1916 Sanborn Map, was listed as 509. The 500 block of East Anderson Street has predominantly two-story wood frame houses built closely together. There is an open space to the right of the building, but the neighboring structure on the left, 511, is 3 or 4 feet away from 507.

FINDINGS:

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 standard is met. The applicant proposes to install replacement siding only where it is missing or badly deteriorated.

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.

Conjectural features will not be included. The scope of the work is repair windows and their framing as needed, and the same is the case for the siding. A non-historic egress stair will be rebuilt exactly as it was. The standard is met.

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.

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.

There are many areas on the building where the siding is in very poor condition or missing entirely. In these areas, the applicant proposes to use 3” horizontal wood lap siding to match the existing in areas where replacement is needed. The applicant also plans to repair windows and window frames in need of repair. Replacement is not proposed at this time. The staircase was not historic but was unstable and had fallen into disrepair. It will be rebuilt in the same configuration with new wood materials.

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.

Projections. Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The egress stair will be built to match the previous. It will be partially visible but is at the rear of the left elevation when facing the building from Anderson Street.

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 standard is met. The materials are wood to match the existing and replacement elements on the building.

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.

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 siding of the exterior walls on all four elevations will be repaired where it is possible, but there are areas where there is no longer siding there, or severe deterioration. In these cases, the siding will be an exact match, which meets the 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 are windows in various states of repair on the building. The ones in need of work will be repaired, whether it is the deteriorated framing or reglazing, there will be repair rather than replacement.

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.

The egress stair is being rebuilt as it was, where it was. The applicant provided a photograph of the stairs that were still in tact as well as plans to rebuild in the same manner. The drawings do not show balusters between the railings, but staff confirmed with the applicant that they will be installed just as they were on the former staircase and meeting the 4" on center requirement.

STAFF RECOMMENDATION:

Approve the request to repair window frames and windows, repair or replace siding, and rebuild a fallen staircase for the property located at 507 East Anderson Street as requested because the work is visually compatible and meets the standards.

MW: CC

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