



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Sophia Fiske

MPC File No.: 26-002103-COA

Address: 418 West 42nd Street

PIN: 20073 31010

Zoning: TN-2

Staff Reviewer: Alexander Merced

Date: May 27, 2026

NATURE OF REQUEST:

The applicant would like to rehabilitate the two front porches of this side-by-side duplex, including reintroducing new columns and railings, and new concrete treads.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1918 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It sits on a block with a mix of contributing and non-contributing buildings, including a newly built apartment building across the street.

FINDINGS:

The following standards from the Sec 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.

No existing historic materials will be removed. The standard is met.

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 new columns and railings will be made of wood, and the existing concrete treads will be replaced in-kind with concrete in the same configuration. The standard is met.

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.

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.

The porches currently are in a state of disrepair without columns or railings, and with concrete treads that are in poor condition. The columns and railings will be made of wood and will go back in the same configuration as they were previously, as shown in photos from Google Street View. The treads will be replaced in-kind and with the same configuration as before. The standard is met.

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

The standard is met.

Staff Report - Certificate of Appropriateness
MPC File No. 26-002103-COA
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STAFF RECOMMENDATION:

Approve the porch rehabilitations at 418 West 42nd Street as requested because the work is visually compatible and meets the standards.

MW: CC: APM

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.