



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Homestead Architecture, Gretchen Callejas

MPC File No.: 26-004070-COA

Address: 222 East 40th Street

PIN: 20065 36003

Zoning: TN-2

Staff Reviewer: Alexander Merced

Date: October 28, 2026

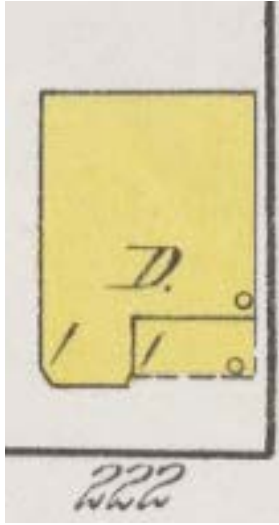
NATURE OF REQUEST:

This is an after-the-fact application. The applicant altered the rear porch addition without a COA and is now applying to bring it into compliance with the historic ordinance. This will be done via design and material changes to the existing structure, which itself is compliant and will be kept.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It sits on the northwest corner of East 40th Street and Lincoln Street and is surrounded mostly by contributing structures.

Historic Sanborn Maps from both 1916 and 1955 show that the house did not have a rear porch originally, meaning that it was added later outside of the period of significance for the Streetcar District. The work done without a COA included the full enclosure of part of that unoriginal rear porch in order to create a bathroom, and the creation of an exterior porch via a small extension. A stop work order has been issued.



1. 1916 Sanborn w/ no rear porch



2. 1955 Sanborn w/ no rear porch



3. Previous non-original porch



4. Current condition with the enclosed bathroom and new exterior porch and stairs



5. Proposed outcome

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 part of the original contributing home will be touched. The previous porch was not original and was built outside of the period of significance, and the new work will bring the recent alterations more into line with historic design standards and will better enhance and highlight the historic character of the property. The standard is met.

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 proposed work will not be adding any conjectural features and will not create a false sense of history, but rather will integrate into the historic fabric better than the previously done work. The standard is met.

Secretary of the Interior's Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

The previous iteration of the porch was built well after the period of significance for the district and, as evaluated by staff, did not acquire historic significance in its own right. That is why the proposal is not to go back to exactly what was present before the recent work was done, but to alter the existing structure in a way that better meets the design standards and is more visually compatible with surrounding contributing resources. 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 previous iteration of the porch did not have any distinctive or character defining features that were lost in the work that was already done, and the proposed work will not affect any distinctive or character defining features that are still present on the house. 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.*

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.*

The unsanctioned work eliminated the window openings that were already present on the previous porch addition. The new proposal includes panels where those windows were formerly present in order to both reference the openings, and to be more visually compatible with the surrounding area. Staff finds this representation of windows to be visually compatible while also serving the function of the bathroom inside. The criterion is met.

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 unsanctioned work installed T-111 siding, which is a prohibited material in the district. This will be replaced with horizontal lap siding made of fiber cement which is an approved material in the district and visually compatible. Additionally, the exterior porch and stairs are made of wood. The criterion 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.

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 exterior walls will have fiber cement lap siding and the representative panels will be made of the same. Also, painted wood trim will be installed to simulate a beam above the window panels. The standard is met.

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 existing unsanctioned work has T-111 siding which will be removed in favor of the allowed materials mentioned above. The standard is met.

Windows, New construction, alterations to non-contributing resources, and additions.

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.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

As noted previously, there will be inset panels that represent the windows on the former non-contributing rear porch. These are meant as a reference to the former openings while also remaining visually compatible with the surrounding contributing resources. The inset panels will meet all of the above configuration standards that real windows would have, and therefore staff finds the above standards to be met.

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

The existing home meets this standard as is, and although the addition will not have real windows, the interior is a bathroom, and the inset panels will give the impression of transparent features without compromising the interior use. Therefore, staff finds the above standard to be met.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*

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

On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.

Prohibited material: Vinyl.

There is no visible foundation wall facing the street and the porch addition is built on top of CMU piers. The existing porch elements are made of wood. The above standards is met.

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 plans should be updated to show cap and base molding before submittal of stamped drawings.

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 balusters will be four (4) inches on center and the railing will be 36 inches tall. The standard is met.

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.

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

The roof extension is covered with architectural asphalt shingles to match the rest of the house. The standard is met.

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 roof extension has a slightly lower pitch than the main porch roof of 2:12. This differentiates the extension from the previously existing porch. The standard is met.

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

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The applicant should confirm that the existing roof extension meets these requirements and add these measurements to the after-the-fact plans. If it does not, then the eaves should be reconfigured to meet the requirements.

STAFF RECOMMENDATION:

Approve the after-the-fact and newly proposed alterations of the rear addition at 222 East 40th Street with the following conditions to be reviewed and approved by staff, because the project is otherwise visually compatible and meets the standards:

- 1. Add cap and base molding to the wood posts on the porch.**
- 2. Confirm that the roof extension eaves extend at least 12 inches beyond the supporting wall and the soffit will be placed horizontal to the wall.**

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.