



215 East 40th Street
Southwest Corner



2305 Lincoln Street
Adjacent Property to North (Rear)



302 East 40th Street
Northeast Corner



210-214 East 40th Street
Adjacent Property to West



222 East 40th Street (Northwest
Corner of Lincoln and 40th Street



222 East 40th Street
Front Elevation



215 East 40th Street
Southwest Corner

Written Description of Work

This application is an After-the-Fact Certificate of Appropriateness for corrective exterior alterations to the rear porch enclosure at 222 East 40th Street, within the Streetcar Historic District.

The Owner retained a contractor to partially enclose an existing rear porch for a new bathroom and to slightly expand the adjacent open porch. The Owner understood the necessary approvals had been obtained. During construction, the City issued a Stop Work Order, as no COA or Permit had been submitted.

Scope of Work

Homestead Architecture has been retained to bring the existing work into compliance with the Streetcar Historic District Design Standards.

The proposed corrective design revises the existing (non-historic) rear porch enclosure so that it continues to read architecturally as a porch, while retaining its function as enclosed interior space. This is achieved by breaking up the enclosure's wall surface into a series of panels that imply the original porch openings, and by reintroducing character-defining porch elements, including a modified wood railing at reduced height, wood lattice infill between the existing piers, and new 1x trim aligned with the water table and porch beam.

Existing non-historic T1-11 siding at the enclosure will be removed and replaced with horizontal lap siding.

The small porch expansion completed as part of the unauthorized work will remain in place, slightly modified to align with the new porch elements and to correct the current fascia detailing, steps, and railings for code compliance.

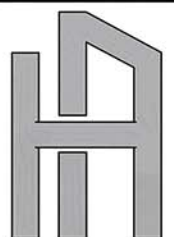


301 East 40th Street
Southeast Corner

Compliance and Intent

The intent is to correct the unauthorized work, restore appropriate porch character, and improve compatibility with the historic cottage and streetscape.

A separate future phase of additional exterior rehabilitation, including exterior siding, trim, and front porch detailing, is not part of this application and will be submitted for a separate COA before any work begins.



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*Modifications to the
BETTERSON COTTAGE
Streetcar Historic District
222 East 40th Street
Savannah GA 31401*

Project No.
26.BBT
Drawn By
GOC
Date
9/22/26

Revisions

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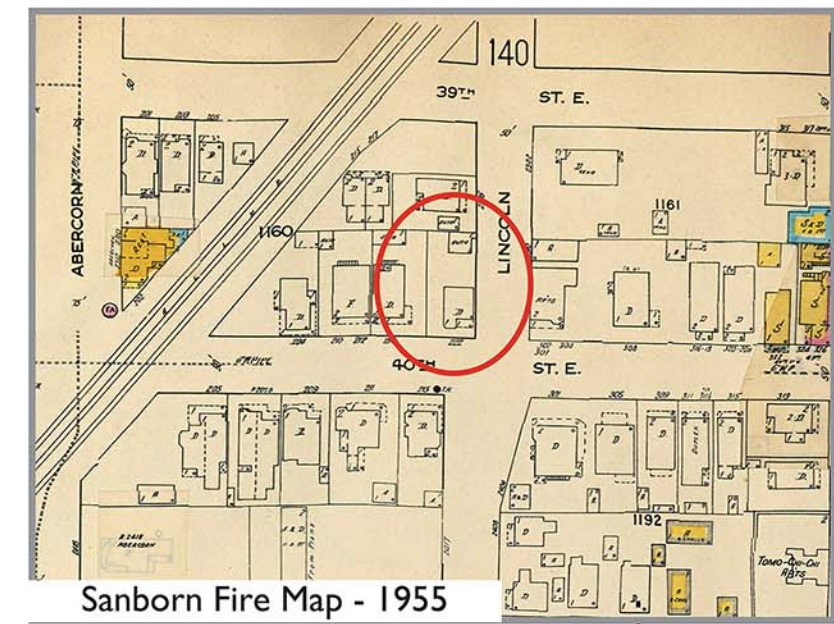
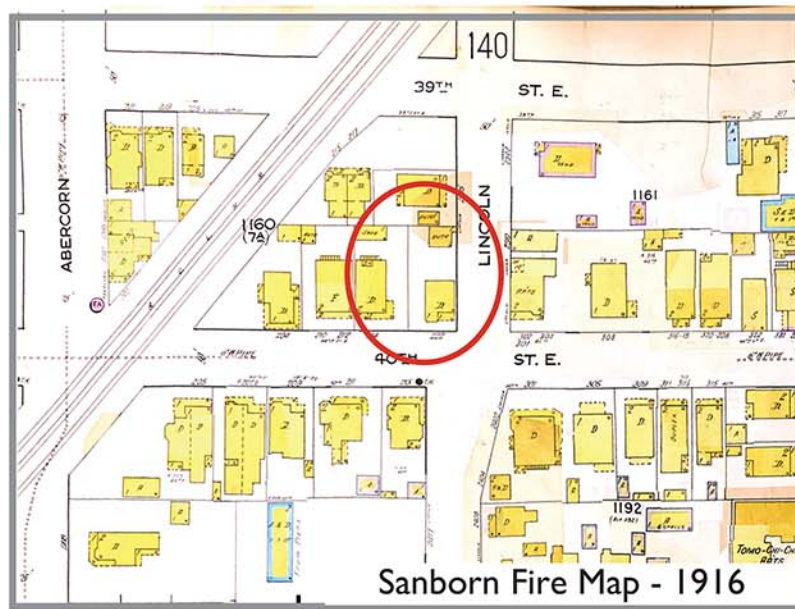
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*DESCRIPTION
of WORK
and CONTEXT*

Drawing No.

T101

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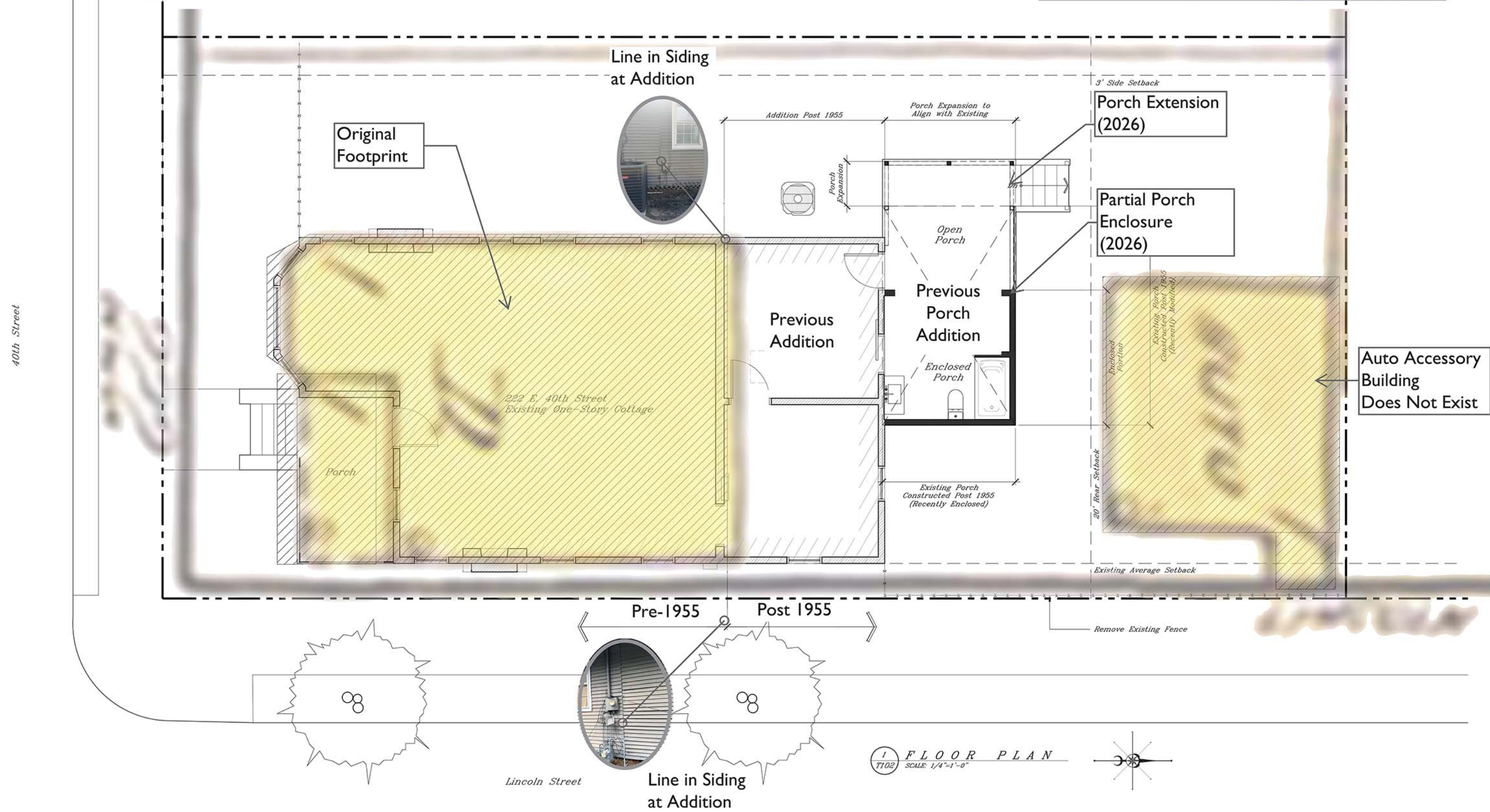
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Savannah GA 31401

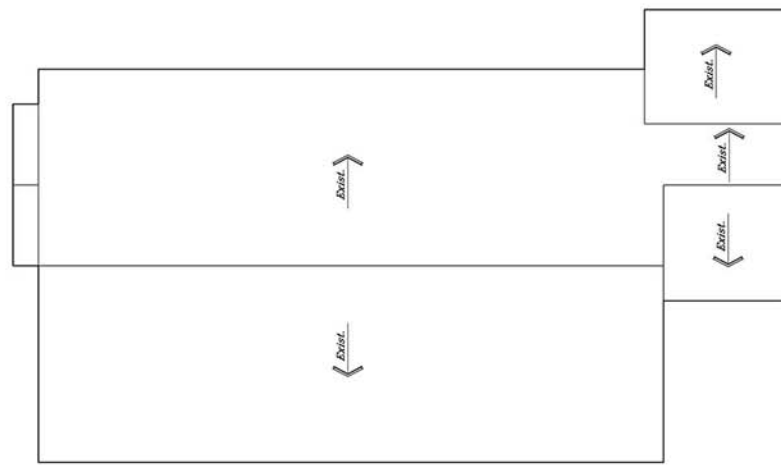
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**HISTORIC
FOOTPRINT**

Drawing No.
T102

ISSUED FOR REVIEW





2 ROOF PLAN
SCALE: 1/8"=1'-0"



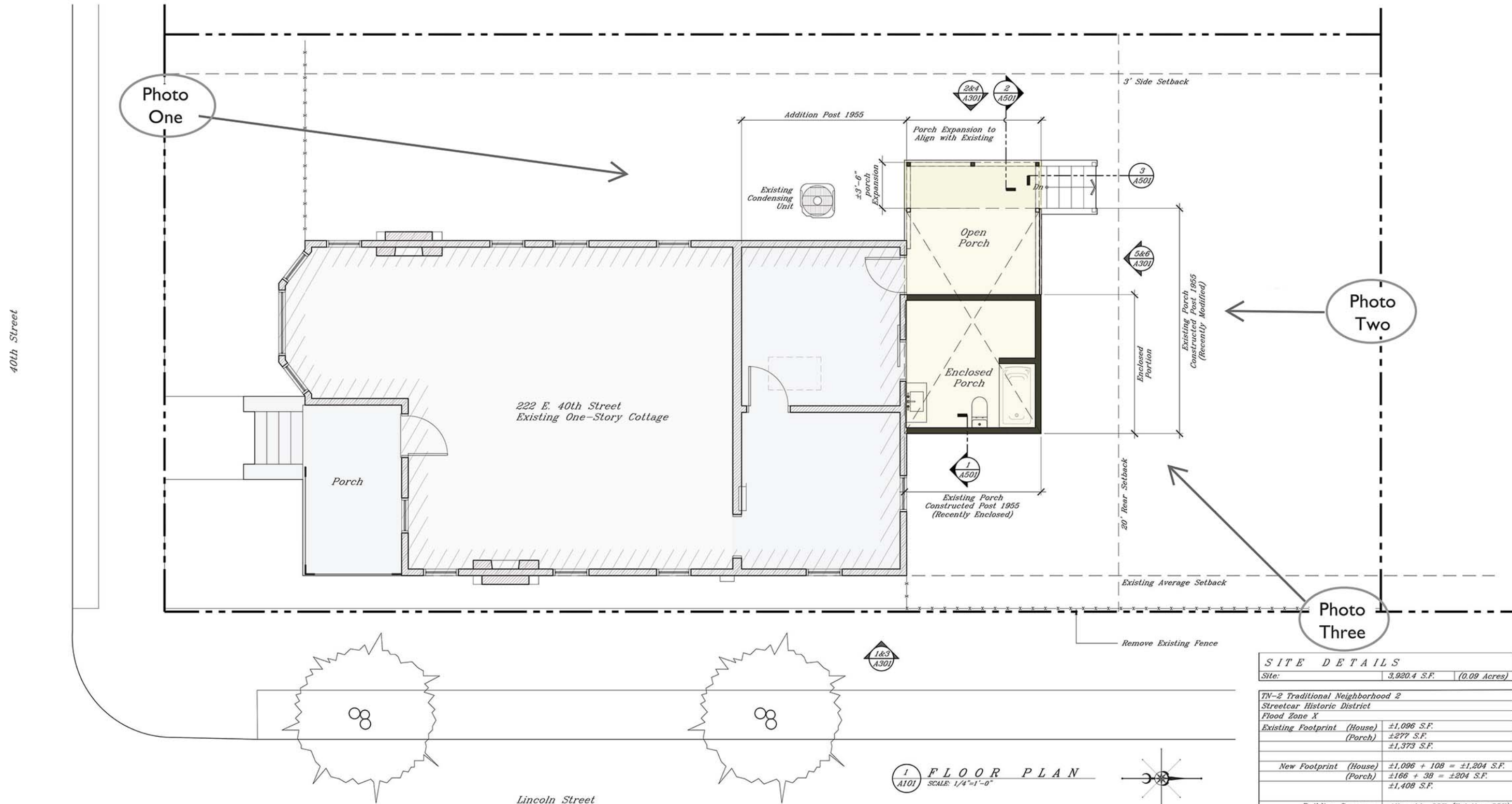
Photo 1: View from 40th Street



Photo 2: View from Backyard

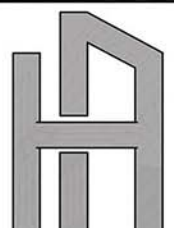


Photo 3: View from Lincoln Street



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

SITE DETAILS		
Site:	3,920.4 S.F.	(0.09 Acres)
TN-2 Traditional Neighborhood 2		
Streetcar Historic District		
Flood Zone X		
Existing Footprint (House)	±1,096 S.F.	
(Porch)	±277 S.F.	
	±1,373 S.F.	
New Footprint (House)	±1,096 + 108 = ±1,204 S.F.	
(Porch)	±166 + 38 = ±204 S.F.	
	±1,408 S.F.	
Building Coverage	Allowable 60% (Existing 35%)	
	Allowable 60% (New 36%)	



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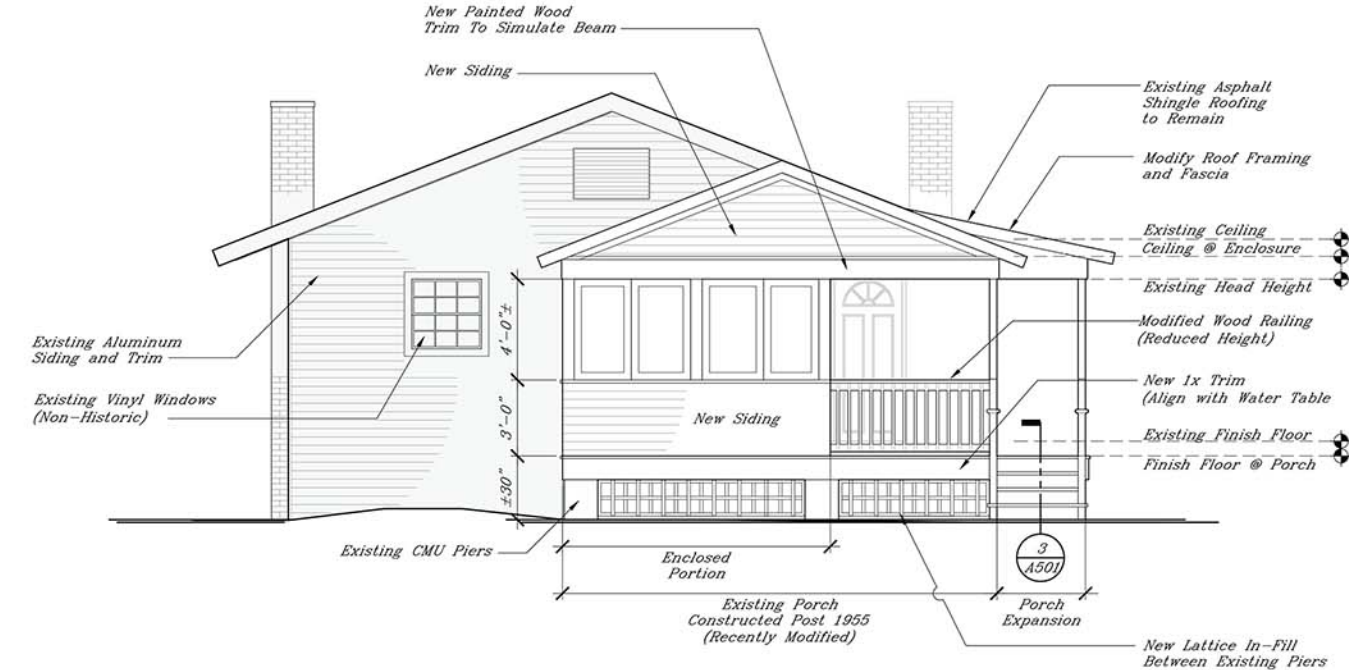
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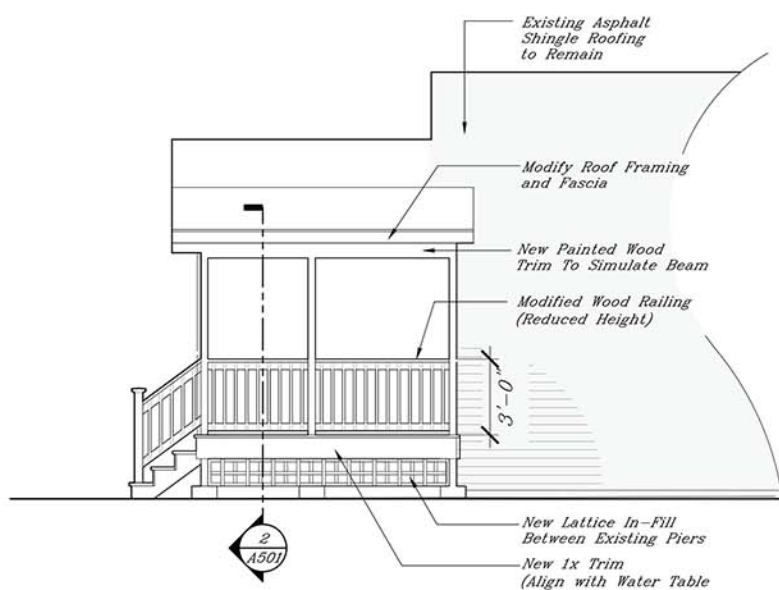
**FLOOR PLAN
and PHOTOS**

Drawing No.
A101

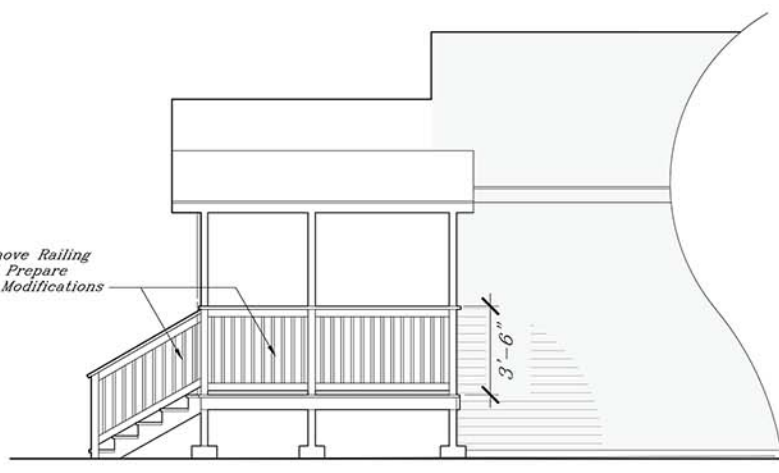
ISSUED FOR REVIEW



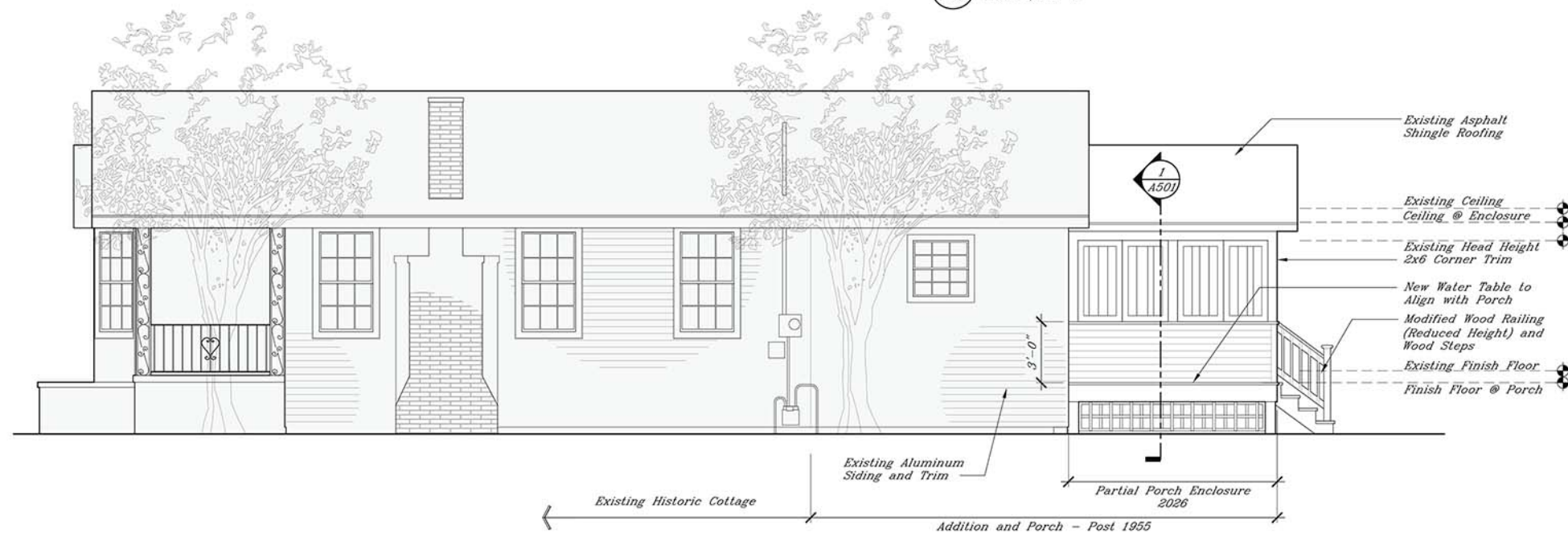
6 PROPOSED BACKYARD ELEVATION
SCALE: 1/4"=1'-0"



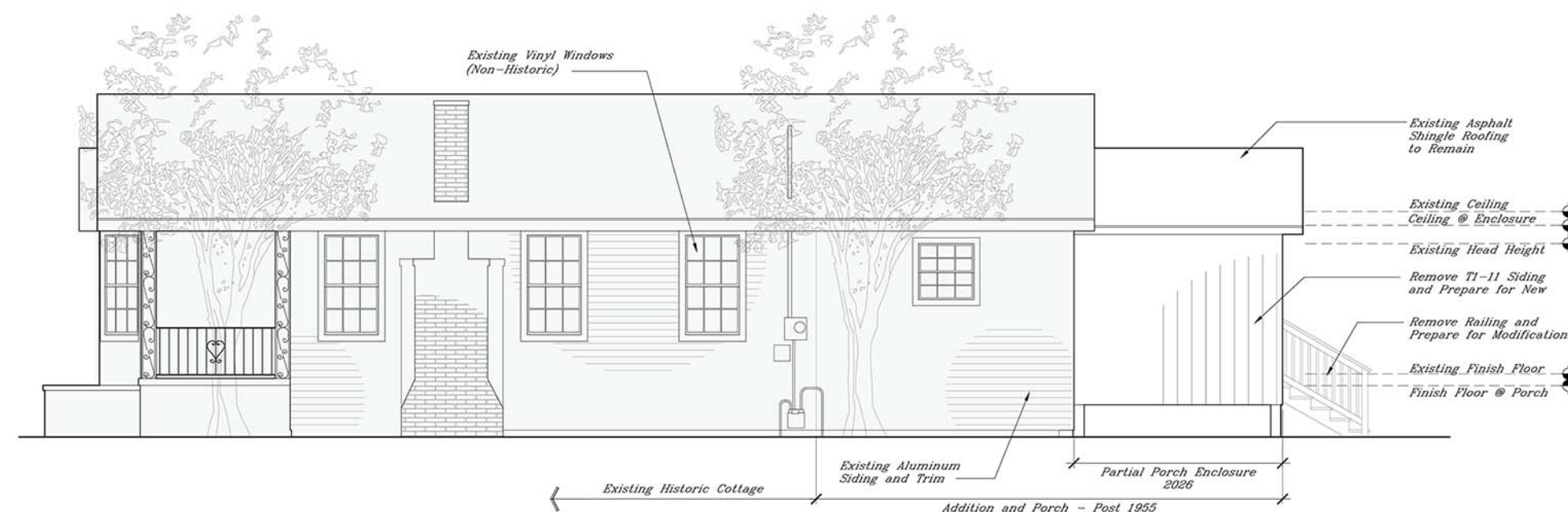
4 PROPOSED SIDE ELEVATION PARTIAL
SCALE: 1/4"=1'-0"



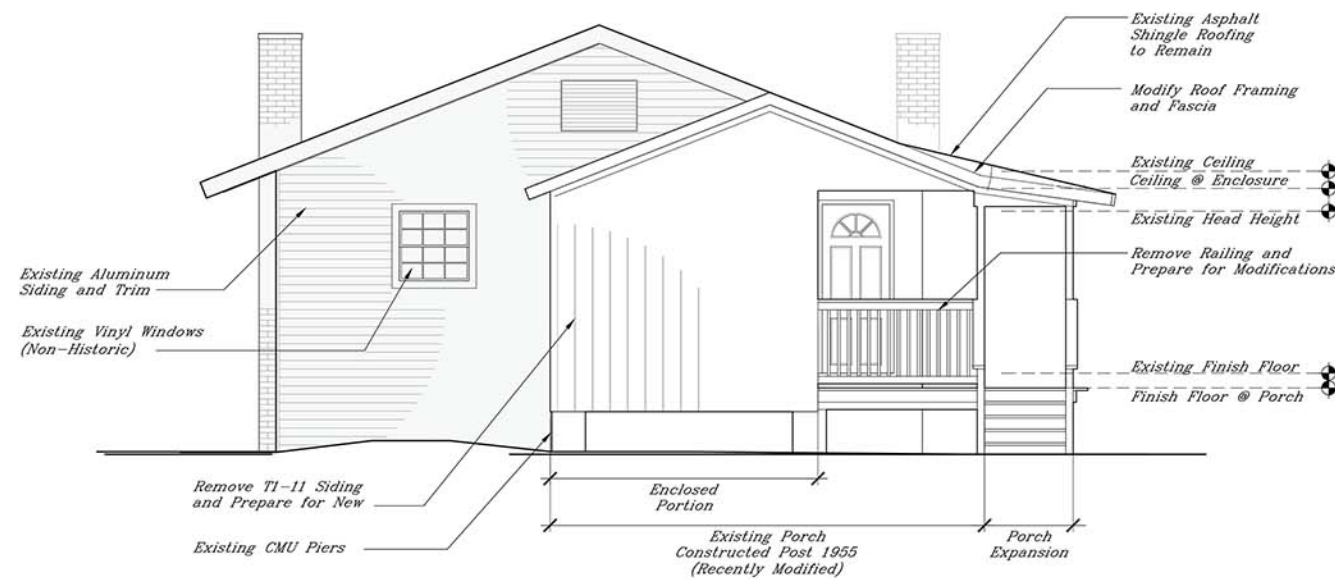
2 EXISTING SIDE ELEVATION PARTIAL
SCALE: 1/4"=1'-0"



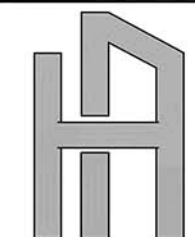
3 PROPOSED LINCOLN ST. ELEVATION
SCALE: 1/4"=1'-0"



1 EXISTING LINCOLN ST. ELEVATION
SCALE: 1/4"=1'-0"



5 EXISTING BACKYARD ELEVATION
SCALE: 1/4"=1'-0"



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EXISTING/DEMO
and
PROPOSED
ELEVATIONS

Drawing No.

A301

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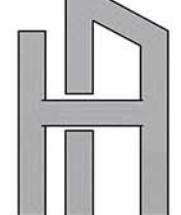
View of Rear Porch
(Not Original to Cottage)



View of Rear Porch (Partial Enclosed)
Work Completed without a COA



Modeling of Proposed Corrective Work
Current COA Application



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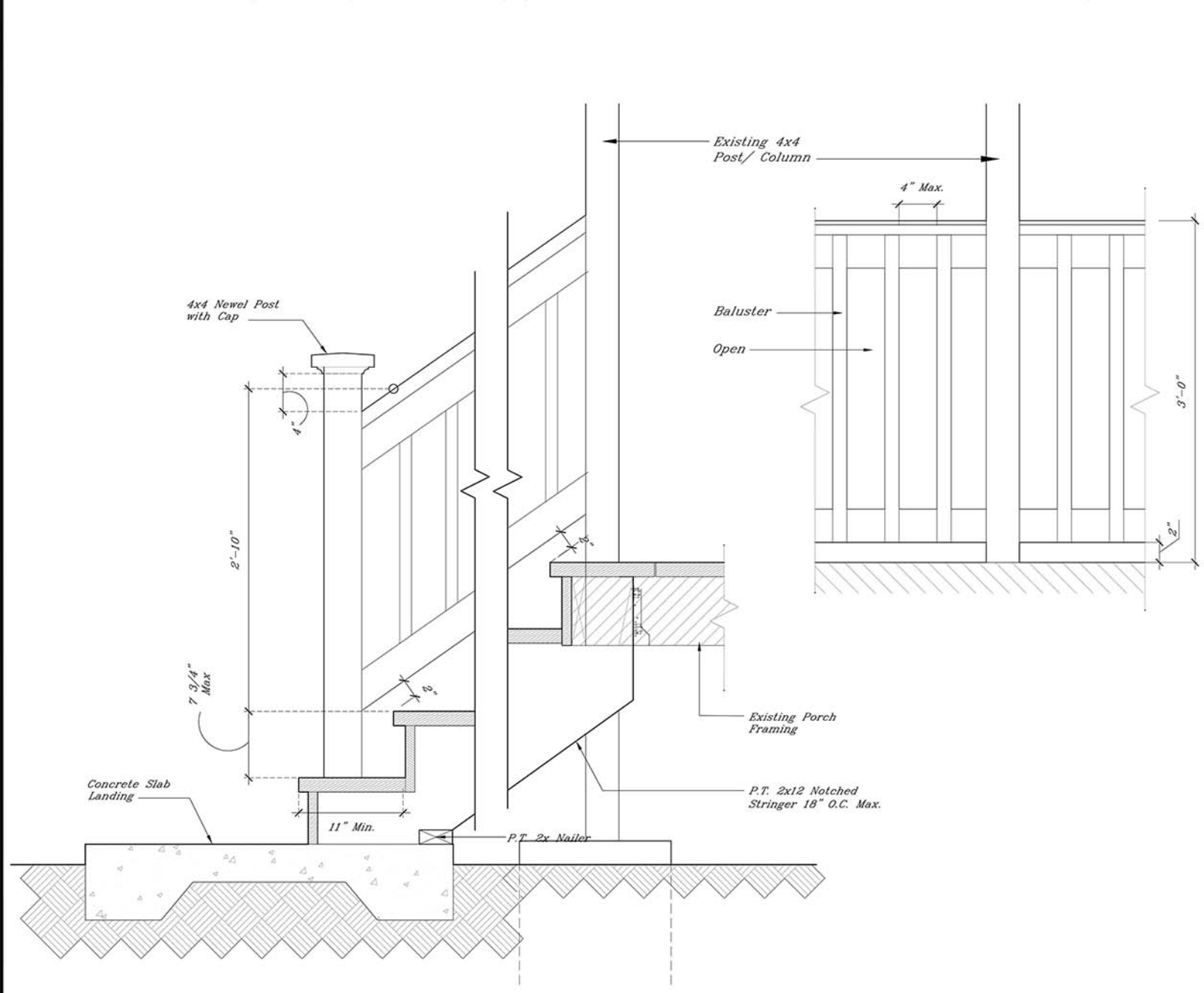
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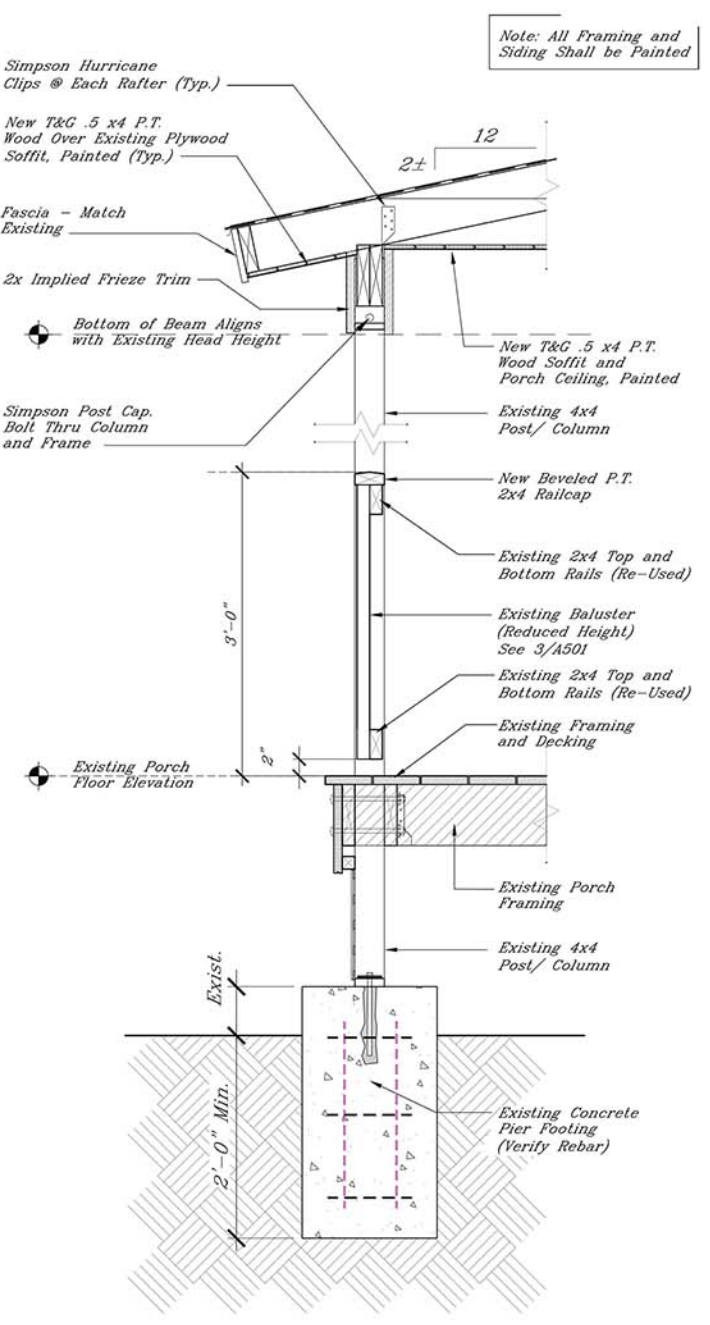
**DETAILS
AND
RENDERINGS**

Drawing No.
A501

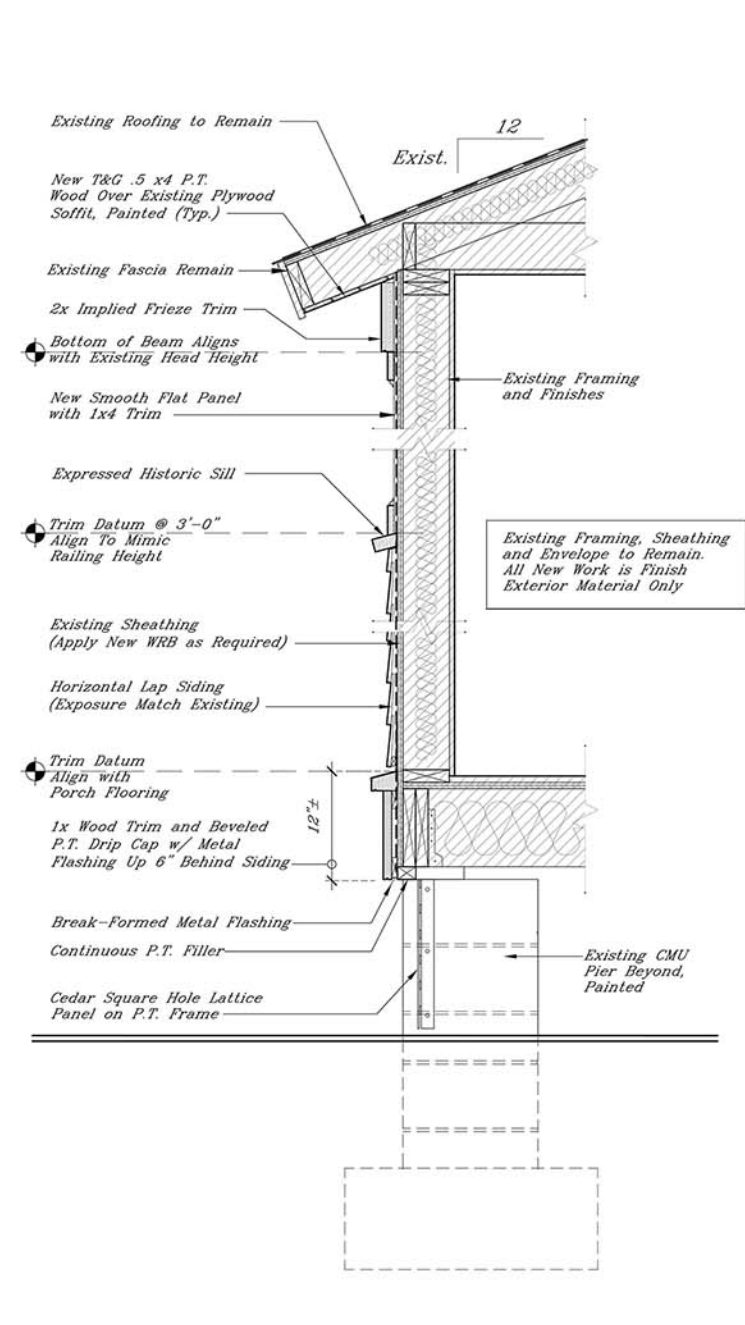
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3 RAILING / STAIR DETAILS
A501 SCALE: 1-1/2"=1'-0"



2 WALL SECTION
A501 SCALE: 1"=1'-0" PORCH EXTENSION



1 WALL SECTION
A501 SCALE: 1"=1'-0" @ ENCLOSURE