



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Proper Construction, Rachel Clements

MPC File No.: 26-004377-COA

Address: 107 East Park Avenue

PIN: 20044 33015

Zoning: TN-1

Staff Reviewer: Caitlin Chamberlain

Date: September 23, 2026

NATURE OF REQUEST:

The applicant is requesting approval to remove select areas of damaged siding and replace in kind with 6" #119 clear Southern yellow pine siding with a 5" exposure, for the property located at 107 East Park Avenue. Any deteriorated wood trim is also proposed to be replaced in-kind.

CONTEXT/SURROUNDING AREA:

107 East Park Avenue was built in 1889 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is one of several two-story wood framed houses from the same period. The block consists of such structures, with 105 being a mirrored version of 107.

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.*

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.

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.

The above standards are met. The front elevation, which is the most visible, is not in the scope of the work. Much of the damaged siding is on the side elevations, but in no case is an entire replacement being proposed. The submittal packet demotes the proposed areas of the work in orange. All wood siding will be replaced in-kind, to match the existing and then repainted to match existing siding.

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.

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 proposal is 6” #119 clear Southern yellow pine siding with a 5” exposure and any necessary trim will be matched in kind with wood as well. The damaged trim that staff observed is minimal and a lower volume than the damaged siding.

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.

Staff Report - Certificate of Appropriateness
MPC File No. 26-004377-COA
107 E. Park Ave.
September 23, 2026

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.

Some areas of the siding have experienced severe rot and deterioration due to moisture issues. The degradation of the wood is shown in the submittal packet and field verified by MPC staff. The replacement material of horizontal 6” wood siding with a 5” reveal is appropriate because it matches the existing. The standard is met.

STAFF RECOMMENDATION:

Approve the request for selective in-kind wood siding and trim replacement at 107 East Park Avenue as requested because the proposed 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 Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.