



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Peter Callejas
MPC File No.: 26-000715-COA
Address: 317 East Jones Street
PIN: 20032 12005
Zoning: D-R
Staff Reviewer: Caitlin Chamberlain
Date: March 11, 2026

NATURE OF REQUEST:

The applicant is requesting approval to install an addition at the rear of the building located at 317 East Jones Street. The proposed addition would be attached to an existing non-historic addition. The request also includes the installation of two new doors on the front elevation.

CONTEXT/SURROUNDING AREA:

317 East Jones Street was built in 1868 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is on the left end of three attached brick rowhomes, or on the right end when looking from the lane where the addition is proposed.

All three of the houses have been altered on the rear elevation over time, which is evidenced by the Sanborn Maps. The 1888 map shows a one-story wood porch on the rear. By 1898, it is noted as a two-story wood porch (see Staff Research document for maps). The current configuration of the rear elevation is wood lap siding infill on the former porches, creating interior spaces. The rear elevations of the two connecting properties have been altered further in the last 20 years, based on COA records.

FINDINGS:

The following standards from the Preservation Brief 14 - New Exterior Additions to Historic Buildings- Preservation Concerns apply:

***Preserve Historic Character.** A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the Secretary of the Interior's Standards for Rehabilitation, a new addition should:*

Preserve significant historic materials, features and form;

Be compatible; and

Be differentiated from the historic building.

The proposed addition is on the rear of the building on an area that has been altered, such as the former porch that was enclosed with lap siding. The addition will not be visible from the front of the building on Jones Street, where much of the character defining features are observed. The rowhouse form will be maintained. The addition will be differentiated by materials and height. It does not overpower the historic house.

Preserve Significant Historic Materials, Features and Form.

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss.

The addition is on the rear and removed material would include the lap siding that had not been part of the original building.

Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns.

The rear elevation has the most alterations, including the enclosed porch areas and the non-historic deck. The window patterns on the rear altered elevations of the three homes within the row are all different from each other, whereas the front elevations are nearly identical. The lower level of the building is obstructed from view on the lane due to an existing garden wall. The proposed location is appropriate.

Addition Location. *The first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.*

A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation will likely integrate the historic and new interiors, and this result in a high degree of loss of form and exterior walls.

This addition would allow for the least amount of loss of historic materials and character defining features. The rear elevation is partially obstructed due to the garden wall and is a less distinctive elevation.

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 proposed addition is on the rear elevation, partially obscured by the garden wall. The proposed area would allow for minimal removal of historic materials. The character of this house and the other two in the row will be maintained.

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 addition will read as a different part of the building. The existing form will remain, and it will clearly read as an addition. Regarding the front door replacements, all three rowhomes appear to have had different doors over time (based on Google Street View) and there is record that the main front door of 317 was changed in 2008 [H-08-3951(S)-2]. The proposed new doors will not alter the openings and are appropriate replacements.

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 rear elevation is largely remaining intact. Though it is not clear exactly when the rear porches were enclosed with the lap siding, this will still read as there and will be separated by a 4" corner board to show where the addition begins, thus, if the lap siding enclosure has gained significance in its own right, it will still be visible.

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 as mentioned previously.

Secretary of the Interior's Standards 9– New Additions to not Damage. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The new work will be differentiated from the old as can be seen in the drawings. The work will not destroy materials that characterize the property.

Secretary of the Interior's Standards 10– New Additions Reversible. New additions and adjacent or related new construction shall be undertaken in such a manner that if

removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This addition appears that it would be reversible if removal were proposed at a later date.

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown 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.*

Proportion of openings. *The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

The openings are spaced appropriately and proportional to the three connected rowhomes and others in the immediate vicinity.

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The proposed materials are visually compatible for this area. The information was noted on the drawings, but later sections will address their appropriateness.

- Painted horizontal Hardie fiber cement lap siding with 5” reveal (Sherwin Williams Iron Ore) and 4” vertical corner board
- Wooden painted porch elements
- Imetco standing seam metal roof in charcoal grey
- Wood porch elements such as entablature, columns, stairs, railings
- Sierra Pacific clad double hung windows
- Brick support columns
- Sierra Pacific 2-panel 6-lite wood door and 4 panel 2-lite wood door for front upper and lower entries
- New paint on the front portico features and window trim (Sherwin Williams Iron Ore)
- Sierra Pacific sliding French doors on addition porch.

Roof shapes. *The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The roof above the addition is addressing an existing condition, and in a way to maintain a subordinate height, the roof shape is appropriate and blends in with historic structures in this area. The standard is also met for the porch roof as well.

Savannah Downtown Historic District Design Standards. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown 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 resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board 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.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Setbacks, Side and rear yards. *Side and rear yard setbacks shall not be required.*

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

Foundations, Configuration. *Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.*

The standard is met. The foundation will be brick columns that do not project forward of the building plane.

Foundations, Materials.

Foundations piers shall be constructed of brick, stone, or true stucco over concrete block piers.

The material is brick. The standard is met.

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

Exterior Walls, Permitted Materials.

Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smith finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

The siding will be fiber cement. The standard is met.

Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot

frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

Wood lap siding already exists on the rear of this building, and the other two rowhouses, thus the standard is met.

Exterior Walls, Finishes and Treatments.

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

The paint color is Sherwin Williams Iron Ore, a dark grey which has been approved multiple times in the Downtown Historic District. In this case, as a part of the rear portion the dark color is appropriate.

Entrances and Doors, Alterations to contributing resources.

Doors shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director and the new door shall be of the same materials and configuration as the original.

If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

Both front doors are not original to the building and the doors on all three addresses in the row, which can be seen over the various dates on Google Street view. The proposed doors are appropriate and similar to others on this block.

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

Doors, Permitted Materials. *Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).*

Doors will be wood and glass.

Doors, Prohibited Materials. *Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.*

There is a set of sliding glass French doors proposed. Though this elevation faces a lane rather than a street, this may still be visible from Habersham Street. Staff recommends selecting a different door style that meets the standard.

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

Windows, Configuration.

All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.

Windows facing a street shall be double or triple hung, awning, casement or Palladian.

The windows are facing a lane but could potentially be seen from Habersham Street. Regardless they meet the above standards as double-hung and are rectangular.

Double glazed, simulated divided light, windows shall be permitted provided that the following are met: The muntin is 7/8 inches or less; The muntin profile shall simulate traditional putty glazing; The lower sash rail shall be wider than the meeting and top rails; There shall be a spacer bar in between double panes of glass, and Extrusions shall be covered with appropriate molding.

Between-the-glass, snap-in or applied muntins shall not be permitted.

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

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.

The distance between windows shall be not less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.

The above standards are met.

Windows, Materials.

Window casings and sashes shall be made of metal, wood or clad wood material.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.

The windows are clad wood with transparent glass.

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

Roofs, Configuration.

Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.

Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail or be screened from the street by a parapet wall.

The roof of the addition has a pitch lower than 4:12. This is working within existing conditions and keeping the addition subordinate. For this reason, staff finds that the standard is met.

Shed roof, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

The porch roof is pitched at 2:12. The standard is met.

Skylights and roof vents may be permitted if integrated into roof design.

There are some existing skylights and two more are being proposed on the main house. This is not visible from the right of way.

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

The standard is met.

Roofs, Materials.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.

The roof for the main part of the addition and the porch are both standing seam metal, which meets the standard.

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

The standard is met.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - New construction, alterations to non-contributing resources and additions. *Porches, stoops, balconies, porticos, and exterior stairs within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:*

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Configuration.

Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.

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 above standards are met, per the drawings.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Materials.

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

There will be prick piers which match what is seen on the front of the house.

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

Porch elements are proposed to be painted wood.

Additions to Contributing Resources. *Additions shall comply with the above standards and the following standards:*

Additions shall not be on the primary or front façade of the resource and shall be located to the rear of the resource or the most inconspicuous façade.

The proposed addition is on the rear of the façade.

Additions shall be subordinate in mass and height to the resource.

The addition is shorter in height and inset to still show the brick wall of the historic building.

Additions shall not obscure or damage any character-defining features.

The rear façade contains the least amount of visible character-defining features but will maintain the form of the building. The majority of the building's character-defining features are on the front. However, the enclosed rear porch area will still read as such and will be defined with a vertical corner board showing where the new addition begins.

An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.

The design of the addition will ensure that this reads as an appendage.

Additions shall be reversible with minimal damage to the contributing building.

This appears to be the case where the addition could be reversed, and the rear wall restored to its previous condition.

The following standards from the Article 5 - Base Zoning Districts apply:

(D) Downtown District Development Standards. *Development in any D- district shall meet the development standards as set forth below.*

D-R Development Standards for Permitted Uses. *If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards.*

D-R Building Coverage (max). 75%

The addition will bring the lot coverage to 57% which meets the standard.

STAFF RECOMMENDATION:

Approve the request to install an addition, install new front doors, and the color change for the front portico and window trim, at 317 East Jones Street with the following condition to be submitted to staff for review and approval, because the work is otherwise visually compatible and meets the standards:

- 1. Select an approved door type on the addition to replace the proposed sliding glass doors.**

MW: CC

Note: This recommendation could change subject to new information provided at the Historic District Board of Review 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.