



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: **Array Design, Shauna Kucera**

MPC File No.: **26-001857-COA**

Address: **444-446 Tattnall Street**

PIN: **20032 41013**

Zoning: **D-R**

Staff Reviewer: **Jodie Brown, AICP**

Date: **May 13, 2026**

NATURE OF REQUEST:

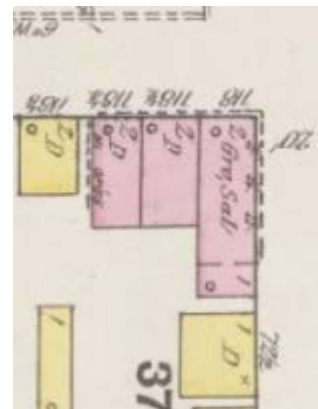
The applicant is proposing to:

- Replace and enlarge several windows.
- Replace a window with a garage opening on the north (lane) side.
- Replace the front doors at 444 and 446 Tattnall Street.
- Repair/repoint the brick.
- Construct a gable roof over front door at 444 Tattnall Street.
- Replace deteriorated stair at rear of 444 Tattnall Street.
- Construct rear deck at second floor rear unit (444 Tattnall Street) with screening below the deck.
- Repair stucco and paint exterior.

Additionally, a variance has been requested to allow the property owner to reconstruct the rear addition that was damaged in a fire. This addition is not visible from the public ROW and outside the purview of the HPC. The addition will not be addressed in this report. The variance would allow the applicant to reconstruct it with 79.8% lot coverage versus the allowable coverage which is limited to 75%.

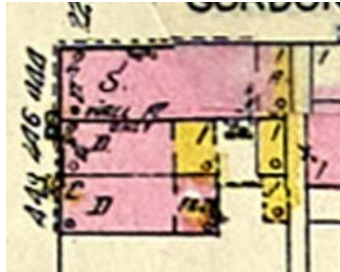
CONTEXT/SURROUNDING AREA:

The subject property is located on the southeast corner of Tattnall Street and Gordon Lane in the Chatham Ward. Constructed in the Italianate style in 1883, the two-story building is brick with a stucco exterior. Originally, the property was designed as one building with two residences and a commercial entity at the corner. By 1898, a one-story porch had been added to rear of 446 and a one-story enclosed



addition was added to the rear of 444. While gable roof entrances were not present in 1888 (see Sanborn at right), by 1916 they were present on the residential units but not on the commercial entity. In 1973, the rear addition of 444 shows that it was used as a garage (see below).

The subject building is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.



FINDINGS:

The following standards from §7.8 - Savannah Downtown 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.

The property has experienced a fair amount of deferred maintenance and a fire at the rear that did some additional damage. The proposed work will restore the exterior surfaces, return windows to the original opening sizes and generally address deferred maintenance. The project is consistent with Standard 2.

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.

Based on the Sanborn maps, the corner property has been commercial since construction. Several windows on the first floor were reduced in size, but the stone lintel and the sill are still present providing evidence of their original size. The applicant intends to restore the original size. The main entrance along Tattnall Street for 444 has a segmental arch above the door which is not present on the other doors with the gable roof. Sanborn maps have never shown a roof at this entrance. Adding a gable roof over the entrance would be conjectural. While a portion of the proposed work is consistent with Standard 3, select elements are not. Staff recommends that the gable roof over the front entrance of 444 Tattnall be eliminated.

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 property has a fair amount of deferred maintenance which was compounded by a fire at the rear. The applicant intends to restore the windows, brick, and stucco. The proposed work is consistent with Standard 6.

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 applicant is proposing to alter the north façade by adding a garage door opening, but the stone lintel for the door opening will remain in place to provide a clue of what existed previously. They are also requesting to remove the rear wood stair and install a spiral staircase with a small deck that features screening below the deck. The stair will connect with an existing door opening that was previously enclosed. The proposed work is consistent with Standard 9.

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.*

The most significant change to the building is the introduction of the garage door on the north side (lane) of the property. There is a door at that location with a stone lintel and a sill. The sill will be removed, but the stone lintel will be maintained which will provide a clue should someone decide to restore the opening. The other significant modification would be the addition of the small gable roof stoop cover at 444 Tattnall Street. Installation of the stoop cover would eliminate the segmental arch that is currently present. The arch could be rebuilt if the cover was removed in the future as there are other arches present on adjacent windows. The proposed work is consistent with Standard 10.

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.*

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 non-historic windows will be resized to fit in the original openings and will be replaced with Merriman's Millworks custom wood windows. New windows at the reconstructed addition that are not visible will be Marvin aluminum clad. The proposed window work is consistent with this criterion.

A new small gable roof to replicate the front entries at 446 and 448 Tattnall Street is proposed for 444 but with simplified brackets. The proposed wood door at this location would be recessed within the original opening, which was larger than what is proposed. The proposed entrance door

should be fitted to the original opening, and the small gable roof was never present at this location based on the Sanborn maps. This element is not consistent with this criterion. Staff recommends that entrance at 444 Tattnall is investigated further for a door or double doors that fit into the historic opening and the gable roof cover over this entrance is eliminated

They are also proposing to replace dilapidated rear wood stair with a metal spiral stair that leads to a small deck. The deck will have horizontal rails and will be above a small area enclosed with horizontal boards. There have been a number of changes to this rear façade as noted on the Sanborn maps and as evidenced by the detailing. The north and west facades feature brackets at the eaves and stucco while the east façade has vents just under the eave, no brackets and dentil molding with exposed brick. Hence the rear was a later addition to the house and allowances should be made for the proposed material of the stairs. The use of metal stairs, railing and siding at the enclosure is appropriate. However, the spiral stair should be redesigned as a zig-zag stair consistent with the historic design of exterior stairs.

The applicant is also proposing to remove an existing door and enlarge the opening to accommodate a single 8' wide garage door. The extant stone lintel will remain in place. The garage door will be inset in the wall plane and painted the same color as the stucco to help it blend in. The garage door would have limited visibility from Tattnall Street. There are other similar garage doors along Gordon Lane, but the garage door should be flush with the exterior wall to help it further blend with the exterior wall surface.

The applicant is proposing to add shutters to the west façade of 444 and 446 Tattnall Street. Currently, only the unit on the end of the building (448) has shutters. Based on Google street view, shutters have been present intermediately since 2007. The material of the shutters are not indicated on the plans and should be listed as a durable wood.

The applicant is proposing to paint the siding and stucco of 444 with Benjamin Moore Pine Forest 451 and 446 with Benjamin Moore Powder Blush 1338. The cornice, brackets and the surrounding trim will be Benjamin Moore Pale Almond 951. And the shutters, exterior doors and entry porticos will be Benjamin Moore Greenblack 6994. Staff is concerned with the visual compatibility of the proposed colors with the surrounding properties and the connected unit at 448 Tattnall Street. Staff recommends that the applicant re-evaluate the exterior color scheme to be compatible with 448 Tattnall Street and homes in the immediate surrounding area.

The finish of the stucco and the type of mortar for repointing were not specified on the plans, so staff was not able to evaluate them. The applicant should note the texture/finish of the original stucco and note it on the plans for replication. Staff recommends that a soft mortar appropriate for historic brick and any tooling matches the extant mortar profile and is noted on the plans.

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.

Exterior walls, Alterations to contributing resources.

Exterior Walls, Materials.

Exterior walls shall be repaired with in-kind materials 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 materials and configuration shall be of the same materials and configuration as the original wall.

As noted, the building has experienced a fair amount of deferred maintenance. The applicant intends to repair and repoint the brick and restucco, as necessary. The east wall will remain unstuccoed. No information was provided on the stucco finish, mortar strength or tooling. The plans should be revised to note this information.

Exterior Walls, Prohibited Materials.

Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.

Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

The applicant is not proposing to use any prohibited materials.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

The applicant is proposing to paint the siding and stucco of 444 with Benjamin Moore Pine Forest 451 and 446 with Benjamin Moore Powder Blush 1338. The cornice, brackets and the surrounding trim will be Benjamin Moore Pale Almond 951. And the shutters, exterior doors and entry porticos will be Benjamin Moore Greenblack 6994. Staff is concerned with the visual compatibility of the proposed colors with the surrounding properties and the connected unit at 448 Tattnall Street.

Ceramic based-coatings and sealers on wood siding shall not be permitted.

The applicant is not proposing to use and sealers or ceramic based-coatings.

Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.

The plans do not indicate how the surface will be cleaned.

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.

A simple wood 6-panel door is proposed for both 444 and 446. The door for 444 will be smaller than the recessed entry. A look at historic photos shows that corner commercial units frequently have smaller, double doors. The opening should be investigated for hinges and the like to determine the appropriate door that would fit into the original opening.

The doors at the rear will be aluminum and glass. The door on the first floor will not be visible due to its location behind a fence. The door at the second floor will have some visibility, but as noted previously, based on Sanborn maps the rear of the building was modified and added at a later date. Aluminum clad would be appropriate in this location.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

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

The applicant is proposing to restore the size of the three windows at the northwest corner. The original size is indicated by the extant frame. The windows will be wood 6/6 double hung and the window on the west will be 24-light fixed window. The proposed work is consistent with the historic district design standards.

Shutters.

Exterior shutters shall consist of a durable wood.

The plans do not clarify the shutter material.

Shutters shall be hinged and operable and sized to fit the window opening.

The proposed work is consistent with the historic district design standards.

The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

The proposed work is consistent with the historic district design standards.

Porches, Stoops, Balconies, Porticos, Exterior Stairs 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 materials 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 applicant is proposing to construct a gable roof stoop cover using the historic context. There are similar stoop covers at 446 and 448. Based on the Sanborn maps, there was never a stoop cover at this location. Furthermore, there is a segmental arch above the door similar to the windows. There is no evidence of a segmental arch above the other door entrances at 446 or 448 Tattnall Street. This gable roof element above the door should be eliminated.

STAFF RECOMMENDATION:

CONTINUE the request for rehabilitation and alteration for the properties at 444 and 446 Tattnall Street to the July 8th HDBR meeting, to allow the applicant time to address the following concerns:

1. Indicate the stucco finish.
2. Provide information on the mortar (mortar type, tooling, color).
3. Eliminate the gable roof structure over the front door at 444 Tattnall Street.
4. Indicate the material of the shutters which should be a durable wood.
5. Investigate the use of double doors with a transom to fit into the original opening for the main entrance at 444 Tattnall Street.
6. Provide information on how the stone lintel on the first floor of the north side will be repaired.
7. Redesign the rear stairs to be zig-zag rather than spiral.
8. Redesign the garage door to be flush mounted rather than recessed.
9. Re-evaluate the exterior color scheme to be compatible with 448 Tattnall Street and homes in the immediate surrounding area.
10. Provide information on how the stucco and brick will be cleaned and prepped for repair.

MW: CC: JB

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.