



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Jerry Konter

MPC File No.: 26-001624-COA

Address: 217 East Park Avenue

PIN: 20044 34016

Zoning: TN-1

Staff Reviewer: Rohan Urs

Date: April 22, 2026

NATURE OF REQUEST:

217 East Park Avenue is requesting approval for new construction of a two-unit attached residential structure and a detached accessory structure located at the rear of the lot. The principal structure has an approximate footprint of 2,835 square feet, and the accessory structure has an approximate footprint of approximately 608 square feet. The accessory structure includes garage space at the ground level with residential space above.

CONTEXT/SURROUNDING AREA:

The subject property is a vacant lot located within the Victorian Historic District. The surrounding area consists of two-story residential structures exhibiting a range of Victorian-era architectural styles. Several properties in the immediate vicinity exhibit attached or multi-unit configurations and consistent porch-oriented façades. The streetscape reflects a pattern of vertically proportioned buildings with prominent front porches, articulated roof forms, and closely spaced structures.

FINDINGS:

The following standards from the Sec 7.9 - Victorian Historic District Ordinance apply:

***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.*

***Height.** The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

April 22, 2026

The proposed height of the principal structure is consistent with the prevailing two-story residential scale within the district. Standard met.

Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The width of the proposed principal structure is compatible with the pattern of closely spaced and, in some cases, attached residential buildings along the corridor. The façade articulation reduces the perception of excessive width. Standard met.

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The overall scale of the principal structure is consistent with surrounding development. The accessory structure remains secondary in scale and mass relative to the principal building. Standard met.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The proposed principal structure maintains a front setback consistent with the established residential pattern along East Park Avenue. Side yard relationships are also consistent with the closely spaced development pattern found on the block. Standard met.

Rhythm. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The proposed building maintains the established rhythm of building to open space along the streetscape through its placement, side yard spacing, and porch projection. The relationship to adjacent structures is consistent with the pattern of development on the block. Standard met.

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 proposed façade incorporates vertically proportioned windows, doors, and porch openings in a pattern that is consistent with nearby contributing structures. The solid-to-void ratio is compatible with the residential character of the district. Standard 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 proposed use of lap siding, trim, wood columns, standing seam metal roofing at porch elements, and architectural shingles is visually compatible with materials commonly found on contributing structures within the district. Standard met.

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

The proposed hip and gable roof forms are consistent with roof shapes found on contributing residential buildings within the district. The principal structure and accessory structure both maintain roof forms compatible with the surrounding context. Standard met.

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.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

The proposed principal structure maintains a two-story height consistent with surrounding development. The façade is articulated through porches, projections, and roof forms, reducing perceived bulk and providing vertical and horizontal subdivision. Standard met.

Floor-to-Floor Heights.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than 10 feet.

In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and height of the upper stories shall not be less than nine (9) feet.

The submitted elevations indicate appropriate floor-to-floor proportions consistent with residential building types within the district. First floor is expressed to be 13ft and the second floor is expressed to be 10. Exterior expression consistent with minimum height requirements. Standard met.

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

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

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

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco

over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

The proposed foundation system utilizes stucco, consistent with permitted foundation types. The design maintains appropriate visual expression of base conditions typical of the district. Standard met.

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 proposed use of fiber cement lap siding and trim is consistent with permitted materials and reflects traditional wood siding patterns found within the district. Standard met.

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

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

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 or laminated glass.

Solid vinyl windows are prohibited.

The proposed Andersen 400 series windows utilize appropriate materials with transparent glazing and no reflective or tinted finishes indicated. Solid vinyl windows are not proposed. Standard met.

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.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper. Casement windows shall have light divisions.

Simulated divided light windows shall be permitted provided that 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, and there shall be a spacer bar in between double panes of glass. 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, except for wood frame buildings.

Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

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

Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.

All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.

The proposed windows are vertically proportioned and consistent with permitted window types, as indicated in the submitted elevations and Andersen 400 series specifications. Trim detailing, including headers, surrounds, and sills, is shown on the elevations and contributes to appropriate façade articulation. The proposed fenestration provides sufficient transparency on street-facing façades consistent with residential requirements.

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

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

Doors shall be made of glass, wood, clad wood or steel without wood grain simulation.

Doors shall not have a decorative diamond inset, half-moon inset, or other prefabricated ornamentation.

Sliding doors shall not be permitted.

The proposed doors are constructed of appropriate materials and do not include prohibited decorative elements. Standard met.

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

Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.

Angled entrances shall only be permitted at intersections of streets or lanes.

There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

Primary entrances are oriented toward the street and occur at appropriate intervals consistent with residential development patterns. Standard 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 and PVC.

Porch elements, including columns, railings, and decking, are proposed in wood or compatible materials and are consistent with traditional porch construction within the district. Prohibited materials are not indicated. Standard met.

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

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width shall be required.

Wood portico posts shall have cap and base molding.

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.

Front porches shall not be enclosed.

Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

The proposed front porch extends across a substantial portion of the façade and provides sufficient depth consistent with ordinance requirements. Baluster spacing, railing height, and column detailing are consistent with traditional porch design. Standard 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 and a maximum seam height of one (1) inch.

The proposed use of architectural shingles for primary roof surfaces and standing seam metal roofing for porch elements is consistent with permitted materials. Standard 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.

Where historically appropriate, flat roofs may be utilized.

Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.

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

Pergolas and roof decks shall not be permitted on the street façade.

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

Gable end rakes shall overhang at least eight (8) inches.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

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

Applied mansard roofs shall not be permitted.

The principal structure incorporates hip roofs with a pitch of approximately **5:12**, while porch roofs are proposed at approximately **2:12**, both of which fall within the permitted pitch range. The accessory structure utilizes steeper gable roof forms at approximately **9:12**, consistent with traditional accessory building typologies. Eave and rake projections appear consistent with ordinance requirements. Standard met.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Source Type: White light source only.

The proposed lighting fixtures include wall-mounted metal and glass sconces and gooseneck-style fixtures, consistent with the submitted cut sheets. These fixture types are appropriately scaled for residential use and are compatible with the character of the district. All fixtures utilize a white light source as required. Standard met.

Accessory Structures. *(including garages, carports and accessory dwellings units, excluding fuel canopies). In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:*

New accessory structures shall be located in the rear yard.

New accessory structures shall be in scale with other contributing accessory structures on the lane.

The height and mass of the primary building shall not be exceeded by any new accessory structure on the same parcel.

Accessory structures shall not be more than two (2) stories tall.

Garage openings shall not exceed 12 feet in width.

New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.

Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

The accessory structure is located at the rear of the lot and is subordinate in height and mass to the principal structure but exceeds the 25 feet height limit. The height to be brought down to be compliant.

Garage openings are 8 feet each and are within allowable width limits, and setbacks are consistent with ordinance requirements. Standard met.

The following standards from the Sec 8.7 - Accessory Structures and Uses apply:

Accessory Dwelling Units (not including Caretaker's Dwelling Unit). *One (1) accessory dwelling unit shall be permitted as an accessory use to a principal dwelling located in the A-1, RSF-, RTF-, RMF-, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the gross residential density calculations. Manufactured homes, shipping containers, recreational vehicles, and travel trailers shall not be used as accessory dwelling units. For such use, the following shall apply:*

Accessory Dwelling Units, Location.

The unit may be attached to or detached from the principal dwelling.

When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling.

Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet.

The proposed accessory dwelling unit is detached and located at the rear of the lot. The site plan indicates appropriate separation from the principal structure and placement consistent with typical rear yard development patterns. Standard met.

Accessory Dwelling Units, Building Size.

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.

The accessory dwelling unit shall contain no more than one (1) bedroom.

The accessory structure footprint is approximately **608 square feet**, which is below the maximum 700 square feet. This also falls within 40% of the principal structure footprint (2,835 sq ft). The proposal complies with the maximum footprint requirement.

***Accessory Dwelling Units, Architectural Style.** Such use shall be designed in a similar architectural style as the principal dwelling. If the site is located within an overlay district, the standards of the overlay district shall apply.*

The accessory structure reflects the architectural language of the principal building through similar siding, window proportions, roof forms, and detailing. The design is visually consistent with the primary structure. Standard met.

Accessory Dwelling Units, Parking and Access.

If parking is provided for the accessory dwelling, it shall be provided on the same lot on which the principal dwelling is located.

Where there is no lane and parking is provided, the parking space shall be served by the same driveway as the principal dwelling.

The accessory structure incorporates garage space at the ground level, providing on-site parking consistent with the ordinance. The configuration aligns with typical rear access and parking patterns. Standard met.

Accessory Dwelling Units, Height.

Accessory dwelling units shall not exceed 25 feet or the height of the principal building, whichever is less.

Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.

The submitted elevation indicates a proposed height of approximately **25 feet 10 inches**, which exceeds the **maximum allowable height of 25 feet**. The accessory dwelling unit does not meet the height requirement as proposed. Standard not met.

STAFF RECOMMENDATION:

April 22, 2026

Approve the requested New Construction, Parts 1 and 2 on the vacant lot located at 217 East Park Avenue with the following condition to be met and submitted for staff review, for otherwise the proposal is visually compatible and meets the standards:

1. The height of the accessory dwelling unit shall be reduced to comply with the maximum allowable height of 25 feet, as required by the applicable zoning ordinance.

MW: CC: RU

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.