



# CITY OF SAVANNAH

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## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** Array Design, Shauna Kucera

**MPC File No.:** 26-003779-COA

**Address:** 207 West 43<sup>rd</sup> Street

**PIN:** 20074 22006

**Zoning:** TC-1

**Staff Reviewer:** Caitlin Chamberlain

**Date:** August 26, 2026

#### **NATURE OF REQUEST:**

The applicant is requesting approval to construct an accessory dwelling unit at the rear of 207 West 43<sup>rd</sup> Street, as well as new wood fencing.

#### **CONTEXT/SURROUNDING AREA:**

207 West 43<sup>rd</sup> Street was built in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is situated between Barnard and Jefferson Streets, closer to the Barnard Street side. There is no lane behind this portion of West 43<sup>rd</sup> Street.

#### **FINDINGS:**

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

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

##### ***TC-1 Development Standards for Permitted Uses.***

##### ***TC-1 Maximum Building Coverage.*** None

While there is no maximum coverage in TC-1, the inclusion of the ADU will not bring the lot to 100% coverage.

##### ***TC-1, Building Setbacks (ft), For blocks with contributing structures.***

*Front yard: average of block face*

*Side yard (interior): 10 (min). There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.*

*Side yard (corner): average of block face*

*Rear yard: 10 (min)*

The front yard setback does not apply. The side yard setbacks can be on the zero-lot line because of the site being within a TC zoning district. Since the parcel is not on a corner lot, the corner side setback does not apply. The rear setback will be subject to the section of the ordinance that deals with accessory buildings.

**TC-1, Height (max).** 3 stories up to 45 ft.

The building is 2 stories and 26'7" which will be addressed in the accessory building standards.

The following standards from the Sec 7.11 - Streetcar 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.

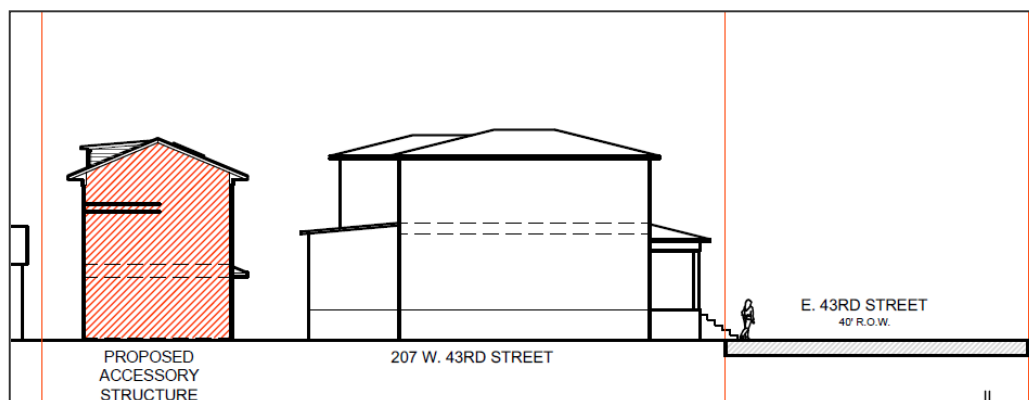
***Secretary of the Interior's Standards 2– Historic Character.*** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The ADU is completely separate from the historic house and will not affect the historic character or integrity of the house.

***Visual Compatibility Criteria.*** To maintain the special character of the Streetcar 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.

The height exceeds the allowable 25' maximum for ADUs. The height of the principal building is not mentioned, but a site section drawing shows both buildings appearing to be roughly the same height, where an accessory structure should be subordinate in height to the principal building.



**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 standard is 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.*

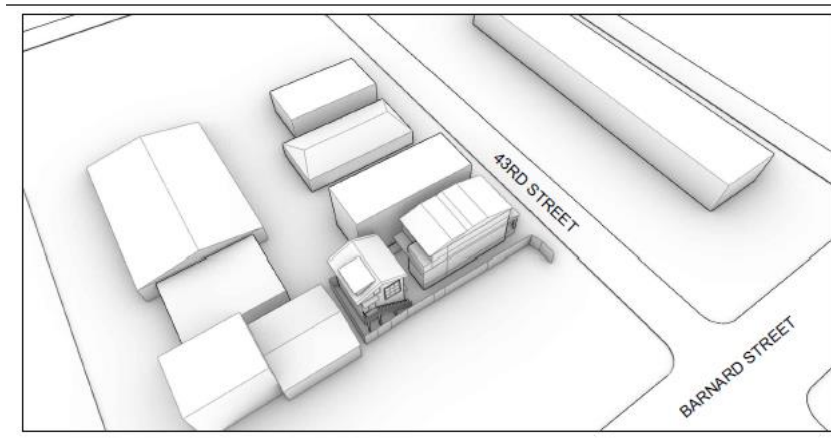
The standard is met.

**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 setbacks align with the principal building and meet the standard.

**Rhythm of Building or Structure.** *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.*

There is adequate space between the principal building and the ADU, which allows for visual compatibility. There is an uncommon situation with the lack of a street or lane at the rear of the property, which has created a situation of buildings on the opposite side being closer than they would be if they were across a lane. As seen in the image below, there is still an appropriate spacing and rhythm.



**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.*

There are some asymmetrical spacing to the openings on the building. The lower level will largely not be seen due to a proposed 8' fence which may favor the visual compatibility if only the top level of windows is seen.

**Projections.** Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The standard is 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 standard is met. The materials include:

- Smooth Hardie fiber cement siding
- Standing seam metal roofing
- Velux fixed curb mounted skylights
- Aluminum clad wood windows and doors
- Stained wood fencing
- Painted wood stair and handrail
- Metal screening below porch stairs (likely concealed behind 8' fence)
- Cylinder 2-light wall sconces

**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.

A gable roof with a dormer is proposed. The standard is met.

#### ***Streetcar 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 Streetcar 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 resource.*

*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.*

As mentioned, the height exceeds the allowable 25' max for an ADU. However, if it is slightly shortened then this standard will be met.

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

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

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

The foundation will be concrete slab and as per usual with ADUs, the 30" is not necessary due to the shorter height requirements and smaller scale.

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

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

The standard is 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.*

Smooth Hardie fiber cement siding is proposed. The standard is 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 PVC, metal, wood or clad wood material.*

The windows are proposed to be clad wood.

*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.*

Clear glass is proposed.

***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.*

There are a few varieties of windows on the building. The large windows and smaller casement windows are taller than they are wide. The accent windows in the dormer are square.

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

The standard is met for most, but the large, fixed windows should change to an approved type.

*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.*

Per the provided product specs, the standard is met.

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

The standard is met.

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

The ground floor façade will be concealed behind an 8-foot wood fence.

***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 or half-moon inset.*

The standards are 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.***

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

*Prohibited material: Vinyl.*

The standard is met.

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

*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.*

Cable railings are proposed between upper and lower rails, this has been approved on other projects within the Streetcar Historic District. These will still have 4" spacing and meet the 36" height limit.

***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.*

The standards are 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.*

This was not seen on the drawings. Staff recommends confirming that this is the case for the small, shed roof.

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

The gable roof is 5:12. The standard is met.

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

The standard is met.

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

The standard is met.

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

The standard is met.

***Mechanical Equipment and Refuse.*** *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

*Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.*

The standard is met.

*Roof mounted equipment and HVAC units shall be screened from view from the street.*

The HVAC unit will be behind the fence and thus screened.

**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 standard is 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.*

The standard is met.

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

There are no other contributing accessory structures on this block, and there is also no lane.

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

The height appears to be about equal to the primary building. Clarification is needed.

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

Two stories are proposed.

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

There is no lane nor is there a garage.

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

This is in TC-1 which allows for zero lot setbacks, which also aligns with the principal building.

**Fencing and Walls.** *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

**Fencing and Walls, Permitted Materials.** *Wood, iron, brick, true stucco over concrete block, smooth fiber cement, and extruded aluminum.*

A stained wood fence is proposed.

***Fencing and Walls, Configuration.***

*Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.*

The fence is proposed to be 8 feet.

*A minimum of five (5) feet must be provided between a fence and a building where they are parallel.*

This appears to be the case for the space between the ADU and the fence but ensure it is also the case for the building across the rear space.

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

***Accessory Structures and Uses, Generally.*** *All accessory structures and uses shall be consistent with all standards of the base zoning district (Article 5.0), any applicable overlay district (Article 7.0) and any applicable use standards (Article 8.0), except as expressly set forth below. Accessory structure and uses shall:*

*Be accessory and clearly incidental and subordinate to a permitted principal use. No accessory use may be established on a site prior to the establishment of a permitted principal use.*

*Be located on the same property as the principal use or structure.*

*Not involve uses or structures not in keeping with the character of the principal use or principal structure served.*

*Be located within a district that permits the principal use.*

*Not be erected in any required setback area, except as expressly set forth in this Ordinance.*

*A parcel shall include only one accessory dwelling unit or one caretaker's dwelling unit.*

The above standards are met.

***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.***

*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 standard is met for the side-yard setbacks, and the principal structure would be 10 feet from the new ADU. There is a set of uncovered exterior stairs on the main house that is proposed to be reconfigured. The uncovered stairs are not part of the enclosed structure, but their reconfiguration would allow for more space between the buildings. Staff recommends providing information about this for review including whether new materials are required or if the existing materials will be repurposed.

***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 footprint of the principal building is 1115 sf and the ADU would have a footprint of 445 sf, which meets the standard.

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

There is only one bedroom proposed.

***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 architectural style is compatible yet differentiated from the main house. The building form of a 2-story wood frame structure with a gable roof is similar.

***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.*

There is no lane. The driveway on the side of the house is an existing condition which would meet the standard.

***Accessory Dwelling Units, Height.***

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

The proposed structure is 26'7" which exceeds the maximum height of the ADU. The applicant should revise the height to meet this standard.

*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 ADU is taller than 15' in height, and it does not abut a lane. The rear setback is shown to be 5' which does not meet the standard. However, there is not enough space on the lot to meet the required 10' separation from the principal building and have a 15' rear setback. For this reason, staff recommends that the applicant considers applying for a variance to maintain the 5' setback.

**STAFF RECOMMENDATION:**

**Continue the proposal to construct an accessory dwelling unit and wood fence at the property located at 207 West 43<sup>rd</sup> Street, to the September 23, 2026, Historic Preservation Commission Meeting, to allow the applicant time to address the following:**

- 1. Change the large, fixed windows to an approved operable type, such as operable casement windows.**
- 2. Confirm on the drawings that the pitch of the shed roof meets the standard.**
- 3. Reduce the building height from 26'7" to meet the 25-foot maximum or apply for a variance to potentially maintain the height as presented.**
- 4. Ensure that there is 5 feet between the fence and the ADU on all sides, as well as the building on the adjacent lot, and show on drawings.**
- 5. Apply for a variance to potentially allow for a reduction of the rear setback from 15 feet to 5 feet.**
- 6. Provide information on the reconfiguration of the rear uncovered stairs on the main house.**

**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.