



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Samuel Kopelman

MPC File No.: 25-005761-COA

Address: 220 West Duffy Street

PIN: 20052 16010

Zoning: TN-1

Staff Reviewer: Caitlin Chamberlain

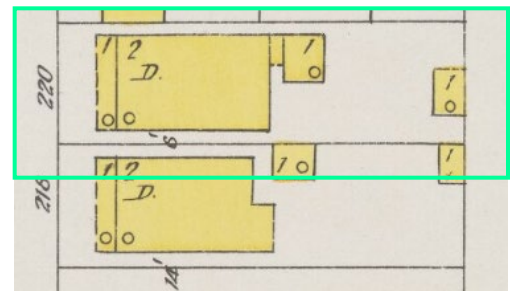
Date: February 25, 2026

NATURE OF REQUEST:

The applicant is requesting approval to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street.

CONTEXT/SURROUNDING AREA:

220 West Duffy Street was built in 1885 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. There are several similar contributing resources along the block. From the Sanborn Maps (1898 shown at right), it appears that there had been a small one-story accessory structure at the rear of the property, which is no longer extant.



PROJECT HISTORY:

This project was presented for a second time at the January 28, 2026, Historic Preservation Commission meeting, where the decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the petition to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street to the February 25, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the massing and visual compatibility criteria, as well as other comments made by the board regarding the building size and window alignment.

In the time since the January meeting, the applicant has provided updated drawings showing a revised window alignment and a context elevation that shows how the ADU relates to the principal building.

Concerns were raised at the last meeting about exceeding the 40% maximum footprint by 15%. Some commissioners felt that the HPC is being undermined by the ZBA's decision to approve the variance request before the HPC decision was made and stated that an adequately sized ADU can be smaller. The applicant does not wish to downsize the ADU, noting that the size of the 2-car garage is based on the average size needed to house modern vehicles.

Two variances were requested [25-005784-ZBA] at the January 22, 2026, Zoning Board of Appeals meeting as follows:

1. To allow the building footprint of the ADU to be 55% of the primary dwelling footprint, where a maximum of 40% is allowed
2. Relief for eaves on roof overhang from 3 feet to 2 feet within the side yard setback area.

The ZBA approved the above requests. Although it is recommended that applicants receive a recommendation to the ZBA from the HPC, there is not a legal requirement to do so and thus the applicant obtained this approval first.

FINDINGS:

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

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

TN-1 Development Standards for Permitted Uses

TN-1, Maximum Building Coverage. 60%

The inclusion of the ADU would bring the total lot coverage to 57%. The standard is met.

FINDINGS:

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.*

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 construction of the ADU is entirely separate from the principal contributing building and will not negatively impact its historic character.

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.*

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.*

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.*

Based on the drawings, the ADU appears to be visually compatible in height, width, and scale to the surrounding contributing buildings. It is subordinate in height to the principal contributing building on the lot and is in scale for a lane-facing building. The width of the ADU appears to be equal or close to equal the width of the principal contributing building, where the gutters and eave slightly overhang into the side setbacks. The variance for this was approved but staff also notes that the spatial relationship of the principal building and the ADU maintain a subordinate appearance where the rear elevation of the main house would not be completely blocked by the ADU.

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 standard is met.

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.*

The standard is met. There are very few accessory structures along W. 34th Lane at present, and the space between the ADU and the existing historic buildings around it is visually compatible.

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 standard is met for openings. At the January meeting, the HPC requested that the applicant aligns the upstairs openings more evenly with the ground floor openings which has since been addressed in the updated drawings.

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 high stoop staircase is on the front (house-facing) elevation. 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. Proposed materials include:

- Hardie plank siding
- Pressure treated wood railings and stairs for stoop
- Architectural asphalt shingles for main roof and standing seam metal for shed roof
- JELD-WEN Sitrine Clad wood windows (previously approved type)
- Sectional steel garage doors
- 13.5' matte black hardwired outdoor light fixtures

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 gable roof shape is appropriate and a style seen on historic buildings in the viewshed of the proposed ADU.

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.

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.

This is a slab-on-grade foundation that will be proportionate to the smaller scale of an ADU.

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.

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.

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 window standards are met, and this is a previously approved window type that has been reviewed and found to be appropriate for new construction.

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.

The standard is met.

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

Windows are double hung, one-over-one.

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

This building will only be visible from the lane; thus, the standard does not apply. Additionally, a garage is not a residential portion of the building and would not be evaluated for this. The intent of the standard applies to facades seen from street-facing (rather than lane-facing) elevations instead of being from all public rights-of-way that would include lanes.

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).

The proposed human door is a fir slab 6-panel door with transom lite.

The two garage doors will be steel.

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.

Architectural asphalt shingles are proposed. The standard is 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.

The shed roof over the door is 4:12.

Where historically appropriate, flat roofs may be utilized.

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

The roof is 8:12.

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

The overhang is 12 inches.

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.

The elements of the stoop with stairs leading to the second-floor living space are all proposed to be pressure treated painted wood.

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.

The standard is 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 lighting standards are 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 standards are met. The setback variance allows for a slight encroachment of the eaves into the 3' side yard setback area.

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.

All of the above standards are met. Regarding the setback area, the 3' setbacks are met for the building except for a slight encroachment of the eave overhangs which the variance has allowed for. To mitigate any water runoff, the applicant is including gutters.

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.

The unit is detached.

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 standards are 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 standard is met for being below 700 square feet, but it is not met for the percentage. The square footage of the main house is 1176 square feet, where 40% would be 470.4 square feet. The approved variance allows for the higher lot coverage percentage of 55%.

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

One bedroom is shown but an additional room labeled as an office is also shown. A closet is what denotes a bedroom from another type of room, thus, as presented, there is one bedroom.

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.*

This is a simplified style based on the main house, which is appropriate for an accessory structure that would not need to be a miniature version of the principal building.

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.

The standard is met.

Staff Report - Certificate of Appropriateness
MPC File No. 25-005761-COA
220 West Duffy Street
February 25, 2026

Accessory Dwelling Units, Height.

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

The height on the drawings shows 24'4" which meets the standard.

STAFF RECOMMENDATION:

Approve the petition to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street as requested, because the work is visually compatible and meets the standards within the approved variances.

MW: CC

Note: This recommendation could change subject to new information provided at the HPC meetings. Final decisions will be made by the HPC at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.