



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: James Reardon

MPC File No.: 26-003323-COA

Address: 1102-1104 Montgomery Street

PIN: 20052 17001

Zoning: TN-1

Staff Reviewer: Jodie Brown, AICP

Date: July 22, 2026

NATURE OF REQUEST:

The project was previously reviewed and approved under 24-002649-COA to rehabilitate and alter the existing structure. During inspection, it was noted that the finish exterior differed from the stamped plans. This request involves modifying the approved 5 windows on the north side to 3 and construct a small fence to screen the utilities.

CONTEXT/SURROUNDING AREA:

The property is located at the southeast corner of West Park Avenue and Montgomery Street. Constructed ca. 1940, the building is located in the Gue Ward. The building is rectangular with a flat roof and is sited at the rear of the lot. The exterior is sheathed with stucco.

The subject building is listed as a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

FINDINGS:

The following standards from §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.

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 storefront was previously approved with new dark anodized storefront windows on the north and west facades. The storefront was designed to appear with a pony wall at the bottom, a large section of glass in the middle and a transom at the top. The west side has two storefronts with five window divisions each and a door opening in the middle. The north side was approved with 5 fixed window divisions each but was built with 3 window divisions. The size of the window was reduced to accommodate the location of utilities at the northeast corner. While the size of the window was reduced, it still has a compatible solid-to-void pattern consistent with surrounding buildings. The proposed work is consistent with this criterion.

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 window material was previously approved under 24-002649-COA. The redesign has used the same material. The small enclosure at the northeast corner was completed with dog-eared wood pickets. The material is consistent with this criterion.

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.

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

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

Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.

The previously approved storefront was aluminum and the modified storefront on the north is the same material. The work is consistent with this historic district design standard.

Storefront bases shall consist of wood, bronze, glazed brick or tile.

The north side modified storefront is consistent with the previously approved storefronts on the east side. The work is consistent with this historic district design standard.

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

Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building.

The work is consistent with this historic district design standard.

Storefront glazing shall extend from an 18-24 inch tall base of contrasting material or design.

The north side storefront window is 18" above the low wall. The work is consistent with this historic district design standard.

Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

The work is consistent with this historic district design standard.

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, or extruded aluminum.*

The applicant constructed a small enclosure at the northeast corner of the building. The dog-eared wood pickets are 7'7". It was installed to screen some utility equipment. The fence is set back from the front façade with limited visibility. The work is consistent with this historic district design standard.

Fencing and Walls, Prohibited Materials. *Chain-link, vinyl, PVC, and corrugated metal.*

The applicant is not using any prohibited materials. The work is consistent with this historic district design standard.

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 limited to 7'7". The work is consistent with this historic district design standard.

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

The fence is limited and used for screening utility equipment. It is not a fence to enclose the yard. The work is consistent with this historic district design standard.

STAFF RECOMMENDATION:

APPROVE the request to modify the north side storefront window and erect a fence to screen utilities at the northeast corner for the property at 1102-1104 Montgomery Street, AS SUBMITTED, because the work is visually compatible and meets the standards.

MW: CC: JB

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.