



# CITY OF SAVANNAH

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## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** Bill Glass

**MPC File No.:** 26-002754-COA

**Address:** 412 West 40<sup>th</sup> Street

**PIN:** 20073 14007

**Zoning:** TC-2

**Staff Reviewer:** Caitlin Chamberlain

**Date:** June 24, 2026

#### NATURE OF REQUEST:

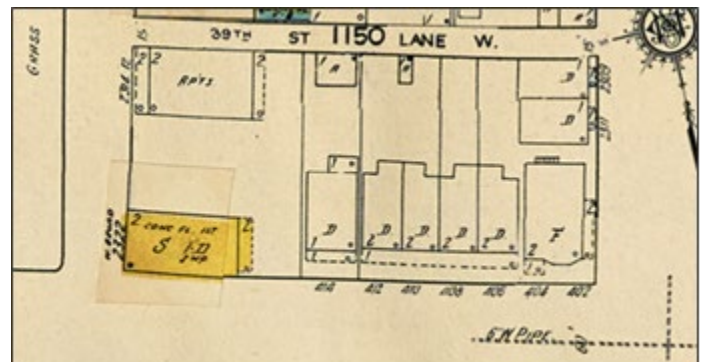
The applicant is requesting approval to construct a duplex with an accessory dwelling unit on the property located at 412 West 40<sup>th</sup> Street. This is in conjunction with two other proposed duplexes at 410 and 414 West 40<sup>th</sup> Street.

Per the applicant:

*"This application is one of three new duplex-plus-ADU projects proposed on West 40<sup>th</sup> Street, following the HPC's prior approval of two four-unit residential buildings (quadplexes) at 406 and 408 West 40<sup>th</sup> Street. The proposed massing for this project has been deliberately reduced from the previously approved quadplex form to directly address Commission comments regarding smaller massing."*

#### CONTEXT/SURROUNDING AREA:

The demolition of the non-contributing building at 2324 MLK Jr. Boulevard will open the space for three separate lots, each containing one duplex as the principal building with an ADU at the rear. Currently, the warehouse is still intact and sits next to several vacant parcels. There are no other buildings on this side of the street. Across the street, there is a one-story stucco commercial building on the corner of West 40<sup>th</sup> and Montgomery Streets, and the only contributing building on

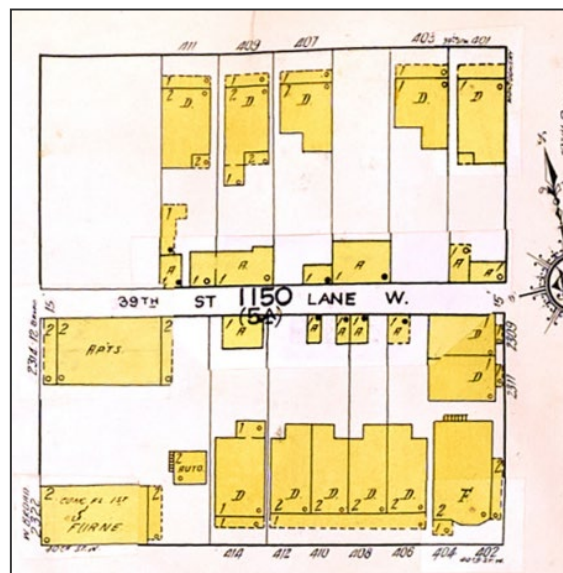
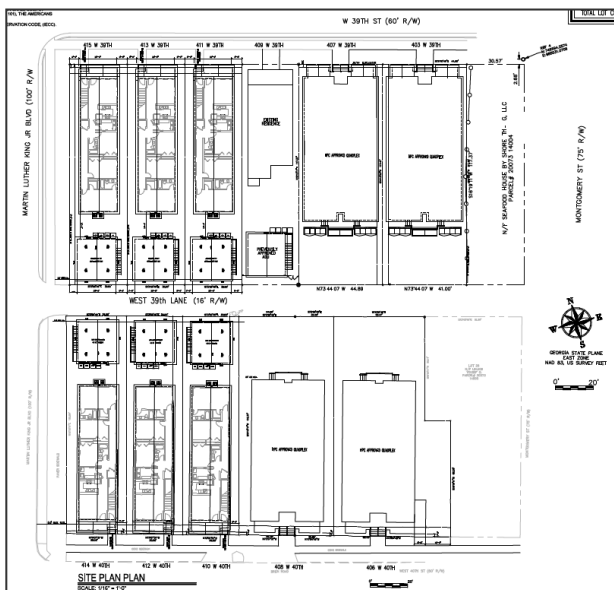


One the side of West 40<sup>th</sup> Street where the buildings are proposed to be constructed, the historic context has been lost over time. The 1966 Sanborn Map shows that this was a residential block, where the proposed project seeks to return residential units there. There are two approved quadplexes to be constructed further down the street towards the Montgomery end.

The proposed streetscape below shows the three two-story duplexes in a row similar to the Sanborn Map, bringing a sense of rhythm back to the mostly empty side of the street. As noted with the same project on West 39<sup>th</sup> Street, this is part of a larger effort to revitalize the MLK Corridor and is within an enterprise zone aiming to bring commercial and residential developments and rehabilitation back to this area.



The site plan below shows the overall proposed and some previously approved new construction to be seen on both West 39<sup>th</sup> and West 40<sup>th</sup> Streets. For comparison, the 1953 Sanborn map of both streets showing the earlier development pattern that has largely been lost.



## **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-2 Development Standards for Permitted Uses.***

#### ***TC-2, Minimum Lot Dimensions, Two-family (over-under).***

*Lot area per unit (sq. ft.): 1,500*

*Lot width per unit (ft.): 30*

The lot area is 3672 square feet, and the width is 30.8 feet.

#### ***TC-2, Maximum Building Coverage (max).*** *None*

The standard is met.

#### ***TC-2, Minimum Building frontage (min).*** *70%*

The standard is met.

#### ***TC-2, Building footprint (max sq. ft.).*** *10,000*

The standard is met at 1512 square feet.

#### ***TC-2, 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 standards are met.

#### ***TC-2, Height (max).*** *3 stories up to 45 ft.*

The proposed duplex is 2 stories and 31'8". The standard is met.

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

***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.*

The height, width, and scale of the main house and the ADU are appropriate. Though there are no contributing resources on this side of the street, there is one two-story wood frame house across the street, which is visually related to the new buildings, and is consistent with an appropriate height, width, and scale for this block.

**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 proposed new construction is spaced evenly between the two other proposed new builds on the adjacent lots, as well as that of the two approved quadplexes. The overall flow of all proposed buildings is balanced and appropriate.

**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.

**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. Appropriateness of materials will be discussed in the design standards. The proposed materials include:

- 4" smooth horizontal Hardie Board siding
- GAF Timberline HDZ High-Definition asphalt shingles

- Sierra Pacific aluminum clad premium double hung 2/2 SDL with 7/8” putty grille; 1/1 for ADU
- Wayne Dalton 9400 Series Carriage House steel door
- Wood porch elements such as railings and balusters
- 8’ privacy fence of stained wood
- 8” round wooden columns
- 3” reveal brick pilasters
- Stucco over CMU foundation
- Wood and 4-lite glass pane entrance doors

***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.

***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.*

The standard is 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 nine (9) feet.*

The first story is 11’4” and the second story is 10’. The standard is 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 foundation of the duplex is brick piers with infill of true stucco over concrete block piers. The ADU will have a concrete slab foundation.

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

*In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.*

The foundation appears to be the average height of the remaining contributing building on the block, 409 West 40<sup>th</sup> Street.

*Front porches shall have expressed piers.*

The standard is met.

*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, horizontal Hardie fiber cement siding is proposed for the duplex and the ADU, which meets the standard.

***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.*

Aluminum clad is proposed. The standard is met.

*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.*

The glass will be transparent.

***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.*

The proposed windows will be double-hung.

*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.*

The standard is met.

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

Appropriate wood framing members will be utilized. The standard is met.

*Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame buildings.*

This is a wood frame building.

*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 standard is met and will also be partially obscured from view due to the 8-foot side yard 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).*

There are two entry doors on the front façade, each leading to either the first or second story unit. They are made of wood and glass. The standard is met.

*Doors shall not have a decorative diamond inset or half-moon inset.*

The standard is 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).*

The standard is 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.*

The standard is met.

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

The porch elements will be composed of stained wood.

***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.*

*Wood portico posts shall have cap and base molding.*

The standard is met.

*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 as noted on the drawings.

*Front porches shall not be enclosed.*

The standard is 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.*

Both the duplex and ADU will have architectural asphalt shingles. 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 porch roof meets the standard at 4:12.

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

The duplex roof is 8:12 and the ADU roof pitch is 5:12. In both cases, the standard is met.

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

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

The standards are met.

*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).*

The standards are 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.

*Refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.*

The standard is met, as they will be screened behind a fence.

***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 contributing accessory structures remaining on the lane.

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

The ADU height is 24'9" which is below the height of the duplex at 31'8". The massing will also not exceed that of the primary building.

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

The ADU is 2 stories.

*Garage openings shall not exceed 12 feet in width.*

There are two garage openings at 8 feet each.

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

The standard is met.

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

The standard is met.

***Parking and Paving.*** *The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

*New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone, or other materials as approved by the Planning Director.*

The drawings indicate there will be a private sidewalk leading to the porch steps. The standard is met.

*Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.*

There will be some parking at the rear in the garage level of the ADU, as well as street parking that is consistent with what is seen along the other residential blocks in this area.

***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.*

There will be fences along the side yard which will be of stained wood.

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

*Fences or walls no more than 36 inches in height may be installed within the front yard.*

No front yard fence is proposed.

*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 side yard fences are proposed to be 8 feet.

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

There are 5' side yard setbacks where the fence will be installed. The standard is met.

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 Accessory Structure 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.***

*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 ADU will be 14 feet away from the principal building. Zero side-yard setbacks are allowed in TC zoning, but the ADU has 5' side yard setbacks that match that of the house.

***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 proposed ADU is 420 square feet, which is below the 40% maximum of 1512 square feet of the footprint of the duplex, and is clearly below the 700 square foot maximum as well.

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

One bedroom is 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.*

This is a similar style as 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.*

There is a two-car garage on the first floor of the ADU.

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

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

The height is 24'9" which meets the standard.

**STAFF RECOMMENDATION:**

**Approve the proposal to construct one duplex and one accessory dwelling unit on the property located at 412 West 40<sup>th</sup> Street as requested because the proposed work is visually compatible and meets the standards.**

**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.**