



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Barnard Architects, Robert Portman

MPC File No.: 26-002734-COA

Address: 410 East 37th Street

PIN: 20064 33001

Zoning: TC-1

Staff Reviewer: Alexander Merced

Date: June 24, 2026

NATURE OF REQUEST:

The applicant would like to build a screening structure on the property of the existing BBQ restaurant, in order to enclose two 1000-gallon BBQ smokers at the rear of the property located at 410 East 37th Street.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1920 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is a non-conforming triangular shaped lot and the only lot on the northwest corner of the intersection of Price and East 37th Street, as it is bordered by train tracks to the rear. The existing brick building faces the intersection at a diagonal and is a classic example of an early filling station.

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.

The historic character of the original building will not be affected. The standard is met.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The structure can always be removed in the future. The standard is met.

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 main building is the only contributing building that is directly visually related and the height will be compatible. The criterion 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 criterion 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 structure will be made of conforming materials that are visually compatible in the area. The criterion is 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 structure will have a gable roof. The criterion 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.

The structure will be in keeping with a human scale. The above standards are 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 base of the walls up to 3'2" will be wood lap siding. Above that will be a fiberglass screen surrounded by an aluminum screen frame, a sample of which will be provided at the meeting.

Prohibited materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. *Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal framing, T-111, corrugated metal, and unpainted exposed CMU blocks.*

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 screen material will be used in place of windows.

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.

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.

There will be no traditional windows on this structure, and due to the nature of the smoker, it is not a fully enclosed space. The openings will be rectangular, and it meets each transparency requirement. The above standards are met.

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 building will use an aluminum screen door.

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.

The roof will be metal. The standard is met.

Metal roofs shall have a metal drip edge covering all edges.

The standard is met.

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

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

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 gable roof will be pitched at 4:12 and the eaves and rakes will overhang 8 inches. The above 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.

This is a non-conforming triangular shaped lot which makes it difficult to determine what the rear lot is. This structure will be set behind and to the side of the primary building, so staff finds that the standard is met.

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

The primary building is about 14 feet tall and has an area of around 800 square feet. The new structure will be 13'9" tall and have an area of 600 square feet. The standard is met.

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

The structure will be one story. The standard is met.

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

As of yet, the property lines are uncertain. The applicant must provide detailed information on existing property lines and a site plan with exact dimensions so that staff can properly assess whether the proposed structure meets the setback standard.

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.

All of the above standards are met.

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

As noted previously, the setback areas have not been clarified. This can be assessed when the applicant provides the property line details.

Accessory Structures. Accessory structures, not to include accessory dwelling units, are allowed in all zoning districts and shall be subject to the following requirements, except as expressly provided elsewhere in the Section:

Accessory Structures, Location. Accessory structures shall be located in the side (interior) yard or rear yard of the principal building, with the exception of the following:

Guard or gate house;

Gazebo;

Pump or well house; and

Other similar structures.

The standard is met.

Accessory Structures, Height. The height of an accessory building shall not exceed the height of the principal building in a Residential district or where otherwise prohibited by this Ordinance.

The standard is met.

Accessory Structures, Building Coverage. Within all zoning districts, accessory structures shall be included in the calculations for maximum building coverage.

Accessory Structures, Size, Nonresidential. Subject to maximum building coverage standards.

The TC-1 zoning designation does not have a maximum building coverage requirement.

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

TC-1 Building footprint (max sq. ft.). 5,500

The maximum footprint will be well under 5,500 square feet. The standard is met.

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)

As stated previously, these standards will be assessed once more information is provided regarding the property lines.

STAFF RECOMMENDATION:

Continue the proposal to build a screening structure at 410 East 37th Street to the July 22, 2026 meeting in order to give the applicant time to complete the following:

- 1. Provide information showing the existing property lines in order to properly assess setback requirements.**

MW: CC: APM

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.