



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Barrel & Board Design, Shannon Taylor

MPC File No.: 26-001009-COA

Address: 213 West 35th Street

PIN: 20066 45012

Zoning: TN-2

Staff Reviewer: Alexander Merced

Date: March 25, 2026

NATURE OF REQUEST:

The applicant would like to build an accessory dwelling unit (ADU) behind the existing Victorian style duplex at 213 West 35th Street. The ADU will be two stories with a garage on the ground level that is accessed from the lane. They also would like to replace the existing side and rear fence with a six (6) foot wall.

CONTEXT/SURROUNDING AREA:

The residential building was constructed in 1908 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It sits on a block with nearly all contributing buildings, and the lane behind it contains multiple non-contributing garages.

FINDINGS:

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

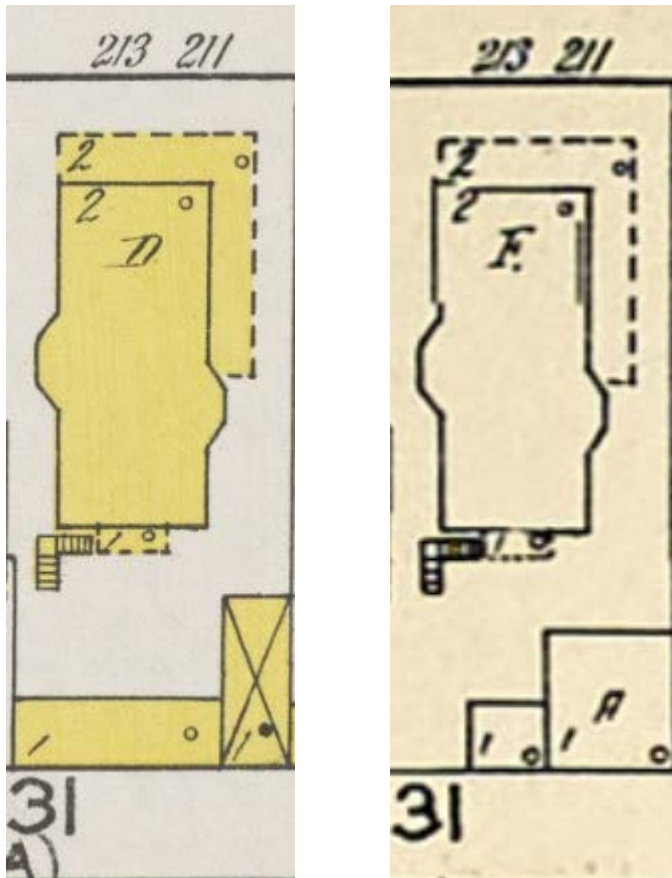
***Secretary of the Interior's Standards and Guidelines for Rehabilitation.** Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation 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, materials, and features of the existing building will not be altered or affected. The standard is met.

Secretary of the Interior's Standards 3– Physical Record. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Sanborn Fire Insurance maps from both 1916 and 1955 show that there were accessory structures in the rear yard of the property, namely a horse stable in 1916 and a garage in 1955. This shows historic precedence for an ADU. The standard is met.



1. 1916 and 1955 Sanborn Maps showing accessory structures in the rear yard

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 standard is met.

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 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.

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 proposed stairway connecting the second floor of the principal structure to the second floor of the proposed ADU does not have visual precedent in the surrounding area, however, the stair will be very minimally visible from the street. Also, there already exists a stairway leading down from that second-floor porch, plus it will serve as a secondary means of egress from the upper unit of the primary structure duplex. Finally, there are no other contributing structures on that lane for it to clash with, and even though it is uncommon, it still works visually. Due to these factors, staff finds it to be a reasonable inclusion.

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.

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 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.

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.

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

This is not a common design practice for a lane-fronting ADU such as this one, particularly with the ground floor garage. The ADU will still be on top of a concrete slab foundation, just not all the way to 30 inches. The standard does not apply as it would to a primary structure.

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 siding will be fiber cement Hardie Plank above painted CMU blocks. As noted below, specifically unpainted exposed CMU blocks are prohibited, leading to reason that painted CMU blocks are allowed. The standard is met.

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 CMU blocks will be painted to match the rest of the structure. 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.

Windsor Pinnacle solid wood double-hung windows will be used. 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 standard is met.

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 windows will be double-hung. 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.

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

The standard is 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).

Two of the doors will be metal (without wood grain simulation) and one will be wood. The standard is met.

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

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.

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

The decking will be TimberTech Prime Collection wood composite. 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.

The balusters will be 1-inch square pickets that are 3 inches on center. The railing height will be 36 inches. The standard is met.

Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

The deck will be in the rear yard between the primary building and the ADU. 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.

The roof will be made of architectural asphalt shingles (Certainteed Landmark). 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.

It will have a hip roof with a pitch of 5:13. The standard is met.

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

The eaves will have a 12-inch overhang. 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.

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.

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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 the lane. The standard does not apply.

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

The height of the primary building is 29'7" while the height of the ADU will be 23'10". Also, the primary building footprint is 1624.5 square feet while the ADU footprint is 540 square feet, meaning it has only 33.2% of the footprint of the primary building. The standard is met.

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

The ADU will be two (2) stories tall. The standard is met.

Garage openings shall not exceed 12 feet in width.

The garage opening will be 9' by 7'. The standard is met.

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

The ADU will have a lane setback of 3 feet. The standard is met.

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

The west side setback is 3 feet. The east side setback is much larger. The standard is met.

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.*

The fence will be constructed of concrete block with a true stucco finish. The standard is met.

Fencing and Walls, Prohibited Materials. *Vinyl, PVC, and corrugated metal.*

The standard is met.

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 new wall will be six (6) feet tall. The standard is met.

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

The portion of the wall that will be parallel to the adjacent home will replace an already existing wall in the same place, plus it will not be visible due to the fencing that abuts the lane.

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:*

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.

The ADU will be in the rear yard. The standard is met.

Vehicular Access.

For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site.

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.

The existing principal structure is a residence. The ADU will provide parking and an accessory dwelling. The standard is met.

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

The standard is met.

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

The standard is met.

Be located within a district that permits the principal use.

The property sits within a TN- district which permits ADUs. The standard is met.

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

The ADU meets all setback requirements as described above. The standard is met.

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

The standard is 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.

When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling.

The applicant would like to connect the existing primary dwelling with the rear upper deck of the proposed ADU via wooden stairs. As the ordinance says that they may be connected by a covered walkway, the applicant has indicated that she is willing to cover these stairs in order to make a covered walkway and be in compliance with the standards.

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 13.5 feet from the principal structure. The standard is 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 building footprint of the principal dwelling is 1624.5 square feet. The building footprint of the accessory dwelling is 540 square feet which is 33.2%. The standard is met.

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

The ADU will contain one (1) bedroom. The standard is met.

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 standard is met.

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 ground floor of the ADU is a garage which will provide the parking. The standard is met.

Accessory Dwelling Units, Height.

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

The height of the principal building is 29'7", while the height of the ADU is 23'10". The standard is met.

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 abuts a lane. The standard does not apply.

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STAFF RECOMMENDATION:

Approve the construction of the proposed accessory dwelling unit at 213 West 35th Street as requested because the work is visually compatible and meets the standards.

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.