



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Luis Posada, Jr.
MPC File No.: 26-003526-COA
Address: 234 Price Street
PIN: 20014 10007
Zoning: D-R
Staff Reviewer: Jodie Brown, AICP
Date: August 12, 2026

NATURE OF REQUEST:

The applicant is requesting to reconstruct an existing 1985 addition, install shutters, modify the fence and gate, and install mechanical screening. There will be no work to the ghost sign under this COA.

CONTEXT/SURROUNDING AREA:

Located at the southeast corner of Perry and Price Street, the house was constructed in the Crawford Ward. Designed as a townhouse in the Greek Revival style, the house was built in 1855. The subject house is an end unit. It is 2-stories tall with a brick exterior in a running bond pattern. The cornice features a dentil molding below the parapet. The front façade has symmetrically placed fenestration with 8/8 double hung windows on the left and a 6/6 double hung window on the right above the single-entry door with a transom. The windows feature a stone header and sills while the door replicates the look with a stone header and entry step. The north façade has no windows and a ghost sign for Uneeda Biscuit. The rear originally had a one story shed roof portion that was partially covered with another shed addition sheathed with T1-11 siding.

The subject building is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

FINDINGS:

The following standards from §7.8 - Savannah Downtown 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 applicant is proposing to remove an existing non-historic 2nd floor addition to reconstruct it slightly larger, install mechanical screening, replace a fence, and install shutters. While the addition will be enlarged slightly, it will not impact the existing window, and the existing opening will be utilized to access the space. On the first floor the applicant is proposing to install a tabby stucco finish on a portion of the rear wall. While the first floor appears to be original, the middle section is comprised of concrete block indicating that it was replaced at some point. The outer columns that are brick would only be repainted. The proposed work maintains the historic materials and design and it is consistent with Standard 2.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

While the addition will be enlarged slightly, it will not impact on the existing window, and the existing opening will be utilized to access the space. The exterior material will be distinct from the historic fabric. The proposed work will not negatively impact the historic character. The proposed work is consistent with Standard 9.

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.*

While the addition will be enlarged slightly, it will not impact the existing window, and the existing opening will be utilized to access the space. The exterior material will be distinct from the historic fabric. The modifications will be clear and reversible, if necessary. The proposed work is consistent with Standard 10.

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown 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. *New construction shall be permitted to build to the number of stories as shown on the "Savannah Downtown Historic District Height Map," referred to herein as "Height Map," and the overall height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The applicant will be reconstructing an existing 2-story addition. Per the Height Map, they are allowed four (4) stories in this area. They are well below the allowable height. The proposed work is consistent with this criterion.

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The exterior of the 2nd floor addition will be sheathed with New Tech Wood which is a wood plastic composite (WPC) in a board and batten style. Staff is unfamiliar with this material and cannot adequately evaluate it without seeing a physical sample.

A tabby stucco texture would be added over the non-historic concrete block and the shutter would be wood. These items are consistent with this criterion.

Roof shapes. *The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The proposed roof would be a shed which is consistent with the current configuration and the historic portion at the rear of the house. The proposed roof shape is consistent with this criterion.

Savannah Downtown Historic District Design Standards. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown 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 resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board 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.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Exterior walls, Alterations to contributing resources.

Exterior Walls, Materials.

Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement materials and configuration shall be of the same materials and configuration as the original wall.

The second story addition is currently sheathed with T1-11 siding and the proposed siding is New Tech Wood which is a wood plastic composite. The proposed material is not prohibited, but staff is unable to evaluate it without a physical sample.

The tabby texture would have limited visibility and would only be on the concrete block portion of the rear wall. The tabby texture would be compatible.

Exterior Walls, Prohibited Materials.

Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.

The tabby texture would not be applied to the historic brick. It would be limited to the concrete block. The proposed work is consistent with the historic district design standards.

Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

The proposed work is consistent with the historic district design standards.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

The applicant is proposing to use Sherwin Williams 6258 Tricorn Black for the shutters.

Ceramic based-coatings and sealers on wood siding shall not be permitted.

The proposed work is consistent with the historic district design standards.

Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.

The proposed work is consistent with the historic district design standards.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

The boarding of windows and/or window openings shall not be permitted. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

The windows on the historic portion of the house will be repaired. A new window will be added to the north side of the new addition. The 35"x16" window would replicate the transom above the front door. The proposed work is consistent with the historic district design standards.

Shutters.

Exterior shutters shall consist of a durable wood.

The proposed work is consistent with the historic district design standards.

Shutters shall be hinged and operable and sized to fit the window opening.

The proposed work is consistent with the historic district design standards.

The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

The proposed work is consistent with the historic district design standards.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Fences, Trellises and Walls, Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible..

The fence will be limited to 6'. The proposed work is consistent with the historic district design standards.

Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.

The proposed work is consistent with the historic district design standards.

Fences, Trellises and Walls, Materials.

Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

The rear yard fence will be wood with the existing masonry columns. The proposed work is consistent with the historic district design standards.

Wood fences shall be painted or stained.

The wood fence will be painted Sherwin Williams 6258 Tricorn Black. The proposed work is consistent with the historic district design standards.

Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

The applicant is not using any prohibited material. The proposed work is consistent with the historic district design standards.

Additions to Contributing Resources. *Additions shall comply with the above standards and the following standards:*

Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.

The rebuilt addition will be located on the rear façade setback from Perry Street. The proposed work is consistent with the historic district design standards.

Additions shall be subordinate in mass and height to the resource.

The proposed work is consistent with the historic district design standards.

Additions shall not obscure or damage any character-defining features.

The proposed work is consistent with the historic district design standards.

An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.

The proposed work is consistent with the historic district design standards.

Additions shall be reversible with minimal damage to the contributing building.

While the addition will be enlarged slightly, it will not impact the existing window, and the existing opening will be utilized to access the space. The exterior material will be distinct from the historic fabric. The modifications will be clear and reversible, if necessary. The proposed work is consistent with the historic district design standards.

Mechanical Equipment and Refuse. *Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.*

Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.

The applicant is proposing a wood railing (akin to balcony railing) around the mechanical unit. It will be painted Sherwin Williams 6258 Tricorn Black. The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the rear addition, new fence, shutter and mechanical screening for the property located at 234 Price Street WITH THE FOLLOWING CONDITIONS because the work is otherwise visually compatible and meets the standards.

- 1. Provide a physical sample of the New Tech Wood product.**

MW: CC: JB

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