



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: **Sawyer Design, Jonathan Leonard**

MPC File No.: **25-005513-COA**

Address: **512 East Huntingdon Street**

PIN: **20033 06059**

Zoning: **D-R**

Staff Reviewer: **Rohan Urs**

Date: **January 14, 2026**

NATURE OF REQUEST:

512 East Huntingdon Street requests approval of Part 2 – Design Standards for new residential construction previously approved under Part 1 (Height and Mass). The Part 2 request includes review of exterior materials, windows and doors, roof materials, porches, railings, trim, and accessory structure detailing for a single-family residence with a detached rear garage, located within the Savannah Downtown Historic District.

CONTEXT/SURROUNDING AREA:

512 East Huntingdon Street is located within the Savannah Downtown Historic District on a residential block characterized by contributing one and two-story dwellings with varied architectural styles, material palettes, and roof forms. The surrounding context includes wood-frame residences with horizontal siding, masonry foundations, raised porches, cast iron railings, and a mix of shingle and metal roofing elements. The subject property was previously vacant and received approval for height and mass under Part 1. The Part 2 review is limited to exterior architectural details to ensure compatibility with the established character of the district.

FINDINGS:

The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

***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.*

Building height is 33 feet 10 inches. The proposal is for a 2.5 story structure, which is within the height map restrictions of 2.5 stories as noted. Standards met.

Proportion of front façade. *The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.*

Considering the surrounding contributing buildings have varied proportions; the proposed vertical proportions remain visually compatible.

Proportion of openings. *The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

The proportions of the openings are compatible with the surrounding vertical openings.

Rhythm of solids to voids in front façades. *The relationship of solids to voids in the façades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

Despite the general lack of 10 feet wide voids (windows) in the surrounding buildings, the proposal does not stand out considering the varied forms of architecture prevalent.

Rhythm of structures on streets. *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 and structures to which it is visually related.*

The parking lot of the adjacent building helps maintain the rhythm and hence the proposal is visually compatible.

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.*

Visually compatible with the predominant materials in the surrounding structures. Standards are met.

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.*

Compatible. Standards are met

Scale of a building. *The mass of a building or structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually*

compatible with the contributing buildings and structures to which the structure is visually related.

Compatible. The variation in volumes, voids and types of structures ensures the new construction does not seem out of place.

Directional expression of front elevation. *A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or nondirectional character.*

The directional expression of the front elevation is visually compatible.

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

Exterior Walls, Configuration. *On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.*

The front face is parallel to the street, and thus, the standard is met.

Exterior Walls, Permitted Materials.

Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smith finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot

frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

The primary exterior cladding consists of smooth-finish Hardie plank siding with a five-inch exposure. Bay elements are clad in flat wood panels, providing subtle differentiation while remaining compatible with the primary siding material. Trim is composed of five-quarter Hardie composite boards with a smooth finish. Paint color is Sherwin Williams SW 7008 Alabaster. The material palette is consistent with historic residential construction patterns within the district.

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

Doors, Permitted Materials. *Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).*

Primary and secondary exterior doors are custom painted wood. Door proportions, paneling, and finish are compatible with traditional residential entries within the district. Door detailing is consistent across elevations and complements the overall architectural composition.

Standards are met.

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

Windows, Materials.

Window casings and sashes shall be made of 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 glass.

Solid vinyl windows shall be prohibited.

Windows are Sierra Pacific units with a dark bronze finish. All primary windows are double-hung and vertically proportioned, consistent with traditional residential fenestration patterns. Window trim depth and profiles are appropriate and reinforce the building's residential character.

Standards met.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - New construction, alterations to non-contributing resources and additions. *Porches, stoops, balconies, porticos, and exterior stairs within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:*

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Materials.

On porches, porticos, and stoops, if proposed, piers and base walls shall be the same material as the foundation wall facing the street.

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

Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta, marble, or metal.

The residence includes front and side porches. The lower covered porch utilizes 24-inch by 24-inch blue stone paving, while the upper porch incorporates tongue-and-groove wood decking with a picture-frame detail. Stair treads are constructed of two-inch blue stone. All porch and stair railings are cast iron and painted black, consistent with historic residential railing precedents in the district. Standards are met.

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

Roofs, Configuration.

Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.

Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.

Shed roof, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

Parapets shall have a stringcourse and a coping.

Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.

Skylights and roof vents may be permitted if integrated into roof design.

Pergolas and roof decks shall not be permitted on the street façade.

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

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

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 primary roof is clad in asphalt shingles, ELK Prestique Weathered Wood. Porch roofs and right-side projections utilize standing seam metal roofing with a black finish and one-inch tall seams. The combination of shingle and metal roofing elements is historically appropriate for residential structures and accessory roof forms within the district.

Accessory Structures. *Accessory structures, including accessory dwellings, shall comply with the Visual Compatibility Criteria, the above design standards, the requirements set forth in Sec. 8.7, Accessory Structures and Uses, except as provided below:*

Accessory Structures, Configuration. *Accessory structures shall be located in the rear yard even if there is no lane access.*

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

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

Where contributing accessory dwellings are to be expanded in depth, such expansion shall not occur on the lane façade of the building.

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

Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.

Driveway aprons shall not be erected on the public right-of-way.

The one story detached rear garage is subordinate to the principal structure and utilizes matching materials, trim, and roof forms, ensuring visual compatibility with the main residence and surrounding historic context.

Garage doors are custom painted wood with vertically proportioned panels, consistent with traditional residential garage and carriage house precedents within the Savannah Downtown Historic District. Standards are met.

STAFF RECOMMENDATION:

Approve the request for New Construction, Part II, for a single-family detached residence and a one-story garage at the rear of the property located at 512 East Huntingdon Street, as requested, because it is visually compatible and meets the applicable standards.

MW: CC: RU

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.