



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: Julia Gates
MPC File No.: 26-002914-COA
Address: 601 Jefferson Street
PIN: 20045 25001
Zoning: D-R
Staff Reviewer: Alexander Merced
Date: July 8, 2026

NATURE OF REQUEST:

The applicant would like to install two pressure-treated wood pergolas in the existing rear courtyard.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1896 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It sits on the southwest corner of Jefferson and West Huntingdon Street and is surrounded by a mix of contributing and non-contributing structures.

FINDINGS:

The following standards from the Article 5 - Base Zoning Districts apply:

***D-R Development Standards for Permitted Uses.** If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards.*

***D-R Building Coverage (max).** 75%*

The lot measures a total of 2,220 square feet. The total building coverage with the pergolas would be 1,145 square feet, which is 51.5% coverage. The standard is met.

D-R Building Setback (max ft).

Front yard. None

Side (street) yard. None

Side (interior) yard. None

Rear yard. None

The following standards from the Sec 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 rear pergolas will not come in contact with the historic house and its historic character will remain unchanged. The standard is met.

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.

The pergolas will not touch the historic fabric at all. 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 pergolas can be removed at any time. The standard is met.

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 pergolas will be 8 feet tall and are visually compatible in the area. The standard is met.

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 pergolas will be made of wood, which is a visually compatible material. The standard is met.

Setbacks, Side and rear yards. Side and rear yard setbacks shall not be required.

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.

All of the above standards are met.

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

A pergola does not have a solid roof, but rather an open wooden frame. The standard does not apply.

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.

All of the above standards are met.

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, Residential Districts. Within residential zoning districts, the floor area of an accessory structure shall not exceed 40% floor area of the principal building.

The principal building has a floor area of 1,145 square feet and the two pergolas have a combined floor area of 200 square feet which constitutes 17.5%. The standard is met.

July 8, 2026

STAFF RECOMMENDATION:

Approve the construction of two wooden pergolas in the rear courtyard of 601 Jefferson Street as requested because they are visually compatible and meet the standards.

MW: CC: APM

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.