



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: **Rose Architects, Kevin Rose**

MPC File No.: **26-002483-COA**

Address: **510 East McDonough Street**

PIN: **20014 05004**

Zoning: **D-R**

Staff Reviewer: **Caitlin Chamberlain**

Date: **June 10, 2026**

NATURE OF REQUEST:

The applicant is requesting approval to construct a side porch addition to the non-contributing building located at 510 East McDonough Street. The scope of work also includes changing a four-panel door on the rear elevation to a three-panel door.

CONTEXT/SURROUNDING AREA:

510 East McDonough Street was built in 1999 and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. There is a row of non-contributing brick townhouses directly next to it, and across the street are a mix of contributing and non-contributing houses.

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.*

***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 change of the four-panel door on the rear elevation, to a three-panel door still meets the standards, similar to how the current configuration does. The placement of a new door to provide access to the new side porch also is proportional and centered, appropriate to the surrounding historic resources.

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.*

Rhythm of entrance and/or porch projection. *The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.*

The above standards are met regarding the placement of the porch on the side elevation.

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.*

As per the drawings, 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 color of the porch materials will match the house, and include:

- Marvin Ultimate French doors
- Standing seam metal porch roof
- Wood portico and square columns to match entry porch
- Metal railing to match entry porch and stair, pickets to be 4" spaced
- 16 x 16 CMU columns with true stucco finish to match the house
- Sakrete Base Coat Scratch & Brown Stucco and Finish Coat Stucco

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 roof shape of the porch meets the standard, as per the drawings which show various perspectives and how the entire porch fits within the neighborhood context.

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.

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

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.

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

Doors, Configuration. *Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding façades with wood siding.*

The new door will be inset at least 3 inches and will match the inset of the existing windows and doors on the house. The replacement door on the rear elevation will remain inset.

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

The doors will be wood and glass. The standard is 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 - Configuration.

Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.

The standard is met.

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 standard is 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.

The same material is proposed.

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

The standard is met.

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

Roofs, Configuration.

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.

The porch roof is 2:12.

Roofs, Materials.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.

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

The standard is met.

STAFF RECOMMENDATION:

Approve the proposed side porch addition and rear door configuration change for the property located at 510 East McDonough Street as requested because the work is otherwise visually compatible and meets the standards.

MW: CC

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.