



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: Coastal Contracting, Michael Roach

MPC File No.: 26-000064-COA

Address: 301 East Huntingdon Street

PIN: 20044 02018

Zoning: D-R

Staff Reviewer: Alexander Merced

Date: March 11, 2026

NATURE OF REQUEST:

Applicant would like to replace 13 windows.

CONTEXT/SURROUNDING AREA:

The building was constructed in the 1980's and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It sits on the corner of E Huntingdon Street and Lincoln Street and is bordered on the East and South by non-contributing rowhouse structures. Contributing structures lie across both Huntingdon and Lincoln Streets.

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 proportion of openings will remain unchanged. The criterion is met.

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.

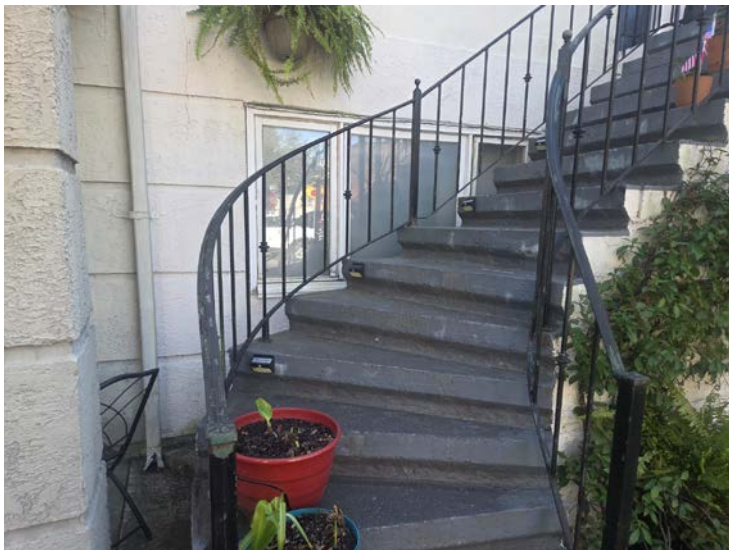
For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are 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.

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

Windows, Configuration.

All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.

All of the windows fit this standard except for one bottom-floor window that is partially obscured by the staircase. This non-conforming window is already a part of the façade, and has presumably been there since the building was built in the 1980's. Therefore, staff finds it acceptable for this window to be replaced in-kind.



1. Non-conforming front facade window that is mostly obscured by front stairway

Windows facing a street shall be double or triple hung, awning, casement or Palladian.

The main floor windows will be replaced in-kind with casement windows. The top floor windows are currently fixed frame and have likely been so since construction in the 1980's, as the Georgia Historic Resources Survey listed them as fixed in the late 1990's. Therefore, staff finds it acceptable for these windows to be replaced in-kind.

The centerline of window and door openings shall align vertically on the primary façade.

The centerline of the front doors and the window above are aligned. The standard is met.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

The windows are being replaced in-kind with the proper trim. The standard is met.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.

Because the windows are being replaced in-kind, staff finds it acceptable for the current inset to be maintained.

The distance between windows shall be not less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.

The current window openings have been in place since construction in the 1980's. Therefore, staff finds it acceptable to maintain current window distances.

Windows, Materials.

Window casings and sashes shall be made of metal, wood or clad wood material.

The window casings and sashes will be made of clad wood. 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 glass.

The standard is met.

STAFF RECOMMENDATION:

Approve the window replacements at 301 East Huntingdon Street as requested because much of the existing non-contributing building is already non-conforming, therefore in-kind replacements are reasonable.

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.