



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: Richard Sioufi

MPC File No.: 26-001238-COA

Address: 501 East Charlton Street Carriage House

PIN: 20014 19064

Zoning: D-R

Staff Reviewer: Rohan Urs

Date: May 13, 2026

NATURE OF REQUEST:

501 East Charlton Street requests approval for foundation infill at the existing carriage house. The proposed work consists of installing recessed brick infill between the existing historic brick piers to enclose the crawlspace area below the structure. The proposal includes the use of reclaimed brick and historically compatible Type O mortar.

CONTEXT/SURROUNDING AREA:

The subject property is located within the Savannah Downtown Historic District and contains a contributing historic structure and carriage house. The surrounding context is characterized by detached and attached historic residential buildings with raised foundations, masonry elements, and accessory structures typical of the district.

FINDINGS:

The building is a Contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.



Image of the reclaimed bricks as seen during staff site visit

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 proposal retains the visibility and legibility of the original brick piers and does not alter the overall form or structural expression of the historic carriage house foundation. Standard 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 proposed infill utilizes reclaimed brick and historically compatible Type O mortar and is visually inset enough to appear separate. Standard met.

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.*

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.*

The recessed infill maintains the visual rhythm and spacing of the existing brick piers rather than creating the appearance of a continuous foundation wall. Standards 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 proposal incorporates reclaimed brick and a historically compatible mortar composition that are visually compatible with the existing historic masonry materials. Standards 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.

Foundations, Alterations to contributing resources.

Foundations 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 new foundation shall be of the same materials and configuration as the original foundation.

If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

The proposed brick infill is recessed a minimum of three inches from the exterior face of the existing brick piers in compliance with the ordinance requirement. The existing piers remain visually prominent and identifiable.

STAFF RECOMMENDATION:

Approve the petition for the carriage house brick infill at 501 East Charlton, as requested, as the proposal is visually compatible and meets the 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.

Staff Report - Certificate of Appropriateness
MPC File No. 26-001238-COA
501 E. Charlton St.
May 13, 2026