SAVANNAH HISTORIC DISTRICT

BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Clearwater Pools and Spas**
MPC File No.:	**26-005045-COA**
Address:	**401 East Charlton Street**
PIN:	**20032 10001**
Zoning:	**D-R**
Staff Reviewer:	**Jodie Brown, AICP**
Date:	**November 10, 2026**

NATURE OF REQUEST:

The applicant is requesting approval to install an inground pool in the rear yard.

CONTEXT/SURROUNDING AREA:

Located on the southeast corner of Charlton and Habersham Streets, the two-story, single-family, L-shaped home was constructed in 1860. The home is located in the Troup Ward and designed in the Greek Revival style. The home is sheathed with stucco and features symmetrically placed 6/6 double hung windows with pronounced headers and sills. Each window is flanked with shutters. The front entrance is located at the northeast corner of the house. It has a simple entablature with a full transom and side lights surrounding the paneled front door.

The subject building is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

FINDINGS:

The following standards from §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 installation of the pool will not negatively impact the historic character of the historic district or the historic home.

> ***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 installation of the pool will not negatively impact the historic character of the historic district and is reversible.

> ***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.*
>
> > ***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 pool will be in-ground and concrete with a water feature on the eastern perimeter wall. The pool equipment will be located at the southwest corner of the yard within and existing service yard. There will be no visibility due to the existing wall. The proposed work is consistent with this criterion.

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

The pool will be approximately 8’ from the rear of the house and approximately 9’ from the rear property line. The pool will be located along the eastern perimeter wall. The pool will be tucked behind the main house. The proposed work is consistent with this standard.

STAFF RECOMMENDATION:

APPROVE the rear yard, in ground pool located at 401 East Charlton Street AS SUBMITTED because the work is visually compatible and consistent with the standards.

MW: CC: JB

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.