SAVANNAH HISTORIC DISTRICT

BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Sam and Maureen Starr**
MPC File No.:	**26-005198-COA**
Address:	**529 East Jones Street**
PIN:	**20033 01013**
Zoning:	**D-R**
Staff Reviewer:	**Alexander Merced**
Date:	**November 10, 2026**

NATURE OF REQUEST:

The applicant would like to build a new accessory shed in the rear yard of 529 East Jones Street.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1868 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It sits midblock on the south side of East Jones Street surrounded by a mix of contributors and non-contributors. The shed will be in the rear yard behind a six-foot-tall wooden fence, and most of it will not be visible. Since a portion of this will be seen above the fence, it is still subject to review.

FINDINGS:

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 addition of this small shed in the rear yard will not have any effect on the historic character of the principal home. 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 new shed will be detached from the principal home and will not damage any historic materials. 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 shed can be removed in the future if necessary. The standard is 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.*

> ***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 shed will be subordinate to the principal home and will be compatible in height with the surrounding contributors and accessory structures.

> ***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.*

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.

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

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

Exterior Walls, Permitted Materials.

Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smith finish or true stucco.

The walls will be made of LP siding, which is a composite wood material. The standard is met.

Exterior Walls, Prohibited materials. *Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal-framing, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.*

The standard is met.

Exterior Walls, Finishes and Treatments.

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

The shed will be painted to match the color of the house. The standard is met.

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 building is wood siding. The standard does not apply.

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

The door will be LP wood. The standard is met.

Doors, Prohibited Materials. *Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.*

The standard is met.

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.

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

The window will not face a street. The above standards do not apply.

Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

Double glazed, simulated divided light, windows shall be permitted provided that the following are met: The muntin is 7/8 inches or less; The muntin profile shall simulate traditional putty glazing; The lower sash rail shall be wider than the meeting and top rails; There shall be a spacer bar in between double panes of glass, and Extrusions shall be covered with appropriate molding.

Between-the-glass, snap-in or applied muntins shall not be permitted.

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

The window will not be visible from the public right-of-way as it will be behind the existing six foot wooden that surrounds the rear yard of the home.

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

The surface is wood siding. The standard does not apply.

Windows, Materials.

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

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.

Solid vinyl windows shall be prohibited.

The window will be made of LP wood. The above standards are 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.

Eaves shall extend no less than 12 inches beyond supporting walls.

Gable end rakes shall overhang at least eight (8) inches.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

A shed roof will be utilized, but because the shed is a minor utilitarian building that will be minimally visible from the public right-of-way in the lane because of the surrounding fence and not at all visible from the street, staff has determined – with input from the City's Preservation Officer – that these standards do not apply to this building in the same manner that they would apply to a primary structure or larger more prominent secondary structure.

> ***Roofs, Materials.***
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> *Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.*
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> *Metal roofs shall have a metal drip edge covering all edges.*

The roof will be metal. The standard is met.

> ***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:*
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> > ***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.*
> >
> > *New accessory dwellings and garages may have up to a five (5) foot lane setback to allow a turning radius into the garage.*

The above standards are met.

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

A shed roof will be used, although it doesn't have a parapet wall. As noted previously, because the shed is a minor utilitarian building that will be used only as a storage shed, and because it will be minimally visible from the public right-of-way in the lane because of the surrounding fence and not at all visible from the street, the proposed shed roof without a parapet is acceptable.

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:*
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> *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.*
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> *Be located on the same property as the principal use or structure.*
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> *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.

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.

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 shed will be seven feet tall. 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 shed footprint will be 40 square feet. The standard is met.

STAFF RECOMMENDATION:

Approve the installation of a utility shed in the rear yard of 529 East Jones as requested because it is visually compatible and meets the applicable 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.