



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.: 26-004682-COA

Address: 701 Howard Street

PIN: 20032 62024

Zoning: D-R

Staff Reviewer: Jodie Brown, AICP

Date: October 14, 2026

NATURE OF REQUEST:

The applicant is requesting approval to remove the existing rear balcony and reconstruct a new one that is slightly larger with an overhead pergola.

CONTEXT/SURROUNDING AREA:

Located at the southwest corner of Hall and Howard Streets, the subject house is located in the Forsyth Ward. The house is a contemporary rowhouse constructed in 2019.

The subject building is listed as a non-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 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 modification is located on the west elevation of the building which was designed to have shallow balconies in line the outer wall of the rear façade. While the building is non-

contributing, the proposed modification will not negatively impact on the building or the surrounding properties. The proposed work is consistent with Standard 9.

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.*

Examples of the original design are present on the neighboring properties, additionally given the recent date of construction, digital plans are readily available for the property making any work easily reversible. Proposed work is consistent with Standard 10.

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 balcony is tucked back and supported by the surrounding walls. The proposed new deck will extend past the rear walls by approximately 4'8". The wood deck would be support by three (3) CMU columns sheathed with stucco to match the house. The new deck would be 10'6"x16'8" and covered by a wood trellis. The 6"x6" wood support posts for the trellis would align with the stucco columns below. The railing would be a wood screen at 3'2" high. The sides that extend past the façade of the building would have operable, louvered shutters. 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.

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.

It does not appear that the wood columns have either a cap or base molding. Plans should be revised to include these elements.

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 proposed work is consistent with the historic district design standards.

Decks shall be screened from areas visible from the street and shall be stained or painted to blend with the colors of the main building.

The applicant is using operable shutters at the north and south to screen it from the street. It will also be painted to match the existing house. The proposed work is consistent with the historic district design standards.

Residential balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.

While the exact dimensions are not shown on the plans, it appears that the porch extension will be slightly more than 3'. The balcony will be supported by stuccoed piers. The plans should be dimensioned and the deck should be revised to extend only 3' past the rear façade.

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 piers will be finished to match the existing house. The proposed work is consistent with the historic district design standards.

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

The applicant will be using painted wood for the deck, trellis and railing. The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the proposed deck expansion for the property at 701 Howard Street WITH THE FOLLOWING CONDITION to be approved by staff as the work is visually compatible and consistent with the standards.

- 1. Revise the plans to include a cap and base molding for the deck supports.**
- 2. Revise the plans to include the balcony dimensions and reduce the extension to be 3' past the façade wall.**

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.