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SAVANNAH HISTORIC DISTRICT

BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Raymond Construction, Nathan Pollard**
MPC File No.:	**24-001539-COA**
Address:	**208 West Jones Street**
PIN:	**2003 28012**
Zoning:	**D-R**
Staff Reviewer:	**Kelli Mitchell**
Date:	**May 8, 2024**

NATURE OF REQUEST:

The applicant is requesting approval to recombine 208 West Jones Street with the property abutting it to the east (Pin #: 20031 28002B), approval to demolish an existing outbuilding, and approval to construct an addition and a two-story accessory dwelling unit.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1886 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

A history of the building and the development of the block is found in the staff research.

FINDINGS:

Note: It is worth noting that a recombination is being recommended in this case, but it is not required for the project to move forward as long as the proposed accessory unit and the addition are approved by this board.

Upon further analysis of this project after the May meeting, it was found that Section 11.5.3.a.i. of the Zoning Code could apply in this case (see Applicable Standards for the text). Per Development Services, this standard "allows two or more adjoining substandard lots that are under common ownership to be considered as a single conforming lot." Given that both properties are each under five-thousand square feet (5,000 sq ft) and are under fifty feet (50') in width, the properties can be considered one property under this provision. Again, a

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recombination is still being recommended given that the addition and accessory unit will be encroaching on the property line if not approved.

Subdivision/Recombination

Guidelines:

a. The subdivision or recombination of lots shall be consistent with the prevailing historic context and lot patterns within the visually related context including, but not limited to, lot size, lot shape, and lot configurations.

The 200 block of West Jones Street has historically consisted of townhomes and detached single family dwellings with minimal if any separation between the structures. While side yards and larger separations between buildings are not common for this block since at least 1888, this configuration is seen historically between 208/210 West Jones St. and the corner structure, both before the construction of the three-story corner commercial building and after its demolition. Though, historically, the smaller of the two properties (Pin #: 20031 28002B) possibly did not belong to 208 West Jones St., a separation between the two buildings has been seen there historically. Allowing the recombination will allow such a separation to remain.

b. Contributing resources on the same parcel shall not be subdivided or recombined unless the proposed results in the same parcel configuration that existed when one of the contributing resources was constructed.

Based on available information, 200 and 204 West Jones St. as well as the property abutting 208 West Jones St. (Pin #: 20031 28002B) appear to have been historically one property that was later subdivided, likely due to the construction of the townhomes. The current configuration of the three properties is not historic. Staff finds that the intent of the standard is met, however, since there has historically always been a separation between 208/210 West Jones and the corner property/properties. Allowing the recombination will allow that separation to remain.

Base Zoning and Setbacks: As discussed in the previous section, staff is recommending that the property be recombined to create a single lot, but the project still has the ability to move forward if the recombination is not approved given that it meets the requirements to be considered a single lot under Section 11.5.3.a.i. of the Zoning Code. For the purpose of the review moving forward, the project will be considered a single lot.

The property, if recombined, will be twenty-six feet wide at the front and just shy of thirty feet at the rear. The total lot area would be two thousand eight hundred and five square feet. (2,805 sq ft). The minimum lot width and dimensions are met.

The applicant stated the lot coverage after construction will be 50%. This meets the base zoning requirements.

Secretary of Interior Standards: The applicant is proposing a side addition to the home. While typically not recommended given how close it is to the front corner of the primary structure, staff finds that such an addition could be appropriate in this case. The side elevation has already been

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heavily altered due to the construction and eventual demolition of a three-story commercial structure. A section of the wall from that commercial building still remains on 208 West Jones, impacting the historic masonry wall. By constructing the addition on the side elevation, the impact on the historic character of the building will be minimal as this elevation has already been heavily altered and negatively impacted by the former commercial building.

Also, while highly visible from West Jones Street, the footprint of the addition is minimal at best and will sit below the roof line of the home. This will allow the building to not detract from the historic character of the home. If removed in the future, it will not negatively impact the historic character of the structure.

Materials:

Addition

- Foundation: Masonry
- Walls: Stucco
- Roof: Shingle

Accessory Unit

- Foundation: Slab on Grade
- Walls: Cement Fiber Board Siding and Masonry
- Roof: Standing Seam Metal Roof
- Windows: Anderson 200-Series DH Clad Windows
- Door: Wood
- Stairs: Steel Handrail and Steps
- Lighting: None Proposed*
- Garage Door: Steel

Other:

- Gate: Reuse Existing

Colors:

- Siding: Gallery Green
- Trim and Stucco: White Sail
- Door: Tricorn Black

* No lighting is being proposed on the addition or the accessory building at this time. If lighting is proposed in the future, staff will need to review it prior to purchase and installation.

Staff finds that the proposed colors and materials meet the standards and are visually compatible.

Addition: As previously discussed, the addition will be placed on the side elevation of the home. While not typically recommended in this location, especially given how close it is to the front corner of the primary building, staff finds that a side addition is appropriate in this case. The side

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elevation is currently covered in the remnants of a building that has since been demolished. By placing the addition in this location, it will have limited impact on any historic materials. The footprint of the addition is also minimal and will be pulled off the historic roof form of the primary structure. The addition will have little impact on the historic character of the home.

The applicant is proposing a 4:12 side gable roof with a twelve-inch (12") eave. The standards are met.

The materials for the addition are discussed in the materials section.

Accessory Unit: The construction of the accessory unit will require the demolition of the existing carport. Staff finds this to meet the standards as the carport is not a historic structure.

The proposed accessory unit will be located in the rear of the property and will have only one bedroom. The structure is two-stories tall, twenty-four and a half feet (24' 6") in height, and no taller than the historic building. According to the applicant, the living area is four hundred and thirty-two square feet (432 sq ft) and is thirty nine percent (39%) of the footprint of the primary structure. The portion of the accessory unit behind the main structure is more than ten feet (10') from the main structure, meeting the standards. The exterior stairs, as proposed, do not meet the ten foot separation, but staff finds that the intent of the standards is met since the main massing of the structure meets the minimum separation.

The material design of the outbuilding, which has masonry on the first floor (ground level) and fiber cement board on the second floor, does not mimic the design of the main portion of the home but, instead, mimics that seen on the rear of the structure. The general design of the structure, two stories with a gable end, is also a common design in the area. Staff finds that the design meets the standards.

The applicant intends on using one-over-one windows which is a configuration seen throughout the district.

The stairs to the upper-level unit will be constructed of steel and will have handrails that are thirty-six inches (36") tall with balustrades that are four inches (4") on center.

The accessory unit will include parking on the first floor. The proposed garage doors are eight feet (8') wide, meeting the twelve-foot (12') maximum allowed under the standards.

The roof form will be gabled with a 4:12 pitch and eight-inch (8") eaves. The standards are met.

The material information is provided in the material section of the staff report.

Property: The applicant intends to reuse the existing gate in the rear property wall. According to the applicant, select portions of the privacy walls, which face the alley and 204 West Jones St., will be demolished. Repairs will be done as needed to the rear wall. Additional information is needed if a large section of the rear privacy wall needs to be rebuilt or if extensive repairs are necessary.

A section of the privacy wall abutting 204 West Jones Street will be demolished and reconstructed as needed. The applicant states that the new portion of the wall will be stucco to match the existing. Based on the plans, the new section will be the same height as what is existing. The standards are met.

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APPLICABLE STANDARDS:

11.5.3 Development on Nonconforming Lots

Development on nonconforming lots is subject to the following exceptions and modifications:

a. **Adjoining Lots**

i. When two or more adjoining lots with continuous frontage are in one ownership at any time after the adoption of this Ordinance and such lots, individually, are less than 5,000 square feet in area or are less than 50 feet in width, then such group of lots shall be considered as a single lot or several lots of minimum permitted width and area for the district in which located.

ii. However, when such combination of lots would create a single lot having a width of 90 feet or more and an area of 9,000 square feet or more, such lot may be divided into two lots of equal width and area; provided, each of the two lots shall be served by public water and public sewers.

iii. Provided however, in order to reflect the area's prevailing historic lot size pattern, such adjoining substandard lots may be replatted for single-family residential development to a minimum area of 3,000 square feet and minimum width of 40 feet where the cumulative majority (greater than 50 percent) of all residential lots in the same block face are of equal or lesser area of width than the proposed replatted lots.

The following standards from the Article 5 - Base Zoning Districts apply:

(D) Downtown District Development Standards. *Development in any D- district shall meet the development standards as set forth below.*

D-R Development Standards for Permitted Uses. *If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards.*

D-R, Lot Dimensions. *Lot area per unit (min/max sq ft)*

Single-family Detached. 1,200 (min)

Single-family Attached. 1,200 (min)

Two-family. No min/max

Apartments. No min/max

Upper Story Residential. No min/max

All Other Housing Types. No min/max

Nonresidential. No min/max

D-R Lot Width (min ft). *20*

D-R Building Coverage (max). *75%*

D-R Building Setback (max ft).

Front yard. None

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Side (street) yard. None

Side (interior) yard. None

Rear yard. None

7.8.12 Subdivision and Recombination Standards

a. The subdivision or recombination of lots shall be consistent with the prevailing historic context and lot patterns within the visually related context including, but not limited to, lot size, lot shape, and lot configurations.

b. Contributing resources on the same parcel shall not be subdivided or recombined unless the proposed results in the same parcel configuration that existed when one of the contributing resources was constructed.

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.*

Secretary of the Interior's Standards 3– Physical Record. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Secretary of the Interior's Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

Secretary of the Interior's Standards 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

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.*

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*

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removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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.*

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.*

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

Foundations, Configuration. *Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.*

Foundations, Materials.

Foundations piers shall be constructed of brick, stone, or true stucco over concrete block piers.

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The space between piers may be filled with wood lattice, 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.

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. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

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.*

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.

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.*

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

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.*

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

Windows, Configuration.

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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.

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.

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

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.

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.

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.

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.

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.

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

Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta, marble, or metal.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Prohibited material. *Vinyl and wrought iron brackets shall not be used with wood balcony railings.*

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

Roofs, Configuration.

Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.

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.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

Roofs, Materials.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.

Metal roofs shall have a metal drip edge covering all edges.

Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.

Additions to Contributing Resources. *Additions shall comply with the above standards and the following standards:*

Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.

Additions shall be subordinate in mass and height to the resource.

Additions shall not obscure or damage any character-defining features.

Additions to roofs shall not be visible from the front elevation.

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An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.

Additions shall be reversible with minimal damage to the contributing building.

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:*

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.

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

Driveway aprons shall not be erected on the public right-of-way.

Accessory Structures, Doors and Openings.

Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.

Garage openings shall not exceed 12 feet in width.

Lighting. *In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:*

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Materials: Light fixtures shall be constructed of metal and/or glass.

Source Type: White light source only.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Fences, Trellises and Walls, Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.

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Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.

Where permitted, fences or walls shall not exceed 48 inches within the front yard.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

Fences, Trellises and Walls, Materials.

Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

Wood fences shall be painted or stained.

Trellises shall be wood, metal or wire.

A masonry base shall be used with iron or extruded aluminum fencing.

Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

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:*

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.

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

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.

Shipping containers and tractor trailers shall be prohibited as storage buildings or structures except as permitted on an active construction site of in Industrial zoning districts (see Article 8.8, Temporary Uses).

A parcel shall include only one accessory dwelling unit or one caretaker's dwelling unit.

Accessory Dwelling Units (not including Caretaker's Dwelling Unit). *One (1) accessory dwelling unit shall be permitted as an accessory use to a principal dwelling located in the A-*

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1, RSF-, RTF-, RMF-, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the gross residential density calculations. Manufactured homes, shipping containers, recreational vehicles, and travel trailers shall not be used as accessory dwelling units. For such use, the following shall apply:

Accessory Dwelling Units, Location.

The unit may be attached to or detached from the principal dwelling.

Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet.

Accessory Dwelling Units, Building Size.

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.

The accessory dwelling unit shall contain no more than one (1) bedroom.

Accessory Dwelling Units, Architectural Style. *Such use shall be designed in a similar architectural style as the principal dwelling. If the site is located within an overlay district, the standards of the overlay district shall apply.*

Accessory Dwelling Units, Parking and Access.

If parking is provided for the accessory dwelling, it shall be provided on the same lot on which the principal dwelling is located.

Where there is no lane and parking is provided, the parking space shall be served by the same driveway as the principal dwelling.

Accessory Dwelling Units, Height.

Accessory dwelling units shall not exceed 25 feet or the height of the principal building, whichever is less.

Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.

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BOARD DECISION:

The Savannah Downtown Historic District Board of Review does hereby approve the request for the demolition of an existing outbuilding and the construction of an addition and a two-story accessory dwelling at the property located at 208 West Jones with the following condition because the work is otherwise visually compatible and meets the standards.

1. **Provide additional information if the rear or side privacy walls need extensive repair or if sections need to be completely rebuilt.**

And

Deny the recombination of 208 West Jones Street with the property abutting it immediately to the east (Pin #: 20031 28002B).

DocuSigned by:
Karen Guinn
7835F7D2AE9A496...

Karen Guinn, Chairwoman — **June 12, 2024** **Date**

DocuSigned by:
Melanie Wilson
A7B985DC12DFE42A...

Melanie Wilson, Executive Director
Chatham County-Savannah Metropolitan Planning Commission — **June 12, 2024** **Date**

DocuSigned by:
Jonathan Mellon
2F9E382CB6894EE...

Jonathan Mellon, Director of Historic Preservation & Urban Design
Chatham County-Savannah Metropolitan Planning Commission — **June 12, 2024** **Date**

This decision will expire on June 12, 2026.

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, all plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the plans approved by the Historic District Board of Review. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

**** [For Denial] Any person adversely affected by any determination made by the Board may appeal such determination. Visual Compatibility Factors shall not be the basis for appeal. An appeal shall be made to the Zoning Board of Appeals by filing the appropriate application form detailing the specific error allegedly made by the Board and the different result which would have occurred if the appropriate procedures had been followed to the City of Savannah, Development Services Department within 30 calendar days of the date of the Board's decision.**

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CERTIFICATE OF APPROPRIATENESS

Historic District: **Downtown**

File #: **24-001539-COA** Approval Date: **June 12, 2024**

Address: **208 West Jones**

Work Approved:

Side addition

ADU

Note: This should be posted in a conspicuous location next to the building permit & visible to the public. Remove this sign once the work has been completed.

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NEXT STEPS

You have received a Certificate of Appropriateness for exterior work within an Historic District … what are the next steps?

You may need a building permit.

Contact the City of Savannah *Development Services Department* at 20 Interchange Drive (912)-651-6530 to determine if a building permit is required. If a building permit is required, we will need to stamp your permit plans.

Please submit (1) digital set of permit plans to the MPC's *Historic Preservation Department* for a stamp. The electronic copy may be emailed to historic@thempc.org.

You may also need an encroachment permit.

If your project encroaches into the public right-of-way, you will also need an encroachment permit. Contact the City of Savannah *Real Estate Services Department* at 20 Interchange Drive (912)-651-6524 to determine if an encroachment permit is required.

Please contact the MPC's *Historic Preservation Department* at (912)-651-1440 or historic@thempc.org if you have any questions regarding the review, and/or stamping, of permit plans.