

**SAVANNAH HISTORIC PRESERVATION COMMISSION
STREETCAR HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS**

STAFF RECOMMENDATION

PETITIONER: **BROWN DESIGN STUDIO, Eric Brown**
 24 Drayton St., Suite 604
 Savannah, GA 31401

FILE NO.: **22-000485-COA**

PROPERTY ADDRESS: **1602 BULL STREET**

PIN: **20053 30015**

ZONING: **TC-1**

STAFF REVIEWER: **Aislinn Droski**

DATE: **April 27, 2022**

NATURE OF REQUEST:

The applicant is requesting approval for alterations and additions for the property located at 1602 Bull Street.

The project description, per the applicant, is as follows:

“This project is the renovation and addition of a very small non-historic utility structure at 1602 Bull Street. Located on the corner of Bull Street and 32nd Street, the site is currently vacant, and the small building is boarded up. The last use of the site was a car wash some years ago, and the site has most of its frontage as a curb cut.

The proposed work seeks to restore the Bull St. fabric and activate the corner site. The curb line and tree canopy are proposed to return along Bull St. and most of 32nd., this will add new parking spots back into the area mix. The existing building is painted brick and is setback from the street in a very suburban manner. The proposal seeks to add a new rear addition to the building while developing outdoor seating area between the building and the sidewalk. A new low wall of concrete breeze block will hold the street edge and define the property boundary. The south side of the outdoor area is provided with a clear roof while the north side uses sun shade fabric.”

FINDINGS:

The building is a non-contributing resource within the National Register Thomas Square Streetcar Historic District and the local Streetcar Historic District.

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

Traditional Commercial Districts – Cuyler-Brownville, Streetcar, and Victorian.

TC- Development Standards for Permitted Uses. Development in any TC- district shall meet the development standards as set forth below.

For TC-2-S Districts see Appendix A-3 of the City of Savannah Zoning ordinance for additional standards.

Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

TC-1.

Lot Dimensions (min).

Nonresidential.

Lot area per unit (sq. ft.): None

Lot width per unit (ft.): 20

The standard is met.

Building.

Building Coverage (max): None

Building frontage (min): 70%

Building footprint (max sq. ft.): 5,500

The standards are met. The existing building does not maintain a frontage and the proposed outdoor seating/CMU wall will maintain a frontage of at least 70%.

Building Setbacks (ft).

For blocks with contributing structures.

Front yard: average of block face

The standard is met.

Side yard (interior): 10 (min)

The standard is not met. The interior side yard setback, with the new addition, is to be 5'-6". **Staff recommends revising the side yard setback to meet the standard or to request a variance recommendation to the Zoning Board of Appeals from the Historic Preservation Commission at a future meeting.**

Side yard (corner): average of block face

Rear yard: 10 (min)

Building Separation. See Fire Code

The standards are met.

Height (max).

3 stories up to 45 ft.

The standard is met. The building is to remain one story in height.

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

Visual Compatibility Criteria. To maintain the special character of the Streetcar 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. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

Rhythm of Building or Structure. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The existing building is one-story tall and is 194 square feet. The T-shaped addition proposed for the rear of the building is to be one-story tall and to match the overall height of the existing building. The new covered outdoor seating areas are to be located on either side of the “T”, along with a 3’ high breezeblock wall. This will create a visually compatible rhythm of the building along the Bull Street, which is a commercial corridor with buildings mainly fronting along the sidewalk. Staff finds the overall scale, and height, and width, and the rhythm of the new structure to be visually compatible.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

While staff finds the setbacks to be visually compatible, particularly with the surrounding commercial buildings which consist of small side-yard setbacks or almost full lot coverage, the setbacks as proposed do not meet the Base Zoning Standards and the applicant did not request a variance recommendation. **Staff recommends revising the side yard setback to meet the standard or to request a variance recommendation to the Zoning Board of Appeals from the Historic Preservation Commission at a future meeting.**

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

Projections. *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

Within the existing building, new openings are proposed along the front and rear facades; the front is to feature a new overhead door and the rear will be prepped to connect to the new addition. Two openings on the side facades of the existing building are to be infilled with brick, to match existing. The left side of the new addition is to feature an overhead door to match the one on the existing building and the right side is to feature two new man/entry door openings. An entry door is proposed for the rear portion of the addition facing 32nd Street, and two entry doors are proposed for the rear

façade of the new addition/building. No other windows or openings are proposed. Staff finds the openings to be visually compatible.

On either side of the “T-shaped” addition, the applicant is proposing covered seating areas. The right side is to feature a clear, permanent roof feature and lighting. The left side is to be a canvas canopy and be more of an open-air seating area. All doors visible from the street are to have a metal awning which will not project over the sidewalk. Staff finds the projections as proposed to be visually compatible.

***Materials.** The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The following materials are proposed to be utilized:

- Exterior Walls: *RCP Block & Brick*, precision concrete block (smooth), painted
- Overhead Doors: Aluminum and glass overhead door
- Entry Doors: Hollow metal door with louver by *TRUDOOR*
- Awnings (on building): Aluminum with metal supports
- Canopy (above outdoor seating): *USA Shade* 3-point canvas sail with steel supports
- Roof (on building): *GAF Timberline HDZ* shingles
- Roof (above outdoor seating): *Palram ‘SUNSKY’* corrugated polycarbonate (clear) roofing with ~2” rib with steel supports
- Lighting:
 - o Building: *WAC LIGHTING* wall mounted cylinder constructed of aluminum
 - o Outdoor Seating: *Energy Light Inc.* 18-inch globe fixture (acrylic) over steel pole
 - o String Lighting: *PLT Solutions* patio string lights with black wire
- Front Wall/Fence: CMU breezeblock, 16” square peg

Staff recommends revising the corrugated polycarbonate roofing to be a more visually compatible and permitted material. Otherwise, staff finds the materials as proposed to be visually compatible.

***Roof Shapes.** The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The roof of the addition is to match the hipped roof shape of the existing building. The outdoor seating which has a roof will feature a flat roof. Staff finds the roof shapes as proposed to be visually compatible.

Streetcar Historic District Design Standards.

***New Construction, Additions, and Alterations.** The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar 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, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the

Commission 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.

Setbacks.

The front, rear, and side yard setbacks for the principal building shall be determined by the base zoning district.

The standard is not met. See Base Zoning Standards comments.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

Staff finds the standard to be met.

The maximum height, building coverage and footprint shall be determined by the base zoning district.

See above for staff's comments.

Floor-to-Floor Heights.

In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

The standard does not apply to this one-story, non-residential building.

Exterior walls.

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

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

Permitted Materials: Brick, stone, wood, true stucco, concrete block, precast concrete panels, metal shingles and smooth fiber cement wood simulated horizontal lap siding.

Prohibited Materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, and unpainted exposed CMU blocks.

The standard is met. The exterior walls of the addition are to be concrete block, painted. Infill within the existing building is to be brick, to match existing.

Windows, Shutters and Storefronts.

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

Windows.

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

No windows are proposed for the addition. See below (***Doors/Entrances***) for staff's comments regarding the new openings proposed for the building.

Doors/Entrances.

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

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

Materials.

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

Doors shall not have a decorative diamond or half-moon inset.

The applicant is proposing two overhead doors, to be constructed of metal and glass. The remaining doors are to be hollow metal doors with louvers. The standard is met.

Configuration.

Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

The standard is met. Entrances are located on both the Bull Street and 32nd Street facades.

Awnings.

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

Materials.

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated), or glass.

The awnings above the entrances are to be constructed of metal, with metal supports. The awning above the open-air seating is to be constructed of canvas. Staff finds the standard to be met with regards to this awning.

The awning/roof structure over the outdoor seating on the right side of the building is to be constructed of corrugated polycarbonate. Staff finds this material to not meet the intent of the standard. **Staff recommends revising the corrugated polycarbonate roof to be a more visually compatible and permitted material.**

Configuration.

A minimum of eight (8) feet vertical clearance shall be maintained above the public right-of-way.

Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.

Back-lit (internally lit) awnings shall be prohibited.

Staff finds the standards to be met.

Roof.

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

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

Materials.

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

The standard is met. The roofing over the existing building and addition is to be asphalt shingle.

Configuration.

Gable and hip roof pitches shall be between 4:12 and 8:12.

The applicant has indicated that the pitch of the roof of the addition is to match the pitch of the existing roof. **Ensure that the pitch of the roof on the addition is between 4:12 and 8:12.**

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

Ensure the eaves extend no less than 12 inches beyond the supporting walls.

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

The standard is met.

Mechanical Equipment and Refuse.

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:

Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façade and shall be minimally visible.

Refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.

There is an existing concrete block trash enclosure that the applicant is proposing to retain. The service area is to be located to the rear of the building and will be minimally visible beyond the existing concrete block enclosure which faces 32nd Street. Staff finds the standards to be met.

Fences and Walls.

The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

Materials.

Permitted: Wood, iron, brick, stucco over concrete block, smooth fiber cement, or extruded aluminum.

Prohibited: Vinyl, PVC, and corrugated metal.

Configuration.

Fences or walls no more than three (3) feet in height may be installed within the front yard.

The wall in the front 'yard' is to be a 32" high breezeblock wall with 42" high stucco over CMU piers. The intent of the standards is met.

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

The standard is met.

STAFF RECOMMENDATION:

Continue the petition for alterations and additions to the May 25, 2022, Historic Preservation Commission meeting for the property located at 1602 Bull Street in order for the petitioner to address the following:

- 1. Revise the side yard setback to meet the standard or request a variance recommendation.**
- 2. Revise the corrugated polycarbonate roofing to be a more visually compatible and permitted material.**
- 3. The pitch of the roof on the addition must be between 4:12 and 8:12.**
- 4. The eaves must extend no less than 12 inches beyond the supporting walls.**

MW: LGM: ad

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meeting. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.