



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Lynch Associates Architects

MPC File No.: 24-001904-COA

Address: 1402 Habersham Street

PIN: 20053 20013

Zoning: TC-1

Staff Reviewer: Caitlin Chamberlain

Date: April 24, 2024

NATURE OF REQUEST:

The applicant is requesting approval to construct a kitchen addition to the rear, a raised covered outdoor dining space to the right, and improvements to the existing building, which includes:

- Applying a stucco coat to the painted concrete block base
- Replace diner's stairs with code compliant ones
- Relocate metal awning to kitchen addition
- Inclusion of mechanical screening

CONTEXT/SURROUNDING AREA:

1402 Habersham Street is a non-contributing resource in the National Register Victorian Historic District and the local Victorian Historic District. The structure is a 1954 prefabricated diner building not original to the site. It was relocated from Rome, NY, by the Savannah College of Art and Design as part of their food service program.

FINDINGS:

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

(TC) Traditional Commercial District Development Standards. Development in any TC-district shall meet the development standards as set forth below.

TC-1 Development Standards for Permitted Uses.

TC-1, Minimum Lot Dimensions, Nonresidential.

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

Lot width per unit (ft.): 20

TC-1 Maximum Building Coverage. None

TC-1 Building footprint (max sq. ft.). 5,500

The existing building is 1,000 square feet and the cumulative total of the rear and porch additions is 825 square feet, which is still below the maximum allowable footprint.

TC-1, Building Setbacks (ft), For blocks with contributing structures.

Front yard: average of block face

Side yard (interior): 10 (min). There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

Side yard (corner): average of block face

Rear yard: 10 (min)

The setback standards are met.

TC-1, Height (max). 3 stories up to 45 ft.

The standard is met.

The following standards from the Sec 7.9 - Victorian Historic District Ordinance apply:

Visual Compatibility Criteria. To maintain the special character of the Victorian 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.

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.

Rhythm. 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.

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.

The visual compatibility standards are met, as seen on the drawings. The diner building is not a contributing resource and is of a different style than the surrounding historic Victorian era houses, but it still fits within its surroundings. The inclusion of the rear kitchen addition and covered porch addition will maintain this same level of visual compatibility as it is in scale with the existing building and does not overpower the scale of any historic buildings in the vicinity.

***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 proposed materials are visually compatible and include:

- Trespa Meteon Lumen decorative perforated screens for porch addition
- StoPowerwall stucco system (contains 3-part stucco)
- RBW Crisp Sconces (exterior lighting)
- Decorative perforated metal fence
- 6” round steel columns
- Metal guardrails
- Precast stair treads (rear addition)
- Concrete stair treads (existing diner front elevation)
- Hollow metal commercial door
- Inset steel louvred panel
- Wood slat fence with metal posts (mechanical screening)
- Hanover’s Prest Pavers (hardscapes not reviewed for this report but this was included in the submittal packet)

***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 proposed roof shape for both additions is flat. This is appropriate to the style of the diner and makes sense in this context. As mentioned previously, the surrounding Victorian era houses are a vastly different style, where requiring the additions to reflect the roof shapes of these houses would not be appropriate and would likely be less visually compatible than matching the primary building.

Victorian 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 Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district’s Period of Significance (1870-1923).

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation

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.

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.

The standard is met.

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

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

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

Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

Both additions will have slab-on-grade foundations to match that of the existing diner.

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

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. *Brick, stone, wood, true stucco, and wood or fiber cement siding.*

The standard is met. A 3-part stucco is proposed.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

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

A hollow metal door is proposed on the rear addition, which will match the existing doors on the diner.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*

Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

Since this is a diner, there is not a foundation wall in the traditional sense. The diner structure is metal, the replacement stairs will be concrete with metal railings. For the covered dining area addition, the foundation is concrete slab all around.

Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

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.

Although this standard applies to residential units, the standard is met for the height of the railings. The existing railings have smaller, horizontal railings rather than vertical balusters, and are an existing condition. Any newer railings will be matching the existing.

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

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

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

The roof coverings are flat and thus the coverings will not be visible from the public right of way.

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

Where historically appropriate, flat roofs may be utilized.

A flat roof is appropriate for the rear and side additions.

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 façades and shall be minimally visible.

Roof mounted equipment and HVAC units shall be screened from view from the street.

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.

The above standards will met and will be screened appropriately.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

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

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

Source Type: White light source only.

The lighting standards are met.

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall*

also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:

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

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

Although this is not an addition to a contributing resource, the rear and side additions meet the above conditions.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences 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:*

Fencing and Walls, Permitted Materials. *Wood, iron, brick, true stucco over concrete block, or extruded aluminum.*

The fence at the rear for mechanical and refuse screening is wood. The fence at the front is perforated aluminum. The standard is met.

Fencing and Walls, Configuration.

Fences or walls no more than 36 inches in height may be installed within the front yard.

The front fence is proposed to be just under 36".

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

The standard is met.

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

There is not a situation where the proposed fences are parallel to a building within five feet.

STAFF RECOMMENDATION:

Approve the request to install a rear kitchen addition and a covered side patio addition to the non-contributing resource located at 1402 Habersham Street as requested because the work is visually compatible and meets the standards.

MW: JM: CC

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.