



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Patrick and Laura Gaffney

MPC File No.: 26-000990-COA

Address: 121 West Bolton Street

PIN: 20044 18008

Zoning: TN-1

Staff Reviewer: Alexander Merced

Date: March 25, 2026

NATURE OF REQUEST:

The applicant would like to install shutters on the three second-floor windows of the front façade 121 West Bolton Street.

CONTEXT/SURROUNDING AREA:

The residential building was constructed in 1882 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It sits on the corner of West Bolton and Barnard Street.

FINDINGS:

The following standards from the Sec 7.9 - Victorian 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.

No materials or features will be removed. The standard is met.

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.

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At the time it was built, it was commonplace for homes like this to have shutters on the windows. Also, the hardware is still present on one of the windows for where shutters once were, plus there is a historic photo that shows shutter hardware on the other two windows as well (See agenda attachment). This shows that it is highly likely that shutters were present on these windows in the past and putting new ones on is not conjectural or creating a false sense of history. The standard is met.

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.*

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 standard is met.

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.

Shutters.

Exterior shutters shall consist of a durable wood species.

Shutters shall be sized to fit the window opening and operable (hinged and able to be closed over the window).

The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

All of the above standards are met.

STAFF RECOMMENDATION:

Approve the proposed work at 121 West Bolton Street as requested because it is visually compatible and meets the standards.

MW: CC: APM

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission 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.