

Historic District Board of Review Submittal

An Addition for
Linda Heasley & Stephen Coady

Savannah Historic District
222 East Jones Street
Savannah, GA 31401

April 18, 2013



PREPARED BY
GREENLINE ARCHITECTURE

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April 18, 2013

Mrs. Sarah Ward
Savannah Historic District Board of Review
PO Box 8246, Savannah, GA 31412

Re: Renewal of an Expired C.O.A. for an Addition to 222 East Jones Street

Dear Sarah:

On December 14, 2011 the HDBR approved exterior alterations and new construction of a three-story addition to 222 East Jones Street (file no. H-11-4554-2). This Certificate of Appropriateness has since expired. We are respectfully requesting that the board renew the expired C.O.A. so the owners' may now begin construction. For your reference and review this application is accompanied by all required information on the application form as well as a copy of the previous Board decision.

We believe the unchanged design for an addition to the above mentioned address, approved in 2011, is still in compliance with the provisions of the Historic District Zoning Ordinances. We trust that you and members of the Historic District Board of Review will find our presentation acceptable and along with Linda Heasley and Stephen Coady, we look forward to receiving your favorable comments. Please call if you have any questions or if additional information is required.

Thanks so much,

EmoNMM

Eric M. O'Neill

Cc: Owner, AJF
Attached:

- Application
- Historic District Board of Review Submittal (package)
- One Set of Drawings
- Board Decision from 12-14-2011
- One CD with PDF's
- One check for \$25



MONICA D. MASTRIANNI, AIA, LEED AP JOHN L. DEERING ROBERT J. POTICNY, AIA
GA-7585 GA-7441



HISTORIC DISTRICT BOARD OF REVIEW

Application for Certificate of Appropriateness

This form and the information on the Submittal Criteria Checklist must be completed before the Board can consider the approval of any exterior change affecting any property visible from a public right-of way. Please print or type information. Changes that become necessary following this approval must apply for and receive a new COA before execution of the change.

For Office Use Only:

File No.:	<input type="checkbox"/> Posting Sign Made:
<input type="checkbox"/> Approved:	<input type="checkbox"/> Posting Sign Issued:
<input type="checkbox"/> Continued:	<input type="checkbox"/> After-the-Fact Application:
<input type="checkbox"/> Withdrawn:	<input type="checkbox"/> Denied:

Applicants are strongly urged to meet with Staff prior to completing this application. A pre-application meeting is required for all new construction including additions and accessory buildings. Contact Staff at 912.651.1453 or 912.651.1467 to schedule an appointment.

Contact Information:

Applicant Mailing Address:

Name: ERIC O'NEILL GREENLINE ARCHITECTURE
Address: 28 E. 35TH ST.

City: SAVANNAH State GA Zip 31401

Phone: 912-447-5665 Fax _____ E-Mail Address _____

Property Owner Mailing Address:

EONEILL@GREENLINEARCH.COM

Name: LINDA HEASLEY & STEPHEN COADY

Address: 151 SOUTH PARKWAY DRIVE

City: COLUMBUS State OH Zip 43209

Phone: _____ Fax _____ E-Mail Address _____

Property Information of Proposed Work:

Address: 222 EAST JONES STREET

PIN (Property Identification Number): 2-0032-08-015 Zoning: _____

Historic Easements or Covenants: Historic Savannah Foundation Bee Hive Foundation None

SCOPE OF WORK: Check (✓) all that apply.

STAFF REVIEW:	BOARD REVIEW:
<input type="checkbox"/> Color Change	<input type="checkbox"/> Sign
<input type="checkbox"/> Roof Repair	<input type="checkbox"/> Rehabilitation/Alteration
<input type="checkbox"/> Awning	<input type="checkbox"/> Fence
<input type="checkbox"/> Stucco Repair/Repainting	<input type="checkbox"/> Demolition
<input type="checkbox"/> Shutters	<input type="checkbox"/> Moving a Building
<input type="checkbox"/> Existing Windows, Doors	<input type="checkbox"/> New Construction
<input type="checkbox"/> Other	<input type="checkbox"/> Addition

For the proposed scope of work, reference the Submittal Criteria checklist (pages 4-8) to ensure all required supplemental documentation is submitted.

Describe the proposed work in detail and how the project meets the Visual Compatibility Criteria and Design Standards in Section 8-3030 (revised 7/12/12), Historic District, of the City of Savannah Zoning Ordinance. This ordinance can be accessed at www.thempc.org. Additional pages may be attached.

SEE ATTACHED WRITE-UP

Public Notice for Board Meeting: The petitioner is responsible for posting the signs provided, advertising the public meeting at least fifteen (15) days in advance of the meeting. Continued petitions shall remain posted and the new hearing date shall be added to the sign no later than fifteen (15) days prior to the meeting date. Failure to do so may result in the petition being continued until the next meeting. If the sign is stolen or damaged, the petitioner must replace it immediately. Refer to Section 8-3030, Subsection (h) Public Notice of the Historic District Ordinance for specific posting requirements.

I have read and understand all the above information. I hereby certify that I am the owner or authorized agent for the legal owner of the subject property.

Signature: Erin O'Neill Date: 04.17.13



Project Description:

The project is located on Lot 44 within Lafayette Ward. The proposed design includes an 871 heated square foot addition and porch. The existing 1857 residence is located on the corner of Jones Street and Lincoln Street. The addition will be located on the northwest corner and rear of the existing residence with minimal view from the primary right away. The property is zoned RIP-A. The proposed addition/expansion will increase the lot coverage from 32% to 38%. All zoning requirements have been met.

The design incorporates late 19th century porch in-fill construction. The design delivers some of the typical architectural details found throughout Savannah's Historic District. These typical details include, true divided casement windows, traditional paneled square columns on brick bases and louvered in-fill panels over wood stud walls. The addition will be partially blocked by an existing garden wall. The scope of work also includes re-constructing the existing garden brick wall along Lincoln Street. The wall will be re-constructed with salvaged brick to match existing in design, height and width.

The addition is set upon brick piers spaced evenly on the ground floor. A small enclosed 140 s.f. area (in-filled between piers) on the side of the historic structure will house a stairway connecting the garden floor to the ground floor. There is currently no access at this time between floors. An elevator connecting all floors is also planned within this space.

The parlor floor addition includes the elevator, stairway and additional heated area. A new kitchen is accommodated on this floor level and a screened porch is proposed. A stair leading from the screened porch allows access from the main garden level to the courtyard. The second floor addition includes the elevator, laundry room, dressing room, master closet and master bath.

All fireplaces will be maintained. Minimal historic fabric has been altered. The residence has been renovated in the past. The majority of interior revisions reverse past modifications. Please find attached photos, rendering and drawings attached for graphically representation of the proposed addition.

Materials and Products:

Windows

- Windows @ addition to be aluminum clad, SDL, French casement by Kolbe & Kolbe.
- Windows at main house will be wood, TDL double hung by Kolbe & Kolbe
- See Color Chart

Shutters:

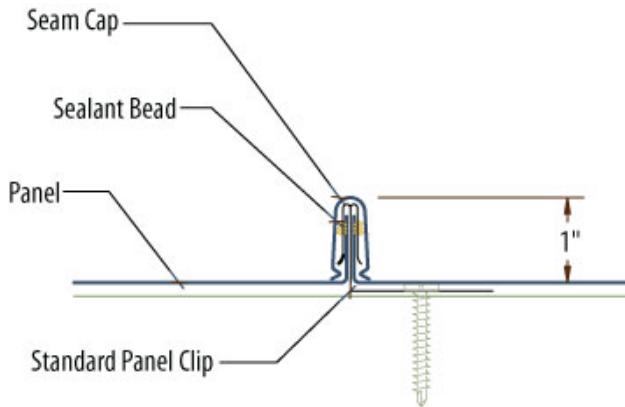
- Wood shutters; see color chart

Elevator

- ThyssenKrupp Custom Volant Residential Elevator
- See Appendix "A" for more information

Misc.

- Porch roofing to be Standing Seam metal roof, see color chart
- Porch roofing shall have 1" max. standing seam profile, see below
-



- Porch column/pilasters shall be recessed panel square Permacast by HB&G
- See Appendix "A" for more information

Description and Compatibility of an Addition to 108 West Gordon Street.

Outlined below are the sections of the Historic District Zoning Ordinances, which pertain to this particular submittal. They have been re-written in their entirety with responses by the petitioner below each section or article that addresses each portion of this proposed project to which it pertains.

(m) *Visual compatibility factors.* New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.

(1) *Height.* New construction shall be permitted to build to the number of stories as shown on the Historic District Height Map and the Height of a building and the height of individual components of a building shall be visually compatible to the contributing structures to which it is Visually Related.

The design consists of a three-story addition that is compatible and unobtrusive with the main house. The height is appropriate for an in-filled porch addition.

(2) *Proportion of structure's front facade.* The relationship of the width of a structure to the height of its front facade shall be visually compatible to the contributing structures to which it is Visually Related.

Not Altered

(3) *Proportion of openings.* The relationship of the width of the windows to height of windows within a structure shall be visually compatible to the contributing structures to which the structure is Visually Related.

The proportion of openings is visually compatible with the main structure to which it is visually related.

(4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing structures to which the structure is Visually Related.

Not Altered

(5) *Rhythm of structures on streets.* The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is Visually Related.

The rhythm of structures on streets is visually compatible with the main structure to which it is visually related.

(6) *Rhythm of entrance and/or porch projection.* The relationship of entrances, porch projections, and walkways to structures shall be visually compatible with the contributing structures to which they are Visually Related.
The rhythm of the porch projection is visually compatible with the main structure to which it is visually related.

(7) *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is Visually Related.
The relationship of materials, texture and color is visually compatible with contributing structures to which it is visually related.

(8) *Roof shapes.* The roof shape of a structure shall be visually compatible with the contributing structures to which it is Visually Related.
The roof shape is visually compatible with contributing structures to which it is visually related.

(9) *Walls of continuity.* Appurtenances of a structure such as walls, wrought iron, fences shall form consistent walls of enclosure along a street.
The wall of continuity is visually compatible with contributing structures to which it is visually related.

(10) *Scale of a building.* The mass of a structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing structures to which the structure is Visually Related.
The scale of the building is visually compatible with contributing structures to which it is visually related.

(11) *Directional expression of front elevation.* A structure shall be visually compatible with the structures to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
Not Altered

(n) *Design standards.* The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures. 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.

(1) *Streets and Lanes. (Not applicable to this project)*

- a. Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area bounded by the centerline of the following streets: Gaston Street on the South, Bay Street on the North, Martin Luther King, Jr., Boulevard on the West, and East Broad Street on the East
- b. Streets and lanes shall not be bridged by development, except on Factor's Walk. Such bridges shall be for pedestrian use only. Factor's Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

(2) *Height.* The number of stories as shown on the Historic District Height Map shall be permitted. Provided, however:

- a. Large-Scale Development shall also be subject to the provisions of section (n)(16), Large-scale Development.
- b. Stories are further clarified as follows:
 - i. Buildings throughout the Historic District, which front a street, shall be at least two stories, except in the Beach Institute Character Area or for accessory buildings which front a lane.
The addition is three stories.
 - ii. Accessory buildings which front a lane shall be no taller than two stories.
 - iii. A mezzanine shall not count as a story. Mezzanines are limited in area; see Section (a) Definitions.
 - iv. A basement that is entirely underground shall not count as a story.
 - v. A crawl space or partial basement that is four feet or less above grade shall not count as a story.
 - vi. Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over 4 feet high; and Mechanical or Access Structures shall not be considered a story.

vii. Habitable space within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.

viii. In calculating the dimensions of a story, the following provisions shall apply (except in cases where the floor-to floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area):

(1) Residential buildings:

(i) The exterior expression of the height of raised basements shall be not less than 6'-6" and not higher than 9'-6".

The height of the Ground Floor is equal to existing.

(ii) The exterior expression of the height of the first story, or the second story in the case of a raised basement shall be not less than 11 feet.

The height of the Parlor Floor is equal to existing.

(iii) The exterior expression of the height of each story above the second shall not be less than 10 feet.

The height of the Second Floor is less than existing to allow the porch to connect to the main house.

(2) Commercial buildings:

(i) The exterior expression of the height of the ground floor shall not be less than 14'-6".

(ii) The exterior expression of the height of the second story shall be not less than 12 feet.

(iii) The exterior expression of the height of each story above the second shall be not less than 10 feet.

ix. For commercial buildings, stories shall be configured as provided below:

(1) The first story of a retail building shall be designed as a storefront [see Commercial Storefronts (n)(7)].

(2) Subdivide the façade horizontally into base, middle, and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (ie. projecting horizontal band) or change in material. Such feature may be placed at the top of the

second story when the first and second stories have the visual appearance of a unified exterior expression.

(3) The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.

(4) The exterior visual expression of the top story of buildings over three stories shall be distinctive from the stories below the top story.

(3) *Building Form.* The proposed building form for new construction shall comply with the following:

- a. A proposed building on an east-west connecting street shall utilize an existing historic building form located within the existing block front or on an immediately adjacent tithing or trust block.
- b. A proposed building located on an east-west through street shall utilize an historic building form fronting the same street within the same ward or in an adjacent ward.
- c. A proposed building located on a trust block which fronts into a tithing block shall utilize an historic building form within such trust block. If, however, no historic buildings exist on such trust block, an historic building form from the tithing block across the street shall be utilized.
- d. A proposed building located on a trust block with front another trust block shall utilize an historic building form from the same trust block. If, however, no historic building exists on the trust block, an historic building form from the trust block across the street shall be utilized. If, however, no historic building exists on such trust block, a historic building form from the tithing block across the street shall be utilized.

(4) *Setbacks.* Setbacks shall comply with the following:

- a. *Front yards.* There shall be no front yard setbacks except as follows:
 - i. On tithing lots where there is a historic setback along a particular block front, such setback shall be provided.
 - ii. On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

b. *Side yards.* A side yard setback is shall not be required.

All setbacks are existing and have not been altered.

(5) *Entrances.* Building entrance locations shall comply with the following:

Not Altered

- a. Location.
 - i. A building on a trust lot facing a square shall locate its primary entrance to front the square.

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- ii. A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as the other historic buildings on the same block.
- iii. A building on a tithing block shall locate its primary entrance to front the east-west street.
- iv. A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.
- v. North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service street.
- vi. A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.
- c. Placement. 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.
- d. Materials
 - i. Permitted: Doors shall be made of wood, clad wood, glass, or steel. For commercial storefronts see Section (n)(7).
The doors shall be constructed of wood.
 - ii. Prohibited: Vinyl doors; steel-pressed doors simulating wood grain; half-moon, semi-circular, diamond or similar glass insets in doors; boarded-up doors or entrance ways.

(6) *Exterior walls.* Exterior walls of new construction shall comply with the following:

The proposed design of the in-filled porch addition will be finished with louvered/wood panels between pilasters.

- a. On lots less than 60 feet in width the front facade shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project street ward of the plane.
- b. Wood siding is permitted on row houses only in wards where wood-sided row houses already exist or where more than 75 percent of the lot frontage in the ward contains wood-sided buildings.
- c. Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, 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.

- d. Where wood siding has been determined to be appropriate (see "b" above), smooth finish fiber cement siding may be used on new residential construction, which includes additions. The use of fiber cement siding is prohibited on historic buildings as a replacement for existing wood siding. Fiber cement panels shall not be used in any case in the district.
- e. Ceramic based coatings and sealers used on siding are inappropriate on buildings in the historic district and shall be prohibited.

(7) *Windows, Shutters, and Commercial Storefronts.* The following standards shall apply to all development.

a. Windows

- i. Windows facing a street shall be double or triple hung, awning, casement or Palladian.

Windows within the addition will be french casement
New windows within the main house will be double hung.

- ii. Historic windows, frames, sashes and glazing shall not be replaced unless it is documented and verified by the Preservation Officer that they have deteriorated beyond repair. Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material.

- iii. The boarding of windows and/or window openings shall not be permitted [exceptions may be made for emergency situations as provided in Section on Protective Maintenance (g)(4)]. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

- iv. Double glazed (simulated divided light) windows are permitted on nonhistoric facades and on new construction, provided, however, that the windows meet the following standards: the muntin shall be no wider than 7/8 inch; the muntin profile shall simulate traditional putty glazing; the lower sash shall be wider than the meeting and top rails; extrusions shall be covered with appropriate molding.

The proposed windows will be single glazed (true divided light) windows with a 7/8 inch muntin at the main house.
The lower sash rail shall be wider than the meeting and top rails at double hung windows. The extrusion shall be covered with appropriate molding to match existing.

The proposed windows will be double glazed, (simulated divided light) windows with a 7/8 inch muntin as illustrated in attached drawings.

v. "Snap-in" or between-the-glass muntins shall not be used.

vi. The centerline of window and door openings shall align vertically on the primary façade.

Each bay within the porch addition is divided into four divisions. These four divisions align and windows and/or louvered shutters occur.

vii. 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. Original openings in historic buildings are exempt.

The proposed windows are rectangular and have a vertical to horizontal ratio of more than 5:3

viii. Window sashes shall be inset not less than three inches from the exterior facade of a building, excluding exterior surfaces with wood siding.

Not Applicable

ix. The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

Each bay within the porch addition is divided into four divisions. These four divisions align and windows and/or louvered shutters occur.

x. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

Not Altered

xi. In new construction windows shall be constructed of wood or wood clad or metal. Solid vinyl windows shall be prohibited.

The proposed windows are aluminum clad within the addition and wood at main house.

b. Shutters

i. Shutters shall be hinged and operable and sized to fit the window opening. The placement of the horizontal rail shall correspond to the location of the meeting rail of the window.

The proposed shutters are not operable. They will be fixed over plywood sheathing (painted black) to appear as an in-filled porch.

ii. Shutters shall be constructed of durable wood.

Shutters will be non-operable, and constructed of durable wood.

c. Commercial Storefronts **(not applicable to this project)**

i. Storefront windows and doors

1. Retail storefront area glazing shall be not less than 55 percent. Such glazing shall be transparent; provided, however, black glass may be used in the sign area above the storefront window transoms. Storefront glazing shall extend from the sill or from an 18 to 24 inch tall base of contrasting material, to the lintel.

2. Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

3. Entrances fronting Broughton Street shall be recessed and centered within the storefront.

ii. Materials

1. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system; bronze, wood, masonry, glazed brick or tile as a base for the storefront.

2. Exterior burglar bars, fixed or roll-down security shutters, or similar security devices shall not be installed in any commercial storefront.

(8) *Awnings.* Awnings 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:

(not applicable to this project)

a. Awnings extending above the public right-of-way shall have a minimum vertical clearance of eight feet (8') above the sidewalk.

b. Residential awnings shall be constructed of canvas, cloth or equivalent. Non-residential awnings shall be constructed of canvas, other equivalent cloth, metal, or glass.

c. Awnings shall be integrated structurally and architecturally into the design of the façade and not obscure the character-defining features of historic façades.

d. The following shall be prohibited:

i. A single continuous awning that connects two buildings.

ii. Back-lit or internally lit awnings.

(9) *Roofs*. Roofs shall comply with the following:

- a. Gable roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch are permitted only where a similar historic building roof pitch exists within the same block front.
- b. Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang or otherwise projecting eave detail and be bracketed, or be screened from the street by a parapet wall.
The proposed design has a hip roof with a 1/2:12 roof pitch with an overhang.
- c. Parapets shall have a string course and a coping.
- d. Skylights on historic buildings shall only be visible from a lane.
- e. On historic buildings, roof decks and pergolas shall not be visible from the front elevation.
- f. Mansard roofs shall slope from all detached sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.

- e. Roofs shall be covered with standing seam metal, slate, tile or asphalt shingles.
The proposed roof shall be a low sloped standing seam metal.

(10) *Balconies, stairs, stoops, porticos, and porches*. Balconies, stairs, stoops, porticos, and porches 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:

- a. Wrought iron brackets shall not be used with wood balcony railings.
- b. Residential balconies shall not extend more than three feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.
- c. Stoop piers and base walls shall be the same material as the foundation wall facing the street. Infill between foundation piers shall be recessed so that the piers are distinguishable.
*Porch piers are constructed of brick veneer over cmu.
(Similar/same material as main residence)*
- d. Front stair treads and risers shall be constructed of brick, wood, precast stone, marble, sandstone or slate.
Not Altered

e. Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.

Porch pilasters/columns will have a column capital and base.
The capital shall extend outward of porch architrave.

f. Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four inches. For one and two family dwellings the height of the railing shall not exceed 36".

Balusters are placed between upper and lower rails, the distances between balusters does exceed four inch and the railing height is 36".

g. 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.

Not Altered

h. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed 9'-6".

i. Front porches shall not be enclosed in any manner. Side and rear porches may be screened with fine wire mesh, lattice or shutters.

The side/rear porch in-fill addition will be screened with fine wire mesh at the screened porch and shutters/windows walls in-filled between columns/pilasters.

j. Decks shall be screened from areas visible from the street.

Existing deck at main house shall be removed

k. Decks shall be stained or painted to blend with the colors of the main building.

l. Openings for new exterior basement stairs within the public right of-way may be established in the BC-1 district with approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

(not applicable to this project)

i. A minimum of three feet (3') of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six feet (6') shall be maintained if no tree lawn is present. No portion of any tree lawn may be used for exterior basement stair space.

ii. New exterior basement stairs shall be placed only on a secondary façade.

iii. An exterior basement stair shall not dominate the exterior secondary façade of a building or interfere with the visual expression or architectural features of a building.

(12) **Additions.** Additions shall comply with the following:

- a. Additions on the front of historic buildings shall not be permitted.
The addition will not be located on the front of the historic building.
- b. Additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation. The addition shall be sited such that it is clearly an appendage and distinguishable from the existing main building.
The proposed addition will be located to the rear of the structure and in the most inconspicuous side of the building. The proposed addition is designed as an in-filled porch appendage to the historic structure. It is clearly distinguishable from the existing main building.
- c. Additions shall be constructed with the least possible loss of historic building material and without damaging or obscuring character-defining features of the building, including, but not limited to, rooflines, cornices, eaves, brackets. Additions shall be designed to be reversible with the least amount of damage to the historic building.
The proposed addition is designed to wrap around the historic structure with the least possible loss of historic building material. A non-historic deck will be removed. Character-defining features of the main structure have been maintained. The roofline of the proposed addition has been lowered to allow the main structure's roofline, cornice and dentils to remain in tact and the addition to be subordinate to the main structure.
- d. Additions, including multiple additions to structures, shall be subordinate in mass and height to the main structure.
The proposed addition is subordinate in mass and height to the main structure.
- f. Designs for additions may be either contemporary or reference design motifs of the historic building. However, the addition shall be clearly differentiated from the historic building and be compatible as set forth in the visual compatibility factors.
The addition is designed to give homage to some of the typical architectural details throughout Savannah's Historic District with regard to in-filled porches. The porch is differentiated from the historic building and yet compatible.

(13) *Fences, Trellises and Walls.* Fences, trellises and walls shall comply with the following:

- a. Fences, trellises and walls shall not extend beyond the facade of the front elevation except in the following cases:

- i. A building set back on a trust lot with a front garden;
- ii. A building set back on an east-west street with a front garden.

The brick wall along the property line of Lincoln Street will be reconstructed with salvaged brick.

- b. The height of any fence, trellis, or wall shall not exceed 11 feet or the maximum permitted in Section 8-3051.

The re-constructed brick wall shall match existing in height and width.

- c. Walls and fences facing a public street shall be constructed of the material and color of the primary building; provided, however, iron fencing may be used with a masonry structure.

The re-constructed brick wall shall match existing in material and color.

- d. A masonry base shall be used with iron fencing.

- e. Wood fences shall be painted or stained.

- f. Trellises shall be wood, metal or wire.

- g. Barbed wire, razor wire, chain link, vinyl, and PVC fencing are prohibited.

(14) *Lanes and carriage houses.* Lanes and carriage houses shall comply with the following: *(not applicable to this project)*

- a. In historic carriage houses or accessory structures, original entry dimensions shall not be modified.

- b. Where carriage houses are to be expanded in depth, such expansion shall not occur on the lane side of the building.

- c. New carriage houses and garages may have up to a five-foot setback to allow a turning radius into the garage.

- d. Garage openings shall not exceed 12 feet in width.

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

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

An addition for Linda Heasley and Stephen Coady

222 East Jones Street

Historic District Board of Review Submittal

04.18.13

g. Carriage houses, garages, and accessory buildings shall be located to the rear of the property, even in the case that there is no access from a lane.

h. Sloped aprons to garages and carriage houses shall not be erected on the public right-of-way.

(14) *Parking Areas.* Parking areas shall comply with the standards set forth in Section 8-3081 through Section 8-3083 and the following: ***(not applicable to this project)***

a. Access to parking shall be from lanes or north-south service streets.

When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.

b. Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way

c. Curb cuts shall be permitted only where access to a lane does not exist.

d. Curb cuts shall not exceed 20 feet in width.

e. Where intersected by a new driveway, the sidewalk shall serve as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.

f. Asphalt strips or tabs shall not be permitted. Loose paving materials, such as crushed shell or gravel, shall not be permitted within 18 inches of the public-right-of-way.

(15) *Service Areas, Utilities and Mechanical Systems.* Service Areas, Utilities and Mechanical Systems shall comply with the following: ***Not Altered***

a. Electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view.

b. HVAC units shall be screened from the public right-of-way.

c. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.

d. Refuse storage areas shall be located within a building or shall be screened from the public right-of-way.

e. Alternative energy source devices, such as photo voltaic panels, may be permitted on new construction and non-historic buildings. Such devices may be permitted on historic buildings provided they are not visible from a street fronting elevation, excluding lanes.

(16) *Large Scale Development.* Large-Scale Development [see Definitions (a)] shall comply with the following standards. New construction on FactorsWalk and monumental buildings shall be exempt from Large-Scale Development standards. *(not applicable to this project)*

- a. Visual Compatibility Factors [Section (m)].
- b. Design Standards [Section (n)]. Should there be a conflict, the large-scale development standards shall take precedence.
- c. Footprint. Building footprints shall not exceed 13,500 square feet within the Oglethorpe Plan Area (See Figure 2). Multiple buildings with building footprints equal to or less than 13,500 square feet may be constructed for shared use(s).
- d. Mass. A minimum of two (2) of the following devices shall be incorporated into the design:
 - i. Subdivide Horizontally. Subdivide the façade horizontally into base, middle, and top (Figure 4). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.
 - ii. Multiple Volumes. Use multiple detached volumes made up of two or more separate forms to break up the building into two or more structures (Figure 5).
 - iii. Roofline Variation. Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (Figure 6).
 - iv. Setback Standard. Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8') feet deep and contain windows in the walls perpendicular to the street (Figure 7). Setbacks shall extend to the ground or begin immediately above the ground floor.
 - v. Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four feet (4') in depth (Figure 8). Recesses shall extend to the ground or begin immediately above the ground floor.
- e. Height.

- i. Large-Scale Development shall be subject to the Height standards in Section (n)(2) and the provisions of Table 1. The base zoning district determines if the property is in an “R” zoning district (“R” zoning districts have the word “residential” in the zoning district nomenclature) (See Section 8-3025, Development Standards). For the purposes of this subsection, R-B-C and RIP-C follow the standards for “R” zoning districts.
- ii. Additional stories above the Historic District Height Map [Section (n)(2)] for non-historic Large-Scale Development.
 1. The following properties are eligible for an additional story on the area of the building that is unaffected by Table 1. All Mechanical or Access structures shall be contained within the additional story.
 - (i) ‘R’ Zoning Districts: A maximum of one-story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, and Trust Lots.
 - (ii) All other Zoning Districts: A maximum of one story above the Historic District Height Map may be permitted.
 2. One or more of the criteria below must be met to qualify for an additional story:
 - (i) An historic street or lane, as identified on Figure 2, is restored and dedicated back to the City of Savannah as a public right-of-way;
 - (ii) Affordable Housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;
 - (iii) Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.
 - (iv) Exterior building walls incorporate 100 percent modular masonry materials [see (n) f. 2. Exterior Walls] on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades and roofs incorporate sustainable technologies such as green

roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50 percent of roof area and so certified by the City Manager.

f. Exterior Walls

i. Configuration

1. The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.
2. Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width.

ii. Materials

1. Required. Building walls on street fronting façades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75 percent of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials [Section (n)(6) Exterior walls].
2. EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.

G. Entrances. Entrances for large-scale development shall comply with Section (n)(5) (Entrances). When those conditions do not apply, the following standards shall be met.

- i. A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one primary entrance shall be provided for every 100 feet of street frontage. For development on Broughton Street or on east-west connecting streets, the Entrance standards [see Section (n)(5)] shall take precedence.
- ii. Buildings greater than four (4) stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on the east-west street

regardless of the location of any other entrances. See Section (n)(5) Entrances, for location of building entrances on Trust Lots and Tithing Lots.

H. Windows and Doors.

- i. Façades fronting streets shall incorporate windows and doors over the following minimum percentage of surface area:
 1. Ground level retail uses – 55 percent;
 2. Ground level residential uses – 25 percent;
 3. Ground level all other uses – 35 percent; and
 4. Upper levels all uses – 20 percent.
- ii. Window sashes and door frames shall be inset not less than four inches (4") from all façade surfaces.
- iii. Materials. Wood, clad wood, and metal windows shall be permitted. Solid vinyl windows shall be prohibited.

(17) *Monumental Buildings*. Monumental Buildings shall comply with:

- a. The height requirements as set forth in subsection (n)(2).
- b. Setbacks as identified in subsection (n)(4).
- c. The visual compatibility factors as set forth in subsection (m).

(18) *Character Areas*.

- a. *Factors Walk*. The boundaries of the Factors Walk Character Area are the Savannah River on the north; the centerline of Bay Street on the South; the centerline of Martin Luther King, Jr. Boulevard on the West and the centerline of Randolph Street extended on the East. Development within the Factors Walk Character Area shall comply with the following:

- i. New construction along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.
- ii. A 10 foot pedestrian setback shall be provided along the river's edge and on the north side of River Street.
- iii. New construction north of River Street shall be placed perpendicular to the river and shall not exceed two stories in height.
- iv. Buildings shall be made of brick, ballast stone or wood;
- v. New construction on the south side of River Street shall not exceed three stories or 45 feet above Bay Street. However, a building or buildings that meet the definition for Large-Scale Development are eligible for a maximum of one additional story above the Historic District Height

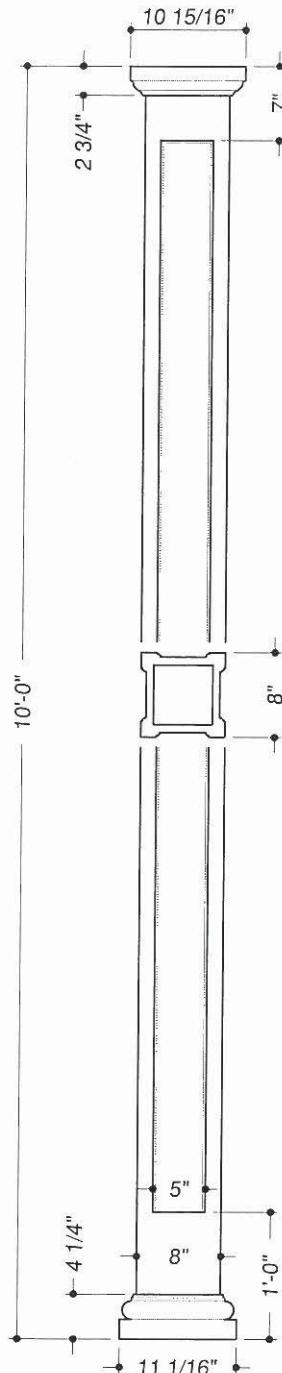
Map provided that one or more of the following criteria in section [(n)(16)e.(ii)2.] are met.

- vi. New construction on Factors Walk is exempt from commercial and large-scale development standards.
- b. *Beach Institute*. The boundaries of the Beach Institute Character Area shall be the centerline of the following streets: Liberty Street on the North; Gwinnett Street on the South; East Broad Street on the East and; Price Street on the West. One (1) story buildings shall be permitted as principal use buildings. All other parts of this ordinance shall apply.
- c. *City Market*. The boundaries of the City Market Character Area shall be parcels fronting St. Julian Street from Montgomery Street on the west to Barnard Street on the east. Signage within the boundaries of the City Market Character Area shall comply with the City Market Sign Criteria as adopted by the Board. All other parts of this ordinance shall

END OF HISTORIC DISTRICT ZONING ORDINANCES,

APPENDIX "A"

ATTACHMENTS



Approved by: _____

Date: _____

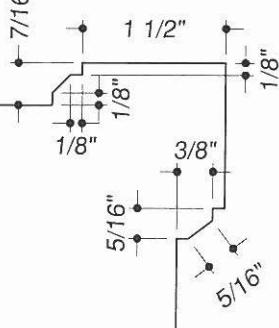
STOCK NUMBER: #46386

QUANTITY: -

PRODUCT MATERIAL: -

OTHER: Tuscan Cap & Base Set (#54301)

Recessed Panel Detail



Drawn By: CAI, JLC
 Date: -
 Revised: -
 Scale: Not to Scale
 Checked by: -
 Sheet 1 of 1

Recessed Panel Square PermaCast Column
 8"x8"x10'

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Volant

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Features

- Quiet, energy-efficient operation
- Minimal equipment needed
- Five different entry/exit combinations
- Two-speed doors standard
- Wide array of customization options

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TYPICAL VOLANT HOISTWAY SIZES AND CAR CONFIGURATION

Cab Type (rail side at top in all shown illus.)	Car Size	Width*		Depth*	Clear Opening
		rail side gate stack	opp. side gate stack		

Type 1 — Enter/Exit Same Side



36 x 48	52 3/4"	56 1/4"	55"	32 1/8"
36 x 60	52 3/4"	56 1/4"	67"	32 1/8"
40 x 54	56 3/4"	60 1/4"	61"	35 7/8"

Type 2 — Enter/Exit Straight-Thru



36 x 48	52 3/4"	56 1/4"	55 1/2"	32 1/8"
36 x 60	52 3/4"	56 1/4"	67 1/2"	32 1/8"
40 x 54	56 3/4"	60 1/4"	61 1/2"	35 7/8"

Types 3, 4 — Enter/Exit 90°



36 x 48	54 3/8"	55"	door 1, 32 1/8", door 2, 32 1/8"
36 x 60	54 3/8"	67"	door 1, 32 1/8", door 2, 32 1/8"
40 x 54	58 3/8"	61"	door 1, 35 1/8", door 2, 32 1/8"

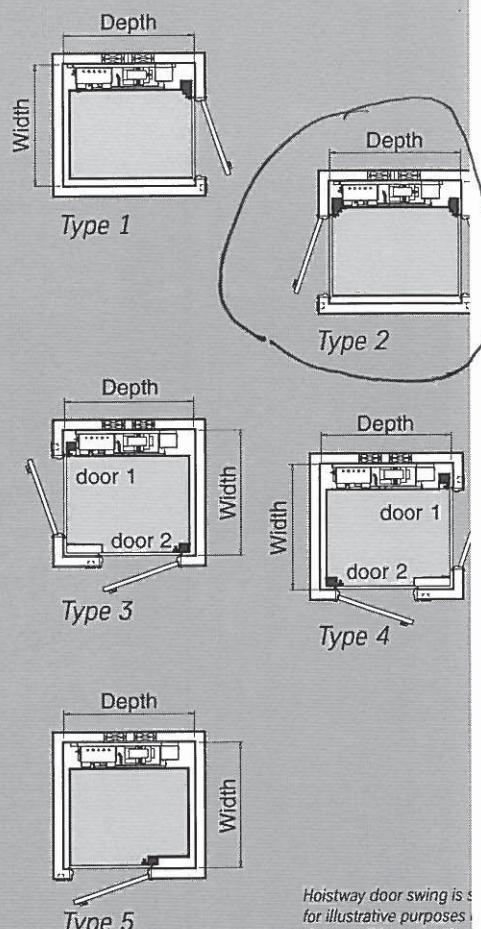
Type 5 — Enter/Exit Adjacent Side



36 x 48	54 3/8"	55"	32 1/8"
36 x 60	54 3/8"	67"	32 1/8"
40 x 54	58 3/8"	61"	32 1/8"

*Dimensions are to inside finished walls of hoistway.

Consult *Volant Planning Guide* for more detailed information.



Overview

- Comes complete with:
 - Accordion car gate(s)
 - Two recessed halogen car lights
 - Wood handrail
 - Car operating panel and hall stations
 - Emergency stop switch
 - Automatic car lighting
 - Digital floor position indicator
- Five car configurations
- Three car sizes:
 - 36" x 48", 36" x 60", 40" x 54" (also available in 1" increments from 12 ft² to 15 ft². For applications other than this, consult factory. Local codes may require variances on non-standard cab sizes)
- Three car heights:
 - 84", 88", 94"
- Five car packages to choose from:
 - Melamine car
 - Wood veneer car
 - Raised panel hardwood car
 - Inset wood panel car
 - Luxurious Signet® car with over 100 finishes from which to choose
- Travel up to 50 feet — providing basement to top story access with service up to five stops.
- Space miser:
 - Low overhead clearance and pit requirements conserve valuable living area in your home.
 - Perfect for coastal and flood plain areas
 - Gearless drive system does not require a machine room
- SoftStart and SoftStop technology ensures that when the lift begins to move or comes to a stop automatically at the landing, it will do so gently.
- The Programmable Logic Controller (PLC) monitors the elevator's performance to notice potential problems before they occur.
- Machine drive delivers up to 950 lb. lifting capacity.
- ETL listed components give you peace of mind that your elevator will perform reliably.
- Equipped with standard safety devices: hoistway door interlocks, a slack rope/rope safety to stop and hold the elevator car, and an emergency light and alarm.
- Standard 2 year warranty covers your Volant against defects in workmanship.