

**CITY OF SAVANNAH  
SAVANNAH DOWNTOWN HISTORIC DISTRICT BOARD OF REVIEW  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

**STAFF RECOMMENDATION**

**PETITIONER:** ALEX & NATALIE GONZALEZ  
825 South Front Street  
Columbus, OH 43206

**FILE NO.:** 21-000840-COA

**ADDRESS:** 232 PRICE STREET

**PIN:** 20014 08011

**ZONING:** D-R

**STAFF REVIEWER:** Leah G. Michalak

**DATE:** March 10, 2021

**NATURE OF REQUEST:**

The applicant is requesting approval to amend a previously approved Certificate of Appropriateness for alterations and a two-story addition for the property located at 232 Price Street. The amend consists of expanding the second-story footprint to the full width of the first-floor footprint. Previously, on the north side of the building, the second-story addition was setback three (3) feet from the existing parapet wall to allow for an outside walkway.

**CONTEXT:**

This project was originally approved by the Board on July 8, 2020 with the following conditions to be submitted to staff for final review and approval [File No. 20-002304-COA]:

1. Reduce/minimize the Art Deco detailing on both the stucco and fiber cement siding to more accurately reflect residential Art Deco detailing (see Staff Research examples).
2. Remove the stucco surrounds from around the windows.
3. On the stucco portion of the building, inset the doors and windows a minimum of 3 inches from the face of the building.
4. Ensure that the new electrical meter is installed in the same location as the existing.
5. Ensure that the stucco has a smooth or sand finish.
6. Ensure that the siding has a smooth finish.

AND

Recommended approval to the Zoning Board of Appeals for a variance from the Base Zoning District standard that states: “*D-R. Building Coverage (max). 75%*” to allow for 100% lot coverage.

On August 7, 2020, the project architect communicated with staff regarding their proposal to meet the conditions of the approval. After some additional changes, staff determined that the proposal met the conditions of the approval; the project proceeded to ZBA for the variance [File No. 20-002090-ZBA] which was granted on September 24, 2020. On October 23, 2020, staff

Staff Recommendation: **ALEX & NATALIE GONZALEZ**

Address **232 PRICE STREET**

File No. 21-000840-COA

Date March 10, 2021

Page 2

stamped permit drawings. On February 16, 2021, staff re-stamped permit drawings with interior changes only.

**HISTORY:**

The building was constructed between 1916 and 1954 (c.1930s) and is a non-contributing building within the Savannah National Historic Landmark District and the Savannah Local Historic District. Per the Sanborn Maps, it was a concrete block structure built as a store and originally had a one-story wood porch on the Price Street façade. The porch appears through the 1973 map but does not appear in any photographs located by staff. Historically, this parcel contained a variety of wood outbuildings and was the rear yard for 501 East McDonough Street (see attached Staff Research document).

**FINDINGS:**

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

***Downtown Districts – Savannah Downtown Historic District.***

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

***D-R.*** *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.*

***Lot Dimensions.*** *Lot area per unit (min/max sq ft)*

*Single-family Detached. 1,200 (min)*

*Lot Width (min ft).20*

*Building Coverage (max).75%*

*Building Setback (max ft).*

*Front yard. None*

*Side (street) yard. None*

*Side (interior) yard. None*

*Rear yard. None*

*Building Separation. See Fire Code*

*Block Length (max ft). None*

*Building Height. See Height Map*

This amendment does not change any of the base zoning standards.

Staff Recommendation: **ALEX & NATALIE GONZALEZ**

Address **232 PRICE STREET**

File No. 21-000840-COA

Date March 10, 2021

Page 3

The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

**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.*

**Height.** *New construction shall be permitted to build to the number of stories as shown on the "Savannah Downtown Historic District Height Map," referred to herein as "Height Map," and the overall height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The height of the building is not proposed to change with this amendment.

**Proportion of front façade.** *The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The amended proportions of the front façade are visually compatible.

**Proportion of openings.** *The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

**Rhythm of solids to voids in front façades.** *The relationship of solids to voids in the façades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

Window openings have been added to either side of the double door opening on the front façade of the 2<sup>nd</sup> story addition; the proportion and rhythm of these openings are visually compatible.

**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.*

Staff Recommendation: **ALEX & NATALIE GONZALEZ**

Address **232 PRICE STREET**

File No. 21-000840-COA

Date March 10, 2021

Page 4

*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.** *Setbacks shall comply with the following:*

**Side and rear yards.** *Side and rear yard setbacks shall not be required.*

No setbacks are proposed.

**Windows.**

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

***Configuration.***

*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.*

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

*The distance between windows shall be not less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.*

The window standards are met.

**STAFF RECOMMENDATION:**

**Approval to amend a previously approved Certificate of Appropriateness for alterations and a two-story addition for the property located at 232 Price Street as requested because the proposed changes are visually compatible and meet the standards.**

**LGM**

**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.**