

For June 08, 2022

Ms. Leah Michalak
Savannah Historic District Board of Review
PO Box 8246
Savannah, GA 31412

Re: Description and Compatibility of Rehabilitation/Addition at 131 East Broughton street

Dear Leah:

We are proposing to complete rehabilitations to the 2nd and 3rd floor interior of the building located at 129-131 East Broughton Street, as well as the additional use on the roof. The site is currently vacant above the ground floor and was the previous site of Woolworth's Department Store. The building has sat vacant since the department store moved out. The new owners would like to rehabilitate the second and third floor into residential units and utilize the rooftop for an amenity area for these residents only. The existing exterior facades will remain intact. The building is considered Contributing. This project is a tax incentive credit project and will apply for State and Federal Historic Tax Credits. Due to the importance of this historical building, all rehabilitation techniques are to follow the appropriate Secretary of Interior's Standards of Rehabilitation.

Outlined below are the sections of the Historic District Zoning Ordinance (visual compatibility) , which pertain to this particular submittal. The relative sections have been re-written in their entirety with responses below each section or article that addresses each portion of this proposed project to which it pertains.

- (1) The building is rated "historic" and worthy of preservation and we feel has achieved Exceptional Importance.
- (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.*



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(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.

Stories of the building to remain the same, with added rooftop use. Site is located in a 4-story height zone.

(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.

No change is proportions of facades.

(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 will remain and are visually compatible with contributing structures 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.

No change in existing front façade.

(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.

No change.

(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 entrances and/or porch projection is visually compatible with contributing structures to which it is visually related. The added rooftop area is setback from all facades and will be minimally visible.

(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.

The building has existing stucco and we would like to keep this material to simulate the existing concrete seen on the building.

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

The rooftop addition is as subtle as possible, and sub-ordinate to the overall mass of the building.

(9) *Walls of continuity.* Appurtenances of a structure such as walls, wrought iron, fences shall form consistent walls of enclosure along a street.

No change.

(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.

No change to the overall scale of the building.

(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.

No change to the overall directional expression of the front elevation.

(n) 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.

The door frames will be inset equal to or more than 3" from the exterior surface of the building at rooftop. The existing storefront door on ground level is a replacement in-kind.

d. Materials

i. Permitted: Doors shall be made of wood, clad wood, glass, or steel. For commercial storefronts see Section (n)(7).

All new doors will be made of glass and/or steel to match similar conditions.

(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.

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.

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.

All windows on primary facades will be restored/remain. New added windows on the lane façade to be steel; with insulated glass, simulated divided lites, 5/8" muntin's. The intention is to further distinguish the new addition from the original construction.

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

New windows at rooftop addition align vertically with the openings on second a third levels. No change to ground floor and not applicable.

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 on the lane are rectangular and have a vertical to horizontal ratio of 5:3. All windows meet the ordinance.

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

The proposed windows will be inset 3" min. from the exterior facade.

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.

Window placement meets the Ordinance.

c. Commercial Storefronts

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.

The storefront glazing is existing to remain, and new added door is setback in-kind, and meets the Ordinance.

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.

The new door will be constructed of aluminum storefront system. Doors at roof (not visible) will be steel, painted.

(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:

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

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

Not applicable.

(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.

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.

The added roof deck is not directly visible from the front façade.

f. Roofs shall be covered with standing seam metal, slate, tile or asphalt shingles.

Rooftop is flat and not visible. Rooftop addition to be minimal in scale.

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

a. Additions on the front of historic buildings shall not be permitted.

The addition is located on the roof.

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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 rooftop addition is located as far from the front and side as possible, and not visible from the front. The addition is sited such that it is clearly an appendage and 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 structure at the roof is currently in much needed repair due to missing or deteriorated materials. The roof structure will be removed and replaced with new structure. The additions are designed to be reversible, with all exterior visible historic materials to remain.

d. Additions, including multiple additions to structures, shall be subordinate in mass and height to the main structure.


Rooftop addition is sub-ordinate 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.

Rooftop structure is more contemporary in design, and will be clearly distinguishable from main structure

We believe the renovation/ rehabilitation is following the provisions of this chapter. This application is accompanied by all required information specified on the application form. We trust that you and members of the Historic District Board of Review will find our presentation acceptable and we look forward to receiving your favorable comments. Please call if you have any questions or if additional information is required.

Thank you so very much,



Keith Howington

Cc: Owner, AJF

Attached:

- Application and checklist
- One Set of Drawings
- Material specifications and photos