



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Grant Rogers
MPC File No.: 22-006003-COA
Address: 14 West Hull Street
PIN: 20015 13006
Zoning: D-CBD
Staff Reviewer: Leah G. Michalak
Date: January 10, 2023

NATURE OF REQUEST:

The applicant is requesting approval to perform work to stop water intrusion at the northeastern portion of the building for 14 West Hull Street. The work is as follows:

1. Remove damaged gutter and replace. Gutter will match.
2. Remove and replace damaged soffit and fascia boards.
3. Remove and remove 4 windows. Windows will be constructed to match the existing windows. Windows constructed by Merriman Millworks.
4. Prime and paint windows. Color to match the existing.
5. Removal of deteriorated mortar at upper level (3rd floor).
6. Light cleaning of exterior with environmental cleaner.
7. Re-installing of time period mortar to match original appearance.

FINDINGS:

The historic building was constructed in 1896 is contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The following standards from the Sec 7.8 - Savannah Downtown 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 6- Deteriorated Features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in

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design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

All deteriorated features are proposed to be replaced to match the existing. The standard is met.

Secretary of the Interior's Standards 7- Chemical or Physical Treatments. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No physical treatments are proposed that would negatively impact the brick work and/or light cleaning with environmental cleaner.

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.*

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

No materials, textures, or colors are proposed to change.

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.

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.

Exterior walls, Alterations to contributing resources.

Exterior Walls, Materials.

Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the

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degradation shall be photographically documented and verified by the Planning Director and the replacement materials and configuration shall be of the same materials and configuration as the original wall.

The walls are proposed to be repaired in-kind.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

No color changes are proposed.

Cleaning, when undertaken, shall be so as not to damage historic fabric.

The light cleaning with environmental cleaner will not damage historic fabric.

Ceramic based-coatings and sealers on wood siding shall not be permitted.

Sandblasting and disc sanding shall not be permitted.

Neither are proposed.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

Four windows will be replaced with custom windows that match the original in materials and configuration.

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STAFF DECISION:

Upon the provision of the City of Savannah Zoning Ordinance, Article 3.19.7, the Preservation Officer (MPC Executive Director designee) does hereby approve to perform work to stop water intrusion at the northeastern portion of the building for 14 West Hull Street as requested because the proposed work is visually compatible and meet the standards.

DocuSigned by:

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Leah G. Michalak
Director of Historic Preservation

January 10, 2023
Date

DocuSigned by:

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Melanie Wilson, Executive Director
Chatham County-Savannah Metropolitan Planning Commission

January 10, 2023
Date

This decision will expire on **January 10, 2025.**

****Decisions of the Preservation Officer (Staff Decisions) may be appealed to the Historic District Board of Review at its next scheduled meeting.**

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, all plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the plans approved by the Historic District Board of Review. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

CERTIFICATE OF APPROPRIATENESS

Historic District: Savannah Historic District

File #: 22-006003-COA Approval Date: 1-10-2023

Address: 14 West Hull Street

Work Approved:

Repairs to northeastern portion of the building.

Note: This should be posted in a conspicuous location next to the building permit & visible to the public.



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION

Planning the Future - Respecting the Past

NEXT STEPS

You have received a Certificate of Appropriateness for exterior work within an Historic District ...
what are the next steps?

You may need a building permit.

Contact the City of Savannah *Development Services Department* at 5515 Abercorn Street (912)-651-6530 to determine if a building permit is required. If a building permit is required, we will need to stamp your permit plans.

Please submit (1) digital set of permit plans to the MPC's *Historic Preservation Department* for a stamp. The electronic copy may be emailed to historic@thempc.org.

You may also need an encroachment permit.

If your project encroaches into the public right-of-way, you will also need an encroachment permit. Contact the City of Savannah *Real Estate Services Department* at 20 Interchange Drive (912)-651-6524 to determine if an encroachment permit is required.

Please contact the MPC's *Historic Preservation Department* at (912)-651-1440 or historic@thempc.org if you have any questions regarding the review, and/or stamping, of permit plans.