



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: Lynch Architects, Andrew Lynch
MPC File No.: 24-005479-COA
Address: 118 West Taylor Street
PIN: 20032 17016
Zoning: D-R
Staff Reviewer: Jonathan Mellon
Date: November 13, 2024

NATURE OF REQUEST:

The applicant is requesting approval for a rear addition to allow for an elevator for the property located at 118 West Taylor Street.

Per the applicant:

“The project involves the addition to the existing building at 118 West Taylor Street. The row home is an existing contributing building that underwent a major addition to the rear façade that extended the rear of the home 21’-6” towards the lane side. The north side of the property along the lane has a carriage house that runs the width of the lot and obscures the visibility of the façade from the lane ROW.

The current proposal expands the footprint of the non-historic addition to allow for a residential style elevator in the location of the current stoop. The added area will match the existing façade in material, color and detail. The added building area will still be under the 75% lot coverage allowance.

All doors and windows will be Marvin Ultimate clad series with 7/8” mullions and will be set back from the brick façade 4” per the HDBR requirements.”

CONTEXT/SURROUNDING AREA:

118 West Taylor Street was constructed in 1852 on the north side of West Taylor Street between Whitaker Street and Barnard Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 118 West Taylor Street was constructed as part of a row of six two-story with raised basement masonry (brick) buildings

and consists of a later a later stucco façade with punched openings with six-over-nine and six-over-six windows, stone lintels and sill, brick cornice, and covered front entrance stoop. The rear elevation fronting West Jones Lane includes a non-contributing addition clad in stucco with six-over-six windows and covered entrance porch, and there is also a two-story stucco carriage house fronting the lane.

The surrounding context includes contributing buildings along both sides of this block of West Taylor Street and around the majority of Chatham Square. The West Jones Lane elevation at the rear has a context that includes non-contributing one and two-story garages and carriage houses, with the principal buildings on both West Taylor Street and West Jones Street having a notable variety of later rear additions / alterations.



Staff Site Visit Photos – Confirmation of Posting; views of front (West Taylor Street) and rear (West Jones Lane) elevations

A review of the Sanborn maps shows that the present location of the 1852 building and overall development of the block was the location of a combination of primarily masonry and some frame structures that reflected the residential character of the area, with commercial uses present along the Whitaker Street corridor. This block of West Jones Lane contained several masonry and frame carriage houses, as was common throughout the Savannah Downtown Historic District during this period.

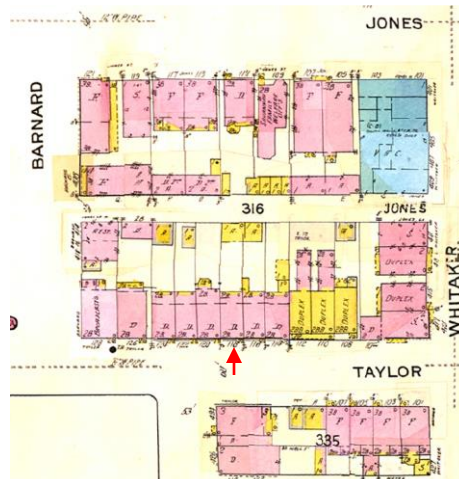


Figure 1 - 1916 Sanborn Map

The 1955 Sanborn map shows the retention of the residential character of the area with the notable loss of a number of the West Jones Lane carriage houses.

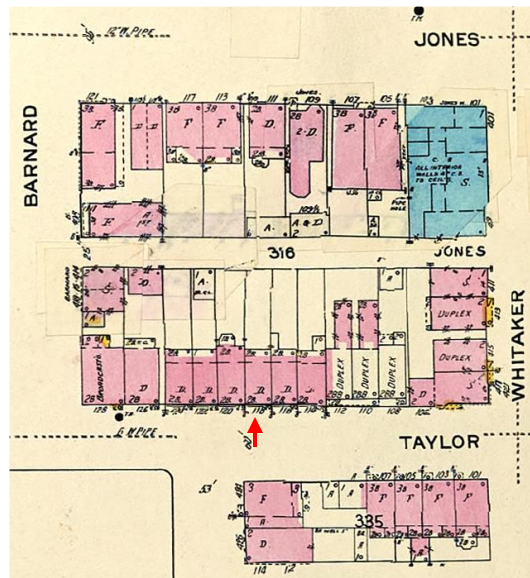


Figure 2 - 1955 Sanborn Map

FINDINGS:

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

(D) Downtown District Development Standards. Development in any D- district shall meet the development standards as set forth below.

D-R Development Standards for Permitted Uses. 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.

D-R, Lot Dimensions. Lot area per unit (min/max sq ft)

Single-family Detached. 1,200 (min)

Single-family Attached. 1,200 (min)

Two-family. No min/max

Apartments. No min/max

Upper Story Residential. No min/max

All Other Housing Types. No min/max

Nonresidential. No min/max

The standard is met. The existing lot area is 2047 SF.

D-R Lot Width (min ft). 20

The standard is met. The existing lot is 20' in width.

D-R Building Coverage (max). 75%

The standard is met. The lot coverage with the proposed rear addition would be 74.98%.

D-R Building Setback (max ft).

Front yard. None

Side (street) yard. None

Side (interior) yard. None

Rear yard. None

The standard is met. The existing rowhouse is built to the lot lines at the front and sides and there is no rear yard setback required.

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 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.*

The standard is met. The proposed scope of work would consist of alterations to the existing rear addition that is not original to the 1852 building, and as such would not result in the removal of any historic materials or character-defining features. In addition, rear elevations for mid-block buildings have historically been the locations for alterations over the years as can be seen in this block of West Taylor Street which has notable variety of fenestration patterns and massing of additions.

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.*

The standard is met. The proposed scope of work would not result in the creation of a false sense of history, as the proposed rear addition would be of a simple design that would clearly allow it to be identified as a later addition to the 1852 building.

Secretary of the Interior's Standards 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The standard is met. The proposed scope of work would consist of alterations to the non-historic rear addition that is not a character-defining feature of the 1852 building.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The standard is met. The proposed scope of work would consist of alterations to the non-historic rear addition, including to the existing fenestration, with the installation of a modestly scaled new addition for an elevator and covered entrance porch which would be compatible with the 1852 building.

***Secretary of the Interior's Standards 10– New Additions Reversible.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The standard is met. The proposed scope of work would not result in the removal of any original historic fabric from the rear elevation and would be reversible.

***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 standard is met. The proposed scope of work would not result in a change to the two-story with raised basement height of the building which would remain consistent with and be visually compatible with the other contributing buildings on the block.

***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.*

The standard is met. The proposed scope of work would consist of a rear addition which would contain an elevator, as well as alterations to the existing fenestration on the rear non-historic addition. The proportions of the openings would be visually compatible with the contributing buildings on the block and to the north on the block fronting on West Jones Street.

***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.*

The standard is met. The proposed material palette would include the use of stucco for the façade in a beige color to match the existing, aluminum clad double hung windows in a white color to match the existing, standing seam metal for the covered entrance porch in a brown color, and wood for the covered entrance porch components painted in a white color to match the existing. The proposed material and color palette would be visually compatible with the contributing buildings on the block and to the north on the block fronting on West Jones Street.

***Scale of a building.** The mass of a building or structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually*

compatible with the contributing buildings and structures to which the structure is visually related.

The standard is met. The proposed scope of work would consist of a rear addition and covered entrance porch that would allow for the preservation of the main roofline, and have it be visually compatible with the contributing buildings on the block and to the north on the block fronting on West Jones Street.

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

Exterior Walls, Configuration. *On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.*

The standard is met. The existing front elevation (West Taylor Street) would remain unchanged, with the proposed scope of work limited to the rear elevation fronting West Jones Lane.

Exterior Walls, Permitted Materials.

Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smith finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, 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.

Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

The standard is met. The proposed scope of work would include the use of stucco for the rear addition.

Exterior Walls, Prohibited materials. *Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal-framing, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.*

The standard is met. The proposed scope of work would not include the use of any of the prohibited materials.

Exterior Walls, Finishes and Treatments.

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

The standard is met. The proposed scope of work would include the use of stucco for the rear addition, which would be of beige color to match the existing and would be visually compatible with the contributing buildings along West Jones Lane.

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

Doors, Configuration. *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 standard is met. The two doors at the raised basement and first floor would be inset from the rear elevation.

Doors, Permitted Materials. *Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).*

The standard looks to be met. The proposed doors look to be wood six-panel. The applicant should confirm the proposed material for the doors in order to ensure that the standard is met.

Doors, Prohibited Materials. *Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.*

The standard looks to be met. The proposed doors look to be wood six-panel. The applicant should confirm the proposed material for the doors in order to ensure that the standard is met.

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

Windows, 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.

The standard is met. The proposed scope of work would include the installation of a rectangular-shaped window on the second floor on the rear elevation which would front West Jones Lane.

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

The standard is met. The proposed scope of work would include the installation of a double-hung window on the second floor on the rear elevation which would front West Jones Lane.

Double glazed, simulated divided light, windows shall be permitted provided that the following are met: The muntin is 7/8 inches or less; The muntin profile shall simulate traditional putty glazing; The lower sash rail shall be wider than the meeting and top rails; There shall be a spacer bar in between double panes of glass, and Extrusions shall be covered with appropriate molding.

The standard is met. The proposed scope of work would include the installation of a double-hung window on the second floor on the rear elevation which would front West Jones Lane.

Between-the-glass, snap-in or applied muntins shall not be permitted.

The standard is met. The proposed scope of work would not include the use of between-the-glass, snap-in, or applied muntins for the double-hung window on the second floor on the rear elevation which would front West Jones Lane.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

The standard is met. The proposed scope of work would include a stucco lintel and sill for the double-hung window on the second floor on the rear elevation which would front West Jones Lane.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.

The standard is met. The proposed window on the rear elevation would be inset 3”.

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 standard is met. The proposed fenestration pattern on the rear elevation would be visually compatible with the contributing buildings along West Jones Lane.

Windows, Materials.

Window casings and sashes shall be made of metal, wood or clad wood material.

The standard is met. The proposed window on the rear elevation would be aluminum clad.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.

The standard is met. The proposed window on the rear elevation would have clear glass.

Additions to Contributing Resources. *Additions shall comply with the above standards and the following standards:*

Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.

The standard is met. The proposed addition would be located on the rear elevation of the building fronting West Jones Lane.

Additions shall be subordinate in mass and height to the resource.

The standard is met. The proposed addition would be subordinate in height and mass to the 1852 building and would sit below the main roofline.

Additions shall not obscure or damage any character-defining features.

The standard is met. The proposed scope of work would consist of alterations to the non-historic rear addition, including to the existing fenestration, with the installation of a modestly scaled new addition for an elevator and covered entrance porch which would be compatible with the 1852 building.

An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.

The standard is met. The proposed scope of work would not result in the creation of a false sense of history, as the proposed rear addition would be of a simple design that would clearly allow it to be identified as a later addition to the 1852 building.

Additions shall be reversible with minimal damage to the contributing building.

The standard is met. The proposed scope of work would not result in the removal of any original historic fabric from the rear elevation and would be reversible.

STAFF RECOMMENDATION:

Approve the request to install an addition on the rear elevation of 118 West Taylor Street with the following condition because the proposed work is otherwise visually compatible and meets the standards.

- 1. Confirm the proposed material for the two rear doors to ensure that the standards are met.**

MW: JM: CC

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.