



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: Hansen Architects, Luis Burgos
MPC File No.: 25-000227-COA
Address: 612 & 618 Drayton Street
PIN: 20032 59005, 20032 59006
Zoning: D-C
Staff Reviewer: Jonathan Mellon
Date: February 12, 2025

NATURE OF REQUEST:

The applicant is requesting approval for the alterations, and addition to the properties located at 612 and 618 Drayton Street which would consist of a two-story addition that would serve to connect the two buildings.

Per the applicant:

“REQUEST FOR COA FOR ALTERATIONS, AND ADDITIONS TO 612 AND 618 DRAYTON STREET, SAVANNAH, GA 31401

612 DRAYTON STREET WAS BUILT FOR WILLIAM H. BAKER IN 1872. THE FOUR STORY BRICK TOWNHOUSE HAS A TYPICAL SAVANNAH SIDE HALL PLAN WHERE THE ENTRY OPENS ONTO A STAIR AND HALL THAT IS FLANKED BY ON ONE SIDE BY STACKED LIVING PARLORS AND BEDROOMS.

THE BUILDING IS SIMPLIFIED ITALIANATE IN STYLE. ITS HIP ROOF HAS AN EXTENDED EAVE WITH DECORATIVE BRACKETS. THE WINDOWS ARE ADORNED WITH CAST IRON HOODS, STONE SILLS, AND LOUVERED WOOD SHUTTERS. THE RUSTICATED BRICK WAS MOST LIKELY ORIGINALLY CLAD WITH STUCCO.

THE LAST KNOWN OCCUPANT OF THE BUILDING WAS THE GEORGIA MEDICAL SOCIETY, FOUNDED IN 1804.

THE BUILDING WAS LISTED AS A CONTRIBUTING BUILDING TO THE DOWNTOWN SAVANNAH HISTORIC DISTRICT IN 1979.

February 12, 2025

618 DRAYTON STREET WAS BUILT IN 1872 FOR WILLIAM HONE. COMMODORE HONE (1819-1893) WAS A BLOCKADER IN THE CONFEDERATE ARMY AND PROMINENT BUSINESS MAN IN SAVANNAH. HE WAS A MEMBER OF THE CHATHAM ARTILLERY AND INVENTOR OF THE FAMOUS CHATHAM ARTILLERY PUNCH.

THE THREE-STORY, STUCCO HOUSE IS ITALIANE IN STYLE WITH A HIP ROOF, BRACKETED EAVE, AND ARCHED CAST IRON WINDOW HOODS. THE HOUSE HAS AN ADJOINING TWO-STORY WOODEN SIDE PORCH.

THE BUILDING WAS LISTED AS A CONTRIBUTING BUILDING TO THE DOWNTOWN SAVANNAH HISTORIC DISTRICT IN 1979

ALTERATIONS TO THE HISTORIC PORTIONS OF THE BUILDING INCLUDE:

- ADDITION TO GARDEN AND FIRST LEVEL OF 612 DRAYTON TO CONNECT THE FIRST FLOOR OF THE NEIGHBORING BUILDING, 618 DRAYTON ST.

612 GARDEN FLOOR:

- REMOVE AND REPLACE AN EXISTING NON-HISTORIC DOOR.*
- CONSTRUCTION OF A NEW STAIR ADDITION*

612 PARLOR FLOOR:

- REMOVAL OF EXISTING WINDOW. REPLACE WITH NEW DOOR IN SAME LOCATION.*

618 FIRST FLOOR:

- NEW OPENING ON THE NORTH FACADE TO ACCOMMODATE A NEW DOOR TO THE ADDITION.*

PROPOSED ADDITION:

THE ADDITION WILL SPAN TWO STORIES. A SMALL COURTYARD GARDEN IS PLANNED FOR THE EAST SIDE OF THE ADDITION WHILE A SMALL ENTRANCE COURTYARD WILL BE PROVIDED ON THE WEST SIDE. THE ADDITION RUNS FROM THE SOUTH FACE OF 612 DRAYTON ST TO THE NORTH FACE OF 618 DRAYTON ST. WINDOWS ARE PROPOSED FOR BOTH SIDES OF THE FIRST FLOOR PORTION, SPANNING THE WIDTH OF THE ADDITION ENTIRELY. THE GARDEN LEVEL PORTION WILL BE BRICK VENEER ON THE WEST SIDE AND CEMENTITIOUS BOARD SIDING ON THE EAST SIDE.”

PROJECT HISTORY:

At the April 12, 2024, HDBR meeting the Board approved the request for the rehabilitation, alterations, and addition to the property located at 612 Drayton Street as requested because the work is visually compatible and meets the standards.

CONTEXT/SURROUNDING AREA:

612 Drayton Street was constructed in 1872 on the east side of Drayton Street across from Forsyth Park between East Hall Street and East Huntingdon Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic

District. 612 Drayton Street is a four-story masonry (brick) free-standing building with a raised front entrance, punched openings, stone details including lintels and sills, and a later rear masonry (concrete block) addition.

618 Drayton Street was also constructed in 1872 on the lot directly to the south on the east side of Drayton Street across from Forsyth Park between East Hall Street and East Huntingdon Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 618 Drayton Street is a three-story masonry (stucco) free-standing building with a raised front entrance, punched openings with one-over-one windows, distinctive two-story covered side porch, and is topped with a hipped roof.



Staff Site Visit Photos – Views of front elevations of both 612 & 618 Drayton Street

A review of the Sanborn Maps shows that the original building at 612 saw a later concrete block rear addition which extended its footprint to the east fronting on Goodwin Street during its use by the Georgia Medical Society. The building at 618 has retained its original footprint.

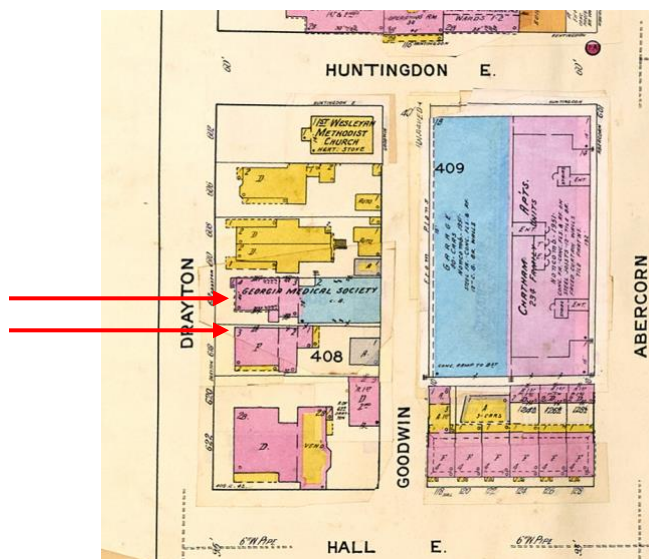


Figure 1 - 1916 Sanborn Map

The same building footprints are shown in the mid 1950's with the notable changes to East Huntingdon Street because of the expansion of the Candler Hospital complex.

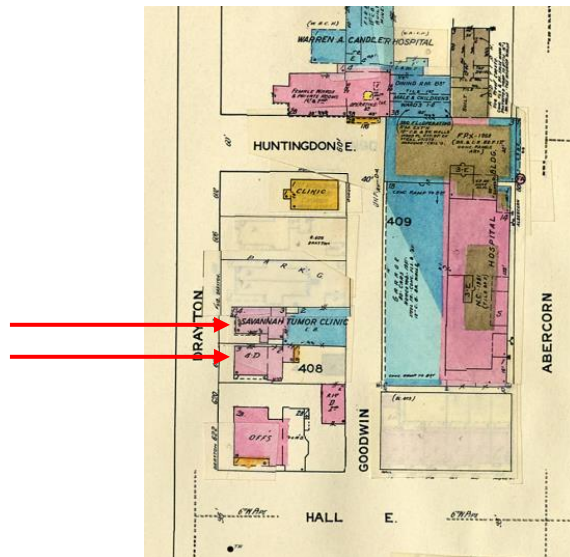


Figure 2 - 1955 Sanborn Map

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-C Development Standards for Permitted Uses.

D-C, 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. There is no required minimum / maximum required for the proposed use.

D-C Lot Width (min ft). 20

The standard is met. The lots are both 44 feet wide.

D-C Building Coverage (max). 100%

The standard is met. The existing buildings cover less than 100% of the lots and with the proposed addition the lot coverage would still be under 100%.

D-C Building Setback (max ft).

Front yard. None

Side (street) yard. None

Side (interior) yard. None

Rear yard. None

The standards are met. The existing footprint of the buildings, including the later rear addition for 612, would remain unchanged, save for the proposed addition on the side elevation that would connect 612 and 618.

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 result in the retention of the character-defining features and historic materials of both 1872 buildings, with the proposed addition being located on the side elevations between the two buildings and designed to be in-keeping with the type of side porches, both open and enclosed, found on buildings of this period.

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 preserve the character-defining features of both 1872 buildings and later rear addition, while allowing for the introduction of a new addition that would be clearly delineated as a later alteration while at the same time being compatible with the architecture of the buildings.

Secretary of the Interior's Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

The standard is met. The proposed scope of work would not result in the removal of any changes that have acquired historic significance and importantly would preserve the original historic openings found on both 612 and 618.

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 result in the preservation of the distinctive features of both 1872 buildings, with the proposed addition allowing for both buildings to still read as free-standing structures as they were originally designed to be.

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

The standard is met. Both 1872 buildings had previously seen restoration work to their façades, and the proposed scope of work would include any needed restoration work because of the introduction of the proposed addition that would connect the two buildings.

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.*

The standard is met. Both 1872 buildings had previously seen their façades restored and no work is proposed that would involve the use of chemical or physical treatments.

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 two-story addition at the side (south elevation for 612 and north elevation for 618) would not result in the removal / destruction of historic materials that characterize either of the properties. 612 would see a existing window openings at the first and parlor levels preserved and turned into doors, while 618 would see a new entrance added, however, the adjacent historic window opening would be preserved. The proposed addition would result in an alteration that would be visually compatible with the massing, scale and architectural features of both 1872 buildings and while being clearly differentiated / readable as a new addition, would be in-keeping with the type of side porches that are found on buildings throughout the Savannah Downtown Historic District.

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 two-story side yard addition would be reversible and preserve the essential form and overall architectural integrity of the original 1872 buildings, notably with the preservation of the original window openings on the side elevations.

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 standard is met. The proposed heights of the original 1872 buildings would not be altered, nor would the approved rear addition to 612. The proposed two-story side yard addition would be visually compatible with the contributing buildings to which it is related as it would allow for the roofs of the original 1872 buildings to continue as the dominant forms and be deferential in massing / scale to both buildings.

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 two-story side yard addition would preserve the historic windows openings on the side elevations of both 612 and 618, while introducing four appropriately scaled grouped windows on the front and rear elevations that would result in the proportion of the openings to be visually compatible with the contributing buildings to which it is 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.*

The standard is met. The proposed two-story side yard addition would preserve the historic windows openings on the side elevations of both 612 and 618, while introducing four appropriately scaled grouped windows on the front elevation that would result in the rhythm of solids to voids to be visually compatible with the contributing buildings to which it is related.

Rhythm of structures on streets. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.*

The standard is met. The proposed two-story side yard addition and masonry wall would allow for the preservation of the rhythm of the structures along Drayton Street, with both 612 and 618 still clearly being identifiable as free-standing buildings with related open space. The proposed addition would be in-keeping with the type of side porches that are found on buildings throughout the Savannah Downtown Historic District and allow for an overall architectural composition and site plan that would be visually compatible with the contributing buildings to which it is related.

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 for the two-story side yard addition would include brick, Hardie Artisan Siding, clad windows, and a color palette of the natural brick, and black for the siding, windows and trim work, which would be visually compatible with the contributing buildings to which it is related.

Roof shapes. *The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The standard is met. The existing roof shapes / forms of both original 1872 buildings and later rear addition to 612 would be retained, with the proposed two-story side yard addition having a flat roof that would be visually compatible with the contributing buildings to which it is related.

Walls of continuity. *Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.*

The standard is met. The proposed scope of work would include the installation of a masonry (brick) wall that would serve to create a front courtyard space fronting Drayton Street and a wood fence at the rear that would create a second courtyard space, both of which would be visually compatible with the contributing buildings to which it is related.

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 introduce a two-story side yard addition and related walls and fencing that would allow for both 1872 buildings to retain their character-defining scales, and which would be visually compatible with the contributing buildings to which it is related. The proposed design of the addition would be in-keeping with the type of side porches found on buildings within the Savannah Downtown Historic District.

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

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 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 standard is met. The proposed scope of work would include a two-story addition at the side (south elevation for 612 and north elevation for 618). 612 would see an existing window opening at the parlor level preserved and turned into a door, while 618 would see a new entrance added, however, the adjacent historic window opening would be preserved.

Exterior Walls, Prohibited Materials.

Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.

Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

The standards are met. The proposed scope of work would not include the use of any of the prohibited materials to either of the 1872 buildings.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

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

Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.

The standards are met. The proposed scope of work would not include any alterations to the exterior walls of the 1872 buildings save for the work needed to allow for the two-story side yard addition which would serve to connect them.

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

Exterior Walls, Permitted Materials.

Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smooth 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.

The standard is met. The proposed material palette for the two-story side yard addition would include brick, Hardie Artisan Siding, clad windows, and a color palette of the natural brick, and black for the siding, windows and trim work.

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 standards are met. The proposed scope of work would not include the use of any of the prohibited materials for the two-story side yard addition.

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 standards are met. The proposed scope of work would include the use of a compatible material and color palette for the two-story side yard addition including natural brick, and black for the siding, windows and trim work.

Entrances and Doors, Alterations to contributing resources.

Doors shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director and the new door shall be of the same materials and configuration as the original.

If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

The standard is met. The proposed scope of work would not include any alterations to the primary entrances to the 1872 buildings.

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.

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

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 standards are met. The proposed two-story side yard addition would include a four-panel design wood door that would be accessed via the new front courtyard space.

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).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

The boarding of windows and/or window openings shall not be permitted. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

The intent of the standards are met. The proposed scope of work would include the alteration to two windows on the side elevation of 612 that would be turned into doors in order to allow for the two-story side yard addition to serve as a connection between the two buildings.

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.

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

The boarding of windows and/or window openings shall not be permitted; however, exceptions may be made for emergency situations as provided in Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.

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

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

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 standards are met. The proposed two-story side yard addition would include four appropriately scaled grouped windows on the front and rear elevations that would be rectangular in shape, of a multi-light casement design, with appropriate trim work, and would be visually compatible with the contributing buildings to which it is related.

Windows, Materials.

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

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.

Solid vinyl windows shall be prohibited.

The standards are met. The proposed two-story side yard addition would include four appropriately scaled grouped windows on the front and rear elevations made of clad wood material, with transparent glass.

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

Roofs, Configuration.

Shed roof, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

The standards are met. The proposed scope of work would include for the two-story side yard addition the installation of a flat roof which would be historically appropriate as it would be in-keeping with the with the type of side porches found on buildings within the Savannah Downtown Historic District.

Roofs, Materials.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.

Metal roofs shall have a metal drip edge covering all edges.

The standards are met. The proposed flat roof would not be visible and would be a simple TPO membrane roofing material.

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.

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

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

Additions to roofs shall not be visible from the front elevation.

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

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

The standards are met. The proposed two-story side yard addition would be located on the side elevations of the 1872 buildings, would be subordinate in massing and height, would preserve the character-defining features of the buildings including allowing both to still be seen / read as free-standing ones, would not obscure or damage and character-defining features, would be clearly identifiable as a later addition, and would be able to be removed with minimal damage to the original 1872 buildings.

Mechanical Equipment and Refuse. *Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.*

Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.

Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.

Refuse storage areas for shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

The standards are met. The proposed two-story side yard addition would not include any additional mechanical equipment and the refuse would continue to be handled as it has been for the two buildings which is done at the rear off of Goodwin Street.

Lighting. *In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:*

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Materials: Light fixtures shall be constructed of metal and/or glass.

Source Type: White light source only.

The standards do not apply as no new exterior lighting is indicated in the submission. The applicant should note if any lighting is to be proposed in the future.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Fences, Trellises and Walls, Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.

Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.

Where permitted, fences or walls shall not exceed 48 inches within the front yard.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The standards are met. The proposed scope of work would include the installation of a masonry (brick) wall in the side yards that would serve to create a front courtyard space fronting Drayton Street and a wood fence at the rear that would create a second courtyard space. The proposed brick wall would include a decorative cap and rise to an overall height of approximately nine feet three inches, and the proposed wood fence would rise to a height of five feet.

Fences, Trellises and Walls, Materials.

Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

Wood fences shall be painted or stained.

Trellises shall be wood, metal or wire.

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A masonry base shall be used with iron or extruded aluminum fencing.

Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

The standards are met. The proposed scope of work would include the installation of a masonry (brick) wall in the side yards that would serve to create a front courtyard space fronting Drayton Street and a painted wood fence at the rear that would create a second courtyard space. Both would also include painted wood gates.

STAFF RECOMMENDATION:

Approve the alterations and addition to the properties located at 612 and 618 Drayton Street as requested because the work is visually compatible and meets the standards.

MW: JM

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.