



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: Eli Lurie
MPC File No.: 24-006550-COA
Address: 11 West Gordon Street
PIN: 20032 43004
Zoning: D-R
Staff Reviewer: Jonathan Mellon
Date: January 8, 2025

NATURE OF REQUEST:

The applicant is requesting approval for New Construction, Accessory Building, Parts I & II for the construction of a two-story carriage house at the rear of the property located at 11 West Gordon Street where there is currently an open surface parking area.

The applicant also requests alterations to the covered front entrance stoop with the addition of a second curved stair to result in a symmetrical design for the front elevation.

CONTEXT/SURROUNDING AREA:

11 West Gordon Street was constructed in 1858 and is a three-story with raised basement masonry (stucco) free-standing building on the south side of West Gordon Street between Bull Street and Whitaker Street on Monterey Square. It is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

This notable building is three bays wide, with punched openings with nine-over-nine and six-over-six windows and wood shutters, stone sills, and is topped by a hipped roof with bracketed eaves. The site also includes a two-story non-contributing carriage house at the rear (south) that fronts on West Gordon Lane as well as a surface parking area and wall that separates the rear yard from the lane.

The surrounding context includes a collection of some of the most architecturally significant buildings found in the Savannah Downtown Historic District including to the north the Mercer House and to the south the Armstrong Mansion along with a number of other ones in a rich variety of architectural styles.



Staff Site Visit Photos – views of front (West Gordon Street) elevation and rear (West Gordon Lane) elevation

The Sanborn Map from 1916 shows that the area had managed to retain both the historic primary and secondary buildings that gave the area its notable architectural character even as many of the buildings had been repurposed to other uses from their original residential ones.

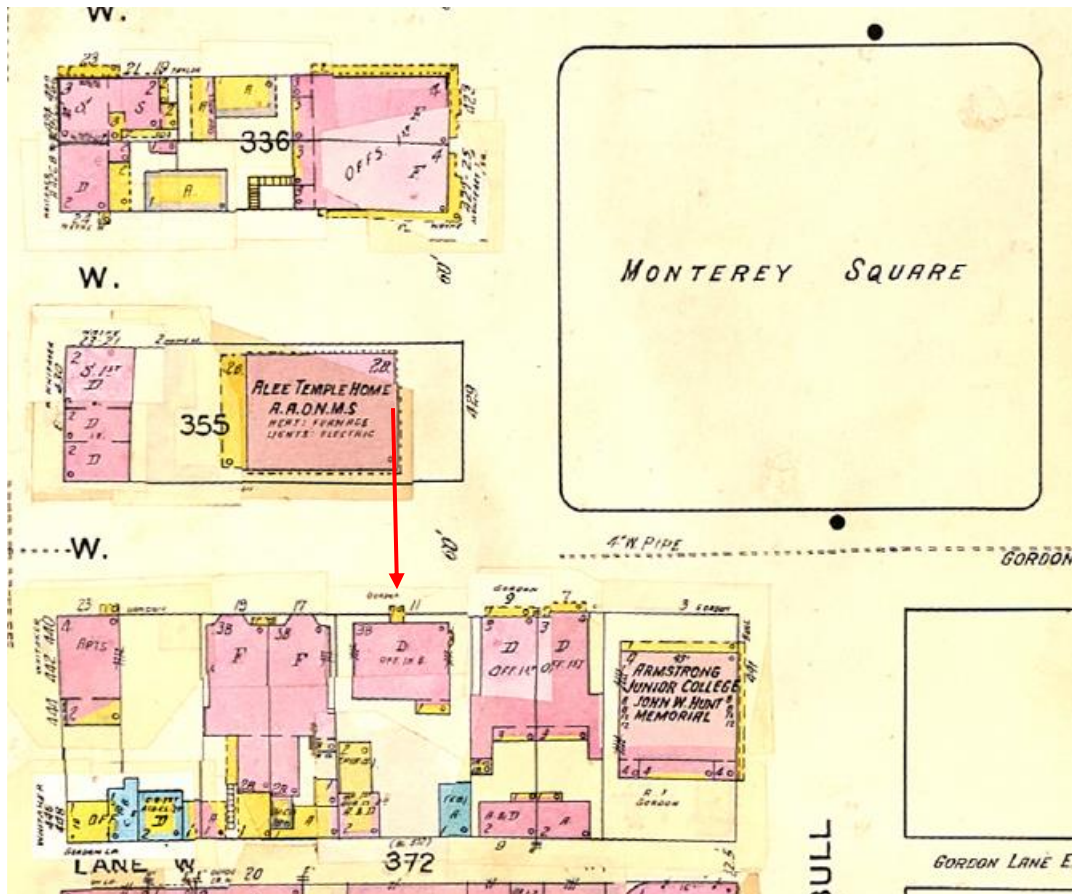
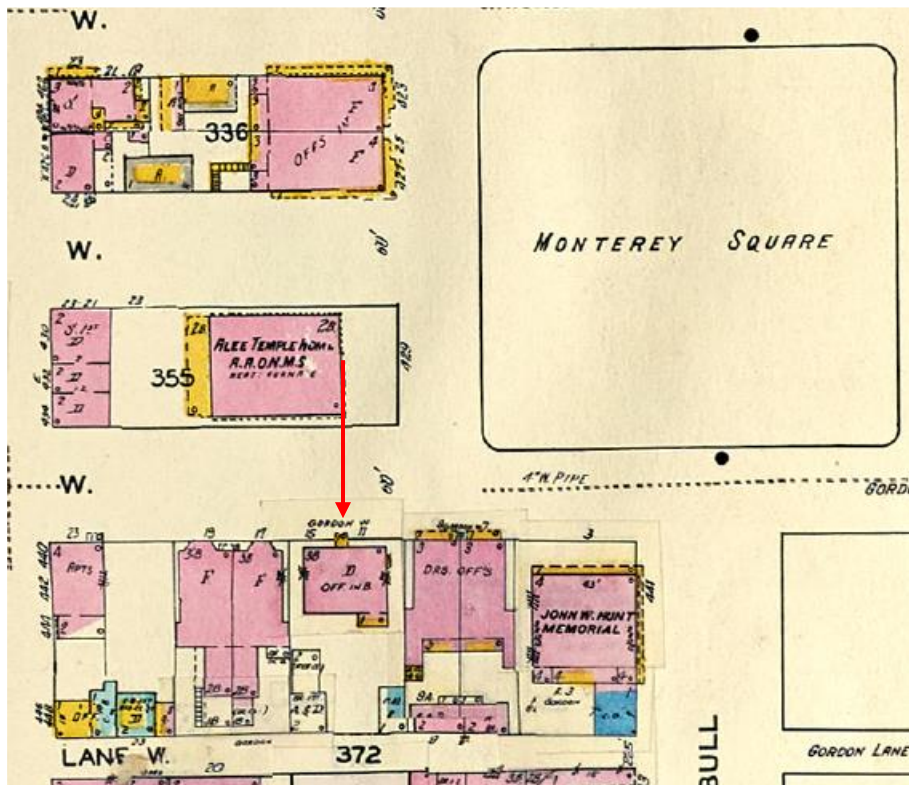


Figure 1 - 1916 Sanborn Map

The Sanborn Map from 1955 shows that the built environment had largely been preserved which has continued to this day resulting in the rich collection of historic buildings in a notable variety of architectural styles.



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 Building Coverage (max).** 75%*

The standard is met. The proposed coverage is 58.6%.

D-R Building Setback (max ft).

Side (interior) yard. None

Rear yard. None

The standard is met. No rear yard setback is proposed. No side yard setbacks are proposed on the side (east) or side (west).

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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would not be connected to the historic 1858 building and further would be positioned on the site to preserve the relationship of the primary building with the accessory ones with the retention of the central rear yard. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a notable alteration to the primary / front elevation and the removal of the side (west) section of the metal railing and covering up of a section of the façade. Although the exact date / age of the different components of the covered front entrance stoop is unknown, they contribute to the historic character of the building as does the overall design with the single curved stair. As such, this would not meet the standard.

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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would not result in a false sense of historical development and would be differentiated from the adjacent carriage house and the primary building. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a false sense of historical development as staff has not been able to find any evidence that a second curved stair existed historically on the primary / front elevation of the historic 1858 building. As such, this would not meet the standard.

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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would not result in the loss of any changes that have acquired historic significance and importantly would preserve the relationship of the primary building with the accessory ones with the retention of the central rear yard. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a notable alteration to the primary / front elevation and the removal of the side (west) section of the metal railing and covering up of a section of the façade. Although the exact date / age of the different components of the covered front entrance stoop is unknown, they contribute to the historic character of the building as does the overall design with the single curved stair and have

acquired historic significance as part of the overall architectural composition of the historic 1858 building. As such, this would not meet the standard.

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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would not result in the loss of any distinctive features of the historic 1858 building and importantly would preserve the relationship of the primary building with the accessory ones with the retention of the central rear yard. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a notable alteration to the primary / front elevation and the removal of the side (west) section of the metal railing and covering up of a section of the façade. Although the exact date / age of the different components of the covered front entrance stoop is unknown, they contribute to the historic character of the building as does the overall design with the single curved stair and are distinctive features of the overall architectural composition of the historic 1858 building. As such, this would not meet the standard.

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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would not include any needed repair work or replacement of any deteriorated features of the historic 1858 building. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a notable alteration to the primary / front elevation and the removal of the side (west) section of the metal railing and covering up of a section of the façade. Although the exact date / age of the different components of the covered front entrance stoop is unknown, they contribute to the historic character of the building as does the overall design with the single curved stair and as such any proposed work should be limited to any needed restoration work that would result in the preservation of the overall architectural composition of the historic 1858 building. As such, this would not meet the standard.

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. The proposed scope of work would not include the use of any chemical or physical treatments to the stucco façade of the historic 1858 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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would not result in the destruction of historic materials that characterize the historic 1858 building, would be of a design that would clearly differentiate it, and importantly would preserve the relationship of the primary building with the accessory ones with the retention of the central rear yard. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a notable alteration to the primary / front elevation and the removal of the side (west) section of the metal railing and covering up of a section of the façade. Although the exact date / age of the different components of the covered front entrance stoop is unknown, they contribute to the historic character of the building as does the overall design with the single curved stair and are distinctive features of the overall architectural composition of the historic 1858 building. The proposed addition of a second curved stair would result in the destruction / covering up of historic materials, would not be differentiated resulting in the creation of a false sense of history, and not protect the historic integrity of the property. As such, this would not meet the standard.

***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 partially met.

The proposed construction of a two-story carriage house at the rear of the property would be reversible with no impact on the historic 1858 building. As such, this would meet the standard.

The proposed addition of a second curved stair to the covered front entrance stoop would result in a notable alteration to the primary / front elevation and the removal of the side (west) section of the metal railing and covering up of a section of the façade. While the alteration could potentially be reversible if the removed section of the metal railing were retained, there would still be damage to the stucco façade. As such, this would not meet the standard.

***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 carriage house is to be two-stories in height; therefore, the height will be compatible with the contributing carriage houses to which it will be visually related along West Gordon Lane, which include two-story masonry (brick and stucco) buildings.

In addition, the proposed carriage house would be deferential to the massing of the primary building and preserve the central rear yard.

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.*

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.*

The standards are met. The proposed carriage house would be visible from West Gordon Lane with an elevation that would be two bays wide at the first floor and three at the second with an overall width of 39 feet 2 inches that would span the remaining open frontage on the lane and would be visually compatible with the notable variety of two-story contributing carriage houses to which it will be visually 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.*

Rhythm of entrance and/or porch projection. *The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.*

The standards are met. The setback of the proposed carriage house from the primary building would allow for the retention of the central rear yard and would serve to reinforce the streetscape of West Gordon Lane.

The proposed lane access would be via first floor entrances, which is the case with the contributing carriage houses on West Gordon Lane.

The proposed second story balcony on the rear (north) elevation would be of a visually compatible size / scale with the historic primary 1858 building.

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 standards are met. The proposed two-story carriage house would include the use of a material palette and set of colors that would be compatible with the contributing carriage houses to which it will be visually related along West Gordon Lane. In addition, the proposed carriage house would be visually compatible with the historic primary 1858 stucco building.

The following materials are proposed to be used for the two-story carriage house (see submission package for further details_:

Exterior walls: True Stucco, in a SW “Dover White” color to match that found on the primary building.

Windows:

Clad Windows, Kolbe Traditional Double-Hung and Casement, in a “White” color.

Doors:

Clad Doors, Kolbe, in a “White” color.

Wood Doors, Mahogany.

Garage Door:

Garage Doors, Clad Metal in a “White” color.

Roofs:

Main Roof – Flat Roof, TPO Membrane, in a “White” color.

Balcony Roof – Shed Roof, Standing Seam Metal – Alumaklad, in a “Slate Grey” color.

Metal Collector Box, Gutters and Downspouts – Aluminum, in colors to match Stucco and Balcony Roof.

Balcony:

Wood Posts and Railings, in a SW “White Dove” color.

Shutters:

Composite Shutters, Louvered in a SW “Clary Sage” color.

Gate / Walls: The existing masonry (stucco) garden walls are proposed to be retained.

Light Fixtures:

Decorative Scones, Copper, Gas.

***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 proposed carriage house would have a flat roof enclosed by a parapet and would not be visible from West Gordon Lane or from the central rear yard. The proposed second floor balcony would have a shed roof. Both roof forms would be visually compatible with the contributing carriage houses, primary building, and adjacent contributing primary buildings to which it will be 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 introduction of a carriage house would serve to help continue the re-establishment of the form of West Gordon Lane and would be visually compatible with the contributing carriage houses to which it will be 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 two-story carriage house would rise to a height of 25 feet at the top of the parapet with a footprint of 39 feet 2 inches wide and 20 feet 5 inches in depth. The contributing carriage houses on West Gordon Lane are of a similar scale and as a result both the mass and design of the proposed carriage house would be visually compatible both with the character of the lane as well as with the primary house.

The proposed second story balcony on the rear (north) elevation would be of a visually compatible size / scale with the historic primary 1858 building.

Directional expression of front elevation. *A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or nondirectional character.*

The standard is met. The directional expression of the proposed carriage house's front (south) elevation fronting West Gordon Lane would be compatible with the contributing carriage houses to which it will be visually related.

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.

Streets and Lanes.

Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area.

Streets and lanes shall not be bridged by development, except on Factors Walk. Such bridges shall be for pedestrian use only. Factors Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

The standard is met. The proposed carriage house will not negatively impact the historic ward pattern of streets and lanes within the *Oglethorpe Plan Area* and will serve to help further reestablish the character of West Gordon Lane.

Height. *The number of stories as shown on the Height Map shall be permitted. Variances from the Height Map shall not be permitted. Additionally, the following standards shall apply:*

Large-Scale Development shall also be subject to the provisions of Sec. 7.8.10.t., Large-Scale Development.

Stories are further classified as follows:

Buildings throughout the Savannah Downtown Historic District, which front a street, shall be at least two (2) stories, except in the Beach Institute Character Area or for accessory buildings which front a lane.

Accessory buildings which front a lane shall be no taller than two (2) stories.

In calculating the dimensions of a story, the following provisions shall apply, except in cases where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area.

Residential buildings.

The exterior expression of the height of raised basements shall be not less than six (6) feet, six (6) inches and not higher than nine (9) feet, six (6) inches.

The exterior expression of the height of the first story, or the second story in the case of a raised basement, shall be not less than 11 feet.

The exterior expression of the height of each story above the second shall not be less than 10 feet.

The standard is met. The proposed carriage house is to be two stories and rise to a height of 25 feet at the top of the parapet. The first floor is proposed to have an exterior expression of 12 feet, and the second story will have an exterior expression of 10 feet 6 inches. Staff determined that the exterior expressions are compatible with the contributing carriage houses that will be adjacent to the new construction along East Jones Lane.

Building Form. *Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:*

A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.

The standard is met. The proposed carriage house is to be two stories in height and have a flat roof with parapet which would be in-keeping with the predominant historic pattern of development for carriage houses along West Gordon Lane.

Setbacks, Front yards. *There shall be no front yard setbacks except as follows:*

On tithing lots where there is a historic setback along a particular block face, such setback shall be provided. For the purpose of this Section, a historic setback is the average of the contributing buildings along a block face.

On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

The standard does not apply.

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

The standard is met as no side yard setbacks are proposed, with a rear yard setback from the primary of 22 feet proposed for the carriage house.

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

Foundations, Configuration. *Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.*

Foundations, Materials.

Foundations piers shall be constructed of brick, stone, or true stucco over concrete block piers.

The space between piers may be filled with wood lattice, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

The standards are met. The proposed carriage house would sit on a concrete slab with no visible foundation.

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 does not apply.

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 carriage house would be clad on all four elevations in True Stucco.

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. None of the prohibited materials are proposed to be used.

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 colors that are indicated are in-keeping with those of the contributing primary building, the adjacent contributing primary buildings, the contributing carriage houses along West Gordon Lane, and would be visually compatible.

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

Location, None of the above. *If none of the above conditions apply, the building entrance shall be consistent with contributing buildings within the context.*

The standard is met. The proposed entrance to the carriage house would be on the front (south) elevation which would be in-keeping with the contributing carriage houses on West Gordon Lane.

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 proposed carriage house would have doors inset from the stucco façade.

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

The standard is met. The proposed carriage house would have doors made of wood, clad wood, and steel.

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 is met. None of the prohibited materials are proposed to be used.

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.

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

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.

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

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.

Paired or grouped windows shall be permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

The standards are met. The proposed windows would consist of aluminum-clad, double-hung and casement, simulated divided light, with stucco sills.

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 standard is met. The proposed windows would be aluminum clad.

Shutters.

Exterior shutters shall consist of a durable wood.

Shutters shall be hinged and operable and sized to fit the window opening.

The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

The standards are partially met. The proposed shutters would be hinged, operable, sized to fit the windows openings, and with horizontal rails in alignment with the meeting rails of the windows. However, the shutters are proposed to be of composite material which is not approved for use in the Savannah Downtown Historic District. The applicant should adjust the plans to have the shutters be of wood in order to meet the standards.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - New construction, alterations to non-contributing resources and additions. *Porches, stoops, balconies, porticos, and exterior stairs 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:*

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Configuration.

Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.

Infill between foundation piers shall be recessed so that the piers are distinguishable.

Residential balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.

Decks shall be screened from areas visible from the street and shall be stained or painted to blend with the colors of the main building.

New exterior basement stairs may be established in the D-CBD district with approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

A minimum of three (3) feet of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six (6) feet shall be maintained if no tree lawn exists. No portion of any tree lawn may be used for exterior basement stair space.

New exterior basement stairs shall be placed only on a secondary façade.

An exterior basement stair shall not dominate the façade or interfere with the visual expression or architectural features of a building.

The standards are met. Staff would note that the view of the proposed rear (north) elevation second floor balcony would be very limited from the public right of ways on either West Gordon Street or West Gordon Lane.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Materials.

On porches, porticos, and stoops, if proposed, piers and base walls shall be the same material as the foundation wall facing the street.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.

Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta, marble, or metal.

The standards are met. The proposed balcony would be made of a combination of wood columns and wood railings. Staff would note that the view of the proposed rear (north) elevation second floor balcony would be very limited from the public right of ways on either West Gordon Street or West Gordon Lane.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Prohibited material. *Vinyl and wrought iron brackets shall not be used with wood balcony railings.*

The standard is met. None of the prohibited materials are proposed to be used.

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

Roofs, Configuration.

Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The standard is met. The proposed main roof would be of a flat design with parapet that would obscure the view of it, and the proposed balcony roof would be of a shed design with eave.

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.

Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.

The standard is met. The proposed main roof would be of TPO Membrane, and the proposed balcony roof would be of standing seam metal.

Accessory Structures. *Accessory structures, including accessory dwellings, shall comply with the Visual Compatibility Criteria, the above design standards, the requirements set forth in Sec. 8.7, Accessory Structures and Uses, except as provided below:*

Accessory Structures, Configuration. *Accessory structures shall be located in the rear yard even if there is no lane access.*

The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.

Accessory buildings and structures shall not be more than two (2) stories tall.

Where contributing accessory dwellings are to be expanded in depth, such expansion shall not occur on the lane façade of the building.

New accessory dwellings and garages may have up to a five (5) foot lane setback to allow a turning radius into the garage.

Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.

Driveway aprons shall not be erected on the public right-of-way.

The standards are met. The proposed carriage house would be located in the rear yard and meet all of the additional conditions.

Accessory Structures, Doors and Openings.

In contributing accessory dwellings or accessory structures, original entry dimensions shall not be modified.

Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.

Garage openings shall not exceed 12 feet in width.

The standard is met. The proposed two garage doors would resemble carriage house ones, and would have a width of 11 feet.

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 carriage house would not have any visible electrical vaults, meter boxes, etc. The proposed roof mounted HVAC units would be located on the flat main roof and screened from view by the parapet and wood screening. The proposed refuse storage would be located within the site.

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 are met. The proposed light fixtures would consist of appropriately scaled sconces, made of copper, with gas lighting.

Parking and Paving. *In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard. Properties on Trust Lots or with double street frontage are exempt from this provision.

Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.

Structured parking within the first floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.

The standard is met. The proposed parking area would be located in the rear yard and accessed from West Gordon Lane.

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.

The standard is met. The existing stucco walls that enclose the side and rear yards are proposed to be retained.

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.

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

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

The standard is met. The existing stucco walls that enclose the side and rear yards are proposed to be retained.

STAFF RECOMMENDATION:

Approve the request for New Construction, Accessory Building (Parts I and II) at 11 West Gordon Street with the following condition because the work is otherwise visually compatible and meets the standards.

- 1. Change the proposed material for the shutters to wood to meet the standards.**

And

Deny the proposed alterations to the front elevation for the property located at 11 West Gordon Street because the work does not meet the Secretary of the Interiors 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.