



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: Scally Design & Construct, Braeden Scally

MPC File No.: 26-001854-COA

Address: 140 Price Street

PIN: 20005 30016

Zoning: D-R

Staff Reviewer: Jodie Brown, AICP

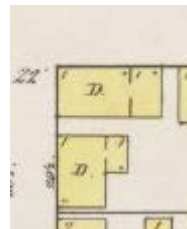
Date: May 13, 2026

NATURE OF REQUEST:

The applicant is proposing to construct two dormers on the west (front) façade of 140 Price Street. The dormers would be spaced so they are located between the windows on the 1st floor. They would feature a shed roof with a standing seam metal roof and 6/6 windows. The sides would feature lap siding to match the existing house. They are also proposing to construct an attached one car garage that will be set back 5' from the front façade. The garage would measure 13'6" by 26'. The garage would wrap around the north, east and south sides of the historic chimney. The chimney would be visible at the west (front) façade through a 1'5" gap. The pitch of the gable roof would match the historic portion at the front and would be flat past the ridge to accommodate a second story for livable space. The exterior of the garage will be sheathed with Hardie Artisan vertical lap siding with a Standing Seam Metal (SSM) roof. The front slope of the garage roof would feature a shed roof dormer with a 1/1 double hung window.

CONTEXT/SURROUNDING AREA:

The subject property is located at the northeast corner of Price Street and York Lane within the Greene Ward. The present-day house was originally constructed as two houses in 1828. It was designed in the Hall and Parlor Family layout of the National Folk style. By 1898, the subject property and the house directly behind it along York Lane (29 ½) were combined as one.



The house is one-story with a gable roof. The exterior is sheathed with wood lap siding. The simple porch is centrally located; it is supported by concrete piers with a small wood deck accessed by stairs on the north. The porch has a shed roof supported by decorative columns and trim work. The front entrance is a solid 6-panel door with a small 4-light transom. There are four windows on the front façade flanking the front entrance evenly. The wood windows are 6/9 double hung and feature shutters. The south façade has matching windows on the 1st floor and a small 6/6 window in the gable end. The connector between the historically separate buildings has a slightly stepped down gable roof with a single window that matches the Price Street façade.

The secondary façade (originally 29 ½) is a smaller scale, simplified replica of the Price Street elevation.

The subject building is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

FINDINGS:

The following standards from §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.

Based on a historic photo dated 1979 from the Georgia Historical Society archives (see below), there have been a number of changes to the building already. Alterations include changes



connecting 140 Price Street and 29½ East York Lane, replacing 2/2 with 6/9 windows, adding a window to the gable end, modifying the design and materials of the front porch, changing the roofing material from metal to asphalt and the addition of shutters. With the addition of dormers on the historic portion and the garage at the north façade, staff is concerned with the cumulative impact.

The Hall and Parlor Family subset of the National Folk style is generally a fairly simple design. The previous modifications along with the proposed alterations have and are introducing

decorative elements that are altering the historic character of the resource. The proposed work is not consistent with Standard 2.

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 distinctive feature of this resource is the simple design which was previously altered and continues to be modified with the proposed changes. Additionally, the almost complete enclosure of the exposed chimney altering, at a minimum, four of the seven aspects of integrity: design, workmanship, feeling and association. The proposed work is not consistent with Standard 5.

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 applicant has differentiated the garage addition from the historic house by rotating the siding to be vertical rather than horizontal. They have also maintained the slope of the historic roof portion but reduced the ridge height and minimally setback the garage five feet from the front façade. The dormer in the garage is also proposed to match the openings on the historic house. The garage is only setback 5' from the front façade making it highly visible. The placement of the dormer on the front face of the garage calls attention to the addition and the siding on the proposed dormers on the historic portion matching the main house creates an addition that is not adequately subordinate and dormers that convey a false sense of history. The proposed work is not consistent with Standard 9.

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 proposed garage is set to the side of the house and the northern wall, as well as the chimney, of the historic house will be maintained. The slope of the historic roof will be maintained with the proposed dormers, so these modifications could be reversed in the future. The proposed project is consistent with this 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 proposed addition is one story. The ridge line of the addition is stepped down from historic house, but the roof slope is replicated. The addition will have a height of 16'3" compared to 17'9" on the historic portion. This criterion is met.

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 proposed dormer windows are taller than wider and the dormer on the proposed garage is the same scale windows as the historic house. This criterion has been met.

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 proposed garage has a dormer on the west façade that is offset on that elevation. The north elevation is proposed to have no windows, but it will be approximately 3' from the rear wall of the house at 503 E. York Street so visibility will be limited. The garage addition maintains the solid to void pattern. This criterion has been met.

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 applicant proposed to match the exposure of the siding used on the historic portion of the house but turn it vertically. Homes in the immediate vicinity have a mix of horizontal siding, brick, or stucco. Staff did not see anything with vertical siding. This criterion has not been met.

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 proposed addition replicates the slope of the historic house at the front façade with a lowered ridge height. Just beyond the ridge, the roof will be flat to accommodate a second floor. This criterion has been met.

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, Prohibited Materials.

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

The applicant is not proposing to obscure any of the existing siding except where the garage connects to the historic house. This historic district design standard is met.

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 applicant is proposing to use Hardie fiber cement siding with a smooth finish. The historic district design standard has been met.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

The applicant intends to match the color of the house on the garage. This historic district design standard has been met.

Roofs, Contributing Resources.

Roofs, Configuration.

Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

As previously noted, the simplistic design of the National Folk style is character-defining. While the dormers do not obscure the pitch or slope of the roof; they add an element of conjecture to the resource. There is no evidence that the house ever had dormers. Based on the Sanborn maps, there were some houses in the near vicinity that historically had dormers and it is denoted with 1 ½ or possibly 2BB (2 stories with basement) which would be on the building, but the number of properties with this notation is limited, 519 E. York Street is one such property. The dormers should be eliminated from the west façade. This historic district design standard has not been met.

Roofs, Materials.

Original roof material shall be repaired 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 new roof shall be of the same material and configuration as the original (except wood or asbestos).

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

The roof on the historic house is currently asphalt shingles and the roof of the proposed garage and the dormers would be Standing Seam Metal (SSM). This historic district design standard has been met.

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 proposed garage addition is located on the north façade and setback 5' from the front façade. With a minimal setback, the proposed addition is neither located at the rear nor it is on an inconspicuous façade. Similarly, the proposed dormers are proposed for the front façade making them very visible. The garage should be set back behind the chimney and the dormers should be eliminated. This historic district design standard has not been met.

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

The proposed garage addition has the same front slope as the main house, but the ridge will sit 1'6" below. The garage will also be minimally set back from the front façade by 5'. The garage is not subordinate and should be setback behind the chimney. This historic district design standard has not been met.

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

The applicant has designed the addition to encompass the north, east and south facades of the character-defining chimney. Only a small portion of the west façade will be visible between the garage and the historic house. The garage is offset by approximately 1'5" and chimney is set back approximately 2 ½' between the two. The proposed garage addition essentially blocks the character-defining chimney. This historic district design standard has not been met.

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

The proposed dormers are located on the front façade of the historic house complicating its simplistic vernacular design. The dormers should be eliminated from the west façade. The project is not consistent with this historic district design standard.

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

While the garage is distinguished from the historic house with the use of vertical siding and a stepped down ridge, the dormers were designed to replicate the existing materials on the historic house. The siding of the dormer matches the siding on the house, and the 6/6 windows match the non-historic windows in the gable end. Additionally, the metal roofing replicates the material on the front stoop roofing. The line between what is original and historic to the house is blurred due to the previous modifications and proposed modifications replicating the non-historic elements. The proposed garage should be setback to be behind the chimney, and the dormers should be eliminated. This project is not consistent with the historic district design standards.

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

The proposed additions are reversible. This project is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request for a new attached one-car garage with a dormer and two new dormers on the historic portion of the house at 140 Price Street, **with the following conditions**, because the project is otherwise visually compatible and meets the standards:

1. Remove dormers on the west façade of the historic portion of the house.
2. Remove the dormer from the west façade of the garage addition.
3. Relocate the garage so it is behind the chimney on the north façade.

MW: CC: JB

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.