

Sec. 8-3030. Historic district.

(a) *Purpose.* The purpose of the historic district is to promote the educational, cultural, economic and general welfare of the city pursuant to the provisions of the amendment to Ga. Const. art. XI, ratified November 5, 1968 (1968 Ga. Laws, page 1591).

These provisions provide for the preservation and protection of historic buildings, structures, appurtenances and places that are of basic and vital importance for the development and maintenance of the community's vacation-travel industry, its tourism, its culture, and for the protection of property values because of their association with history; their unique architectural details; or their being a part of or related to a square, park, or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on economic, cultural, historical or architectural motives or purposes.

(b) *Boundaries.* The boundaries of the historic district shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street. The boundaries designated on the zoning map of the City of Savannah as the boundaries of the historic district shall coincide with the boundaries of designated herein.

(c) *Historic board of review.*

- (1) *Creation and composition.* There is hereby created an historic board of review (hereinafter referred to as the "board") which shall consist of 11 members appointed by the mayor and aldermen who shall be residents of the City of Savannah interested in the preservation and development of the historic district. Such board shall include one or more representatives from a preservation-related profession such as architect, architectural historian, attorney, or restoration contractor.
- (2) *Jurisdiction.* The jurisdiction of the board shall include those elements of development, rehabilitation, preservation or demolition that affect the exterior visual quality of the historic district, specifically including exterior appearance of structures within the historic district. The board shall not consider the interior arrangement of structures.
- (3) *Terms of office.* Board members shall serve a term of three years and shall be eligible for reappointment for an additional term of three years. A member who has served for two successive terms of three years each shall not be eligible for reappointment for a period of two years after the termination of his or her second term. The term of a board member may be terminated and a new member appointed in the event the board member fails to attend any three consecutive board meetings or in the event of failure to attend any four meetings in any 12-month period.
- (4) *Serve without pay.* Members of the board shall serve without pay.

- (5) *Organization.* The board shall elect from its membership a chairman and vice-chairman. The term of office for each such position shall be one year. No member shall serve for more than two successive terms in the same office.
 - a. *Chairman.* The chairman shall preside over the board and shall sign all certificates of appropriateness approved by the board.
 - b. *Vice-chairman.* In the absence or disability of the chairman, the vice-chairman shall perform the duties of the chairman and in so serving shall have the same duties and authorities as the chairman.

The preservation officer shall serve as secretary to the board and shall maintain the records and minutes of the board.

- (6) *Quorum.* Seven members of the board shall constitute a quorum.
 - (7) *Rules of procedure.* The board shall adopt rules, not inconsistent with the provisions set forth in this section, for the transaction of its business and consideration of applications. Such rules shall provide for the time and place of regular meetings and for the calling of special meetings. All meetings of the board shall be open to the public; and a public record shall be kept of the board's resolutions, proceedings and actions.
 - (8) *City preservation officer.* The executive director of the metropolitan planning commission, or his designee, shall be the city preservation officer. The preservation officer shall receive and review all applications for certificates of appropriateness and shall make recommendations for approval or disapproval of the applications to the board.
 - (9) *Meetings.* The board shall hold regular meetings, but no less than one meeting each month, to review applications for certificates of appropriateness.
 - (10) *Calendar.* Applications shall be docketed and placed upon the calendar of the board, in numeric order, according to the serial numbers of the applications.
- (d) *Relationship to zoning districts.* The historic district regulations are intended to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares, and neighborhoods of the historic district. In all zoning districts within the boundaries of the historic district, the regulations for both the zoning district and the historic district shall apply. Whenever there is conflict between the regulations of the zoning district and the regulations of the historic district, the regulations of the historic district shall apply.
 - (e) *Classification of structures.* All structures within the historic district shall be classified and designated on the historic building map adopted and approved by the mayor and

aldermen and made a part of the zoning map. As used in this subsection, the term "structure" shall include any "building." Such structures shall be divided into two classes:

- (1) *Historic.* Structures which possess identified historical or architectural merit of a degree warranting their preservation shall be classified as "historic" for purposes hereunder. All buildings listed in the architectural survey book "Historic Savannah," second edition, published by Historic Savannah Foundation, 1979, or in the historic building map adopted and approved by the mayor and aldermen shall be considered "rated" and worthy of preservation and shall be classified as "historic" for purposes hereunder. An historic structure is one which meets the following criteria:

Is fifty years old or older and

- i. Is associated with events that have made a significant contribution to the broad patterns of local, state or national history; or
- ii. Is associated with lives of persons significant in our past; or
- iii. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant or distinguishable entity whose components may lack individual distinction.

- (2) *Nonrated.* Structures which neither are listed in the survey book "Historic Savannah," 1979, more particularly described in subsection (m) of this section, nor in the historic building map adopted and approved by the mayor and aldermen shall be classified as "nonrated" for zoning purposes hereunder.

(f) *Certificate of appropriateness required.*

- (1) Certificate of appropriateness approved and issued by the board shall be required before a permit is issued for any of the following, except as hereinafter provided:
 - a. Demolition of an historic structure located in the historic district.
 - b. Moving a structure into or within the historic district and moving an historic structure out of the historic district.
 - c. Material change in the exterior appearance of existing structures located in the historic district by additions, reconstruction or major alterations.
 - d. Any new construction of a building or appurtenance or structure subject to view from a public street or lane.

- e. Addition or change of awnings.
 - f. Material change in existing walls, fences and sidewalks, or construction of new walls, fences and sidewalks subject to view from a public street or lane.
 - g. Erection or placement of any illuminated sign, or of any other sign(s) exceeding three square feet in size, except as provided for in section 8-3116.
- (2) In cases where a building permit is not required, a certificate of appropriateness shall be required before construction can begin.
 - (3) A certificate of appropriateness approved by the preservation officer, under procedures established in the rules of the board, shall be required before a permit is issued for certain minor repairs. The list of minor repairs shall be set by a majority vote of the entire membership of the board and may be added to or deleted from by a majority vote of the entire membership of the board.

(g) *Posting of property.* Except for minor repairs as defined in subsection (f)(3), a sign giving at least ten days' notice of a public hearing on a request for a certificate of appropriateness shall be erected on the premises of the building or structure for which a certificate is being requested. Such sign(s) shall be furnished by the preservation officer; shall be weather resistant; shall have a minimum size of 22 by 28 inches; shall show the application number, a statement of the proposed action, the scheduled date, time and place of the hearing, and the telephone number to call for further information. Such signs shall be erected within ten feet of any traveled public right-of-way or lane (if the proposed action is visible from such lane) to which the structure abuts and/or faces. The lower edge of the sign shall be of sufficient height to be read from the roadway.

(h) *Removal of signs.* The applicant shall not remove the sign until a decision on the application has been rendered by the board. If an application for demolition is denied by the board, the applicant shall not remove the sign for the period of time set forth in subsection (k)(2), "Demolition of historic buildings."

(i) *Application for certificate of appropriateness.* Application for a certificate of appropriateness shall be made to the office of the preservation officer on forms obtainable at said office. Drawings, photographs, plans and specifications shall show the proposed exterior alterations, additions, changes or new construction in sufficient detail to enable the board to make a decision as to the merits of the proposal. Such application, and supplementary information, must be filed no later than 20 days prior to any meeting of the board at which such application is to be heard.

(j) *Action on application for certificate of appropriateness.* The preservation officer shall present the application for a certificate of appropriateness, together with a recommendation for approval or disapproval, to the board. The board shall act upon all applications meeting the

filing requirements at the next scheduled meeting, or if a quorum is not present, at a special meeting held within 14 calendar days from such scheduled meeting. Nothing herein shall prohibit a continuation of the hearing on an application where the applicant consents. The board may advise the applicant and make recommendations with regard to the appropriateness. If the board approves the application, a certificate of appropriateness shall be issued. A copy of the certificate of appropriateness, together with a copy of the approved plans certified by the preservation officer, shall be forwarded to the zoning administrator prior to the issuance of a building permit or authorization to proceed by the preservation officer. Construction for which a certificate of appropriateness is issued shall begin within 12 months from the date of issuance of the certificate of appropriateness. If the board disapproves the application, a certificate of appropriateness shall not be issued. The board shall state its reasons in writing to the applicant and advise the zoning administrator.

(k) *Development standards.*

- (1) *Preservation of historic structures within the historic district.* An historic structure and any outbuildings, or any appurtenance related thereto visible from a public street or lane, including but not limited to walls, fences, light fixtures, steps, paving, sidewalks, and signs, shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and exterior architectural features of the historic structure or appurtenance thereto. For the purposes of this section, exterior architectural features shall include but not be limited to the architectural style, scale, general design, and general arrangement of the exterior of the structure, including the kind and texture of the building material, the type and style of all roofs, windows, doors and signs. In considering proposals for the exterior alterations of historic structures in the historic district and in applying the development standards, the documented original design of the structure may be considered.

(2) *Demolition of historic structures.*

Demolition of historic structures is deemed detrimental to the public interest.

- a. All requests for demolition of any building within the historic district shall come before the board of review.
- b. Buildings less than fifty years old may be considered for listing on the historic building map if they are found to have achieved exceptional importance.
- c. No building rated as historic or appurtenance thereto including walls, fences, porches, and stoops shall be demolished without a certificate of appropriateness from the board of review.
- d. A certificate of appropriateness for demolition of a structure rated as historic shall be issued by the board of review only when one of

the following conditions has been established by clear and convincing evidence pursuant to criteria established herein.

- i. The demolition is required to alleviate a threat to public health or public safety; and/or
 - ii. The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. The determination of economic hardship shall require the applicant to provide evidence sufficient to demonstrate that the application of the standards and regulations of this section deprives the applicant of reasonable economic use or return on the subject property.
- e. In granting a certificate of appropriateness for demolition, the board of review may impose such reasonable and additional stipulations as will best fulfill the purposes of this ordinance.

A certificate of appropriateness for demolition of a structure rated as historic shall not be issued by the board of review until a certificate of appropriateness has been issued approving the replacement structure, except in the case of emergency demolition.

- f. Application requirements to demolish a building rated as historic.

Except for buildings and structures or parts of structures determined by the director of inspections to pose an immediate threat to public safety, all demolition applications shall include the following information.

- i. Name and address of the owner of the property.
- ii. The applicant's written statement regarding his knowledge of the historic designation at the time of acquisition.
- iii. A report from a licensed structural engineer in the State of Georgia with demonstrated experience in renovation, restoration or rehabilitation, as to the structural soundness of the building and its adaptability for continued use, renovation, restoration or rehabilitation. Any dangerous conditions should be identified.
- iv. Appraised fair market value of the property from a qualified professional appraiser. The appraisal must include a full market sales report to include comparable sales.
- v. Amount paid for the property. Remaining balance on any

mortgage or other financing secured by the property and annual debt service for the previous two years.

- vi. If the property is income producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service for the previous two years. The Board may require details of past rental history.
 - vii. Price asked and offers received within the previous two years. Most recent assessed values of the property and real estate taxes. Include evidence of listing for sale.
 - viii. Economic incentives and/or funding available to the applicant through federal, state, city or private programs.
 - ix. Information documenting the construction date, history and development of the property.
- g. Demolition due to imminent threat to public safety.

Any order for demolition by the director of inspections in whole or in part, of any historic building or structure in the historic district due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by the city manager.

- (3) *Relocation of historic structures.* An historic structure shall not be relocated on another site unless it is shown that the preservation of such a structure, on its existing site, is not consistent with the purposes of such structure on such site.
- (4) *Protective maintenance of historic structures.* Lack of maintenance that leads to demolition by neglect shall be considered a negative visual alteration. All buildings in the historic district rated historic under Section 8-3030 (e), shall be preserved against decay and deterioration in order to maintain property values, prevent hazards to public safety, and rid neighborhoods of negative visual appearances and unsafe conditions. Exterior walls, roofs, foundations, doors and windows shall be maintained or secured in a weathertight condition to prevent structural decay.
 - i. Routine maintenance: Ordinary maintenance or repair of any historic property to correct deterioration, decay or damage does not require a certificate of appropriateness if the work does not involve a change in design, material, or exterior appearance.
 - ii. Securing vacant property: All windows and doors, except the front

door through which access to the interior of the dwelling is made, shall be secured, at a minimum, in accordance with the City Code.

At a minimum, a dead bolt lock or other locking device shall be installed on the front exterior door above the existing lockset; all exterior sheathing shall be painted with one coat of primer on exterior surfaces; leaking roofs shall be repaired so that water cannot enter; exterior wall covering shall be sheathed such that weather cannot penetrate.

- (5) *Nonrated structures.* The construction of a new structure or the moving, reconstruction, alteration, major maintenance, repair, or color change materially affecting the external appearance of any existing nonrated building, structure or appurtenance thereof in the historic district visible from a public street or lane shall be generally of such form, proportion, mass, configuration, structure material texture, color and location on a lot as will be compatible with other structures in the historic district, particularly nearby structures designed [designated] as historic and nearby squares and other places to which the building, structure or appurtenance thereto is visually related.
- (6) *Visual compatibility factors.* New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance provided they comply with the specific design standards as set forth in this subsection. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.
 - a. *Height.* New construction or additions to existing structures shall be within the height limits as shown on the historic district height map.
 - b. *Proportion of structure's front facade.* The relationship of the width of a structure to the height of its front facade shall be visually compatible to the contributing structures to which it is visually related.
 - c. *Proportion of openings.* The relationship of the width of the windows to height of windows within a structure shall be visually compatible to the contributing structures to which the structure is visually related.
 - d. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing

structures to which the structure is visually related.

- e. *Rhythm of structures on streets.* The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is visually related.
 - f. *Rhythm of entrance and/or porch projection.* The relationship of entrances, porch projections, and walkways to structures shall be visually compatible with the contributing structures to which they are visually related.
 - g. *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is visually related.
 - h. *Roof shapes.* The roof shape of a structure shall be visually compatible with the contributing structures to which it is visually related.
 - i. *Walls of continuity.* Appurtenances of a structure such as walls, wrought iron, fences shall form consistent walls of enclosure along a street.
 - j. *Scale of a building.* The mass of a structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing structures to which the structure is visually related.
 - k. *Directional expression of front elevation.* A structure shall be visually compatible with the structures to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- (1) *Design standards.* The above visual compatibility factors are further expressed in the following implementing design standards:

- (1) *Height.* The height map, attached to the ordinance from which this subsection is derived and specifically incorporated by reference in this section and bearing the designation "Historic District Height Map" with the signature and seal of the clerk of council, is hereby adopted and approved and made a part of the zoning map of the City of Savannah as an "overlay" thereon. All new construction or additions to existing structures shall be within the height limits as shown on the historic district height map. Maximum heights on the Height Map shall be permitted. Provided, however:

- a. Buildings throughout the Historic District shall be at least two stories, except in the Beach Institute neighborhood or for secondary structures which front a lane.
- b. Secondary structures which front a lane shall be no taller than two stories.
- c. A mezzanine is defined as an intermediate level between the floor and ceiling of a story. It shall not count as a story provided its aggregate floor area is not more than one-third of the area of the room or space in which it is located.
- d. A basement that is entirely underground shall not count as a story.
- e. A crawl space or partial basement that is four feet or less above grade shall not count as a story.
- f. Rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over 4 feet high; penthouses used solely to enclose stairways or elevator machinery, and ventilation or air conditioning apparatus shall not be considered a story.
- g. Penthouses used other than to enclose stairways or elevator machinery shall be considered a story.
- h. In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute neighborhood.

1. Residential buildings:

- (a) The exterior expression of the height of raised basements shall be not less than 6'-6" and not higher than 9'-6".
- (b) 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.
- (c) The exterior expression of the height of each story above the second shall not be less than 10 feet.

2. Commercial buildings:

- (a) The exterior expression of the height of the ground

floor shall not be less than 14'-6".

- (b) The exterior expression of the height of the second story shall be not less than 12 feet.
- (c) The exterior expression of the height of each story above the second shall be not less than 10 feet.

(2) *Street elevation type.* The proposed street elevation type for new construction shall comply with the following:

- a. A proposed building on an east-west connecting street shall utilize an existing historic building street elevation type located within the existing block front or on an immediately adjacent tithing or trust block.
- b. A proposed building located on an east-west through street shall utilize a historic building street elevation type fronting the same street within the same ward or in an adjacent ward.
- c. A proposed building located on a trust block which fronts into a tithing block shall utilize a historic building street elevation type within such trust block. If, however, no historic buildings exist on such trust block, a historic building street elevation type from the tithing block across the street shall be utilized.
- d. A proposed building located on a trust block which fronts another trust block shall utilize a historic building street elevation type from the same trust block. If, however, no historic building exists on the trust block, a historic building street elevation from the trust block across the street shall be utilized. If, however, no historic building exists on such trust block, a historic building street elevation type from the tithing block across the street shall be utilized.
- e. Where the aforementioned conditions cannot be met, the proposed building shall meet the visual compatibility factors.

(3) *Setbacks.* Setbacks shall comply with the following:

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 front, such setback shall be provided.

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

Side yards. A side yard setback is not required for buildings facing a

square. Where a side yard setback is established, such side yard shall not exceed 20 feet nor be less than five feet.

- (4) *Entrances.* Building entrance locations shall comply with the following:
- a. A building on a trust lot facing a square shall locate its primary entrance to front the square.
 - b. A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as the other historic buildings on the same block. If no other historic buildings exist on the block, the primary entrance shall front the trust street.
 - c. A building on a tithing block shall locate its primary entrance to front the east-west street.
 - d. A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.
 - e. North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service street.
 - f. A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.
- (5) *Commercial design standards.* Commercial buildings shall comply with the following:
- a. The first story of a retail building shall be designed as a storefront.
 - b. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band). Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a separate exterior expression.
 - c. The height of the first story shall be not less than the exterior visual expression of the height of any single story above the first story.
 - d. The exterior visual expression of the top story of buildings over three stories shall be distinctive from the stories below the top story.
 - e. Retail storefront area glazing shall be not less than 55 percent. Such glazing shall be transparent; provided, however, black glass

may be used in the sign area above the storefront window transoms. Storefront glazing shall extend from the sill or from an 18--24-inch base of contrasting material, to the lintel.

- f. Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.
- g. Entrances shall be recessed and centered within the storefront.
- h. Outside entrances to upper floors shall align with one of the upper windows farthest from the center of the building's facade, or shall be located on the abutting north-south street elevation.
- i. In BC-1 and B-G zoning districts, office buildings less than four stories abutting a commercial storefront shall provide storefront windows with not less than 35 percent glazing.
- j. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system; bronze, glazed brick or tile as a base for the storefront. The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.
- k. New construction on Factors Walk is exempt from large scale and commercial development provisions.
- l. Exterior burglar bars, fixed "riot shutters", or similar security devices shall not be installed in any commercial storefront.
- m. New exterior basement stairs may be established in BC-1 zones with approval of the encroachment by the mayor and aldermen and provided that they meet the following criteria:
 - 1. A minimum 3' unobstructed sidewalk shall be maintained between the edge of the exterior basement and the tree lawn. A minimum of 6' shall be maintained if no tree lawn is present. No portion of any tree lawn may be used for exterior basement stair space.
 - 2. New exterior basement stairs shall be placed only on a secondary façade.
 - 3. An exterior basement stair shall not dominate the exterior secondary façade of a building or interfere with the visual

expression or architectural features of a building.

- (6) *Tall building standards.* Tall buildings shall comply with the following:
- a. The frontage of tall buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.
 - b. Buildings greater than four stories in height shall use window groupings, columns or pilasters to create bays not less than 15 feet nor more than 20 feet in width.
 - c. Roofs shall be flat with parapets or be less than 4:12 with an overhang. If pitched the roofs shall be bracketed, corbeled, or have an entablature.
 - d. Buildings less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on the east-west street regardless of the location of any other entrances.
- (7) *Large scale development.* Large scale development shall comply with the following:
- a. Large scale development shall be designed in varying heights and widths such that no wall plane exceeds 60 feet in width.
 - b. Primary entrances shall not exceed intervals of 60 feet along the street.
- (8) *Exterior walls.* Exterior walls shall comply with the following:
- a. On lots less than 60 feet in width the front facade 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.
 - b. Wood siding is permitted on row houses only in wards where wood-sided row houses already exist or where more than 75 percent of the lot frontage in the ward contains wood-sided buildings.
 - c. Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, 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 historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

- d. Where wood siding has been determined to be appropriate (see “b” above), smooth finish fiber cement siding may be used on new residential construction, which includes additions. The use of fiber cement siding is prohibited on historic buildings as a replacement for existing wood siding. Fiber cement panels shall not be used in any case in the district.
- e. Ceramic based coatings and sealers used on siding are inappropriate on buildings in the historic district and shall be prohibited.

(9) *Windows.* Windows shall comply with the following:

- a. Residential windows facing a street shall be double or triple hung, casement or Palladian.
- b. Historic windows, frames, sashes and glazing shall not be replaced unless it is documented that they have deteriorated beyond repair. Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material.
- c. Double glazed (simulated divided light) windows are permitted on nonhistoric facades and on new construction, provided, however, that the windows meet the following standards: the muntin shall be no wider than 7/8 inch; the muntin profile shall simulate traditional putty glazing; the lower sash shall be wider than the meeting and top rails; extrusions shall be covered with appropriate molding.
- d. "Snap-in" or between-the-glass muntins shall not be used.
- e. The centerline of window and door openings shall align vertically.
- f. 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.
- g. Window sashes shall be inset not less than three inches from the facade of a masonry building.
- h. The distance between windows shall be not less than for adjacent

historic buildings, nor more than two times the width of the windows. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

- i. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
- j. Bay windows are not permitted on structures over three stories in height.
- k. In new residential construction windows shall be constructed of wood or wood clad.
- l. Shutters shall be hinged and operable and sized to fit the window opening. The placement of the horizontal rail shall correspond to the location of the meeting rail of the window.
- m. Shutters shall be constructed of durable wood. The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

(10) *Roofs.* Roofs shall comply with the following:

- a. Gable roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch are permitted only where a similar historic building roof pitch exists within the same block front.
- b. Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or otherwise projecting eave detail, or be screened from the street by a parapet wall.
- c. Parapets shall have a string course of not less than six inches in depth and extending at least four inches from the face of the building, running the full width of the building between one and 1 1/2 feet from the top of the parapet. Parapets shall have a coping with a minimum two-inch overhang.
- d. Skylights shall only be visible from a lane and shall not occupy more than three percent of the roof area.
- e. Roof decks and pergolas shall only be visible from the rear elevation.
- f. Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below

the lower roof slope, and shall be used only in conjunction with a habitable story.

- g. Roofs visible from a street shall be covered with standing seam metal, slate, tile or asphalt shingles. The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

(11) *Balconies, stairs, stoops, porticos, and side porches.* Balconies, stairs, stoops, porticos, and side porches shall comply with the following:

- a. Wrought iron brackets shall not be used with wood balcony railings.
- b. Residential balconies shall not extend more than three feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.
- c. Stoop piers and base walls shall be the same material as the foundation wall facing the street. Infill between foundation piers shall be recessed so that the piers are expressed. Brick lattice shall not be used on high stoops.
- d. Front stair treads and risers shall be constructed of brick, wood, precast stone, marble, sandstone or slate. The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.
- e. Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.
- f. Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four inches. For one and two family dwellings the height of the railing shall not exceed 36".
- g. Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta or wrought iron.
- h. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed 9'-6".
- i. Uncovered decks shall be screened from areas visible from the street.

- j. Decks shall be stained or painted to blend with the colors of the main structure.

(12) *Additions:* Additions shall comply with the following:

- a. Front additions to historic structures are not appropriate.
- b. Additions that are equal to or exceed the size of the existing structure shall be treated as new construction. In such cases, the new construction shall be connected in such a way that visually separates the new construction from the existing structure.
- c. Additions shall be located to the rear of the structure or the most inconspicuous side of the building. Where possible, the addition shall be sited such that it is clearly an appendage and distinguishable from the existing main structure.
- d. Additions shall be constructed with the least possible loss of historic building material and without damaging or obscuring character-defining features of the building, including, but not limited to, rooflines, cornices, eaves, brackets. Additions shall be designed to be reversible with the least amount of damage to the historic building.
- e. Additions, including multiple additions to structures, shall be subordinate in mass and height to the main structure.
- f. Designs for additions may be either contemporary or reference design motifs of the historic building. However, the addition shall be clearly differentiated from the historic building and be compatible as set forth in the visual compatibility factors.

(13) *Fences and garden walls.* Fences and garden walls shall comply with the following:

- a. Walls and fences shall not extend beyond the facade of the front elevation 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.
- b. Walls and fences facing a public street shall be constructed of the material and color of the primary building; provided, however, iron fencing may be used with a masonry structure.
- c. Masonry copings shall be used with iron fencing.

(14) *Lanes and carriage houses.* Lanes and carriage houses shall comply with the following:

- a. In existing carriage houses, original entries shall not be enlarged.
- b. Where carriage houses are to be expanded in depth to accommodate automobiles, such expansion shall not occur on the lane side of the building.
- c. New carriage houses may provide up to a four-foot setback to allow a turning radius into the garage on a narrow lane.
- d. Garage openings shall not exceed 12 feet in width.
- e. Roofs shall be side gable, hip with parapet, flat or shed hidden by parapet.
- f. Carriage houses, garages, and auxiliary structures must be located to the rear of the property, even in the case that there is no access from a lane. Upon approval by the city traffic engineer, a gate shall be placed on the street side of the property. Overhead garage doors shall not be used on street fronts, adjacent to sidewalk, unless they are detailed to resemble gates.
- g. Bridging streets and lanes is inappropriate. Streets and lanes cannot be bridged by development, except on Factor's Walk. Such bridges shall be for pedestrian use only. Factor's Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

(15) *Utilities and Refuse:* Utilities and refuse shall comply with the following:

- a. Electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view.
- b. HVAC units shall be screened from the public right-of-way.
- c. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.
- d. Refuse storage areas shall be located within a building or shall be screened from public streets and lanes.

(16) *Monumental structures.* Monumental structures shall comply with:

- a. The height limits as shown on the height map; provided, however, nothing in this subsection shall be construed so as to prohibit the historic board of review from approving church steeples and spires in excess of the maximum height.
 - b. Setbacks as identified in subsection (l)(3).
 - c. Large scale development requirements as set forth in subsection (l)(7)(a).
 - d. The visual compatibility factors as set forth in subsection (k)(6).
- (17) *Overlay districts.* Those districts within the historic district where special conditions pertain.

Factors Walk. The boundaries of the Factors Walk overlay district are the Savannah River on the north; Bay Street on the south; Warner (Water) Street on the west and Randolph Street extended on the east. Development within the Factors Walk overlay district shall comply with the following:

- a. Buildings along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.
 - b. A pedestrian setback shall be provided along the river's edge and on the north side of River Street.
 - c. Proposed construction north of River Street shall be placed perpendicular to the river.
 - d. Buildings on the north side of River Street shall not exceed two stories in height.
 - e. Structures shall be made of brick, ballast stone or wood; provided, however, the historic review board may approve other materials upon a showing by the developer that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.
 - f. New construction on the south side of River Street shall not exceed three stories or 45 feet above Bay Street.
- (m) *Definitions.* For the purposes of section 8-3030 [this section], historic district, certain words or terms used in this section shall be defined as follows:

Words used in the singular number include the plural, and words used in the

plural include the singular.

Words used in the present tense include the future tense.

The word "lot" includes the word "plot" or "parcel."

The word "building" includes the word "structure."

The word "shall" is always mandatory and not merely discretionary.

The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged or designed to be used or occupied."

Appurtenance. Accessory object including, but not limited to, fences, light fixtures, signs, brackets, downspouts, and trellises.

Block. A block is a rectangular space bounded on three sides by a street and on the fourth by a lane and occupied by or intended for buildings.

Block front. A block front is the street fronting a block, excluding the lane frontage.

Commercial building. A building whose primary function is for business or retail use.

Deck. A structure without a roof directly attached to a principal building, which has an average elevation of 30 inches or greater from finished grade.

Exterior expression. Exterior building design features that visually define the number of stories.

Historic building. A building which is classified as historic on the City of Savannah's historic building map, adopted and approved by the mayor and aldermen. A copy is housed with the city preservation officer.

Historic setback. The average setback of a group of historic buildings along a block front.

Large scale development. Development whose ground floor footprint is equal to or greater than 9,000 square feet.

Meeting rail. The horizontal portion of a double hung window where the upper and lower sash meet.

Monumental structure. An institutional building such as a church sanctuary, governmental building, school or institution of higher learning, theater or museum, historically having special or unique form because of the nature of its

use.

Raised basement. The lowest story of a building raised an entire story above ground level and does not contain the primary entrance.

Retail structure. A building housing a use engaged in retail trade and/or services.

Service street. The north-south street bounding the east and west edges of a ward, usually a one-way street.

Steeple. A tall structure usually having a small spire at the top and surmounting a church tower.

Storefront. The ground floor area of a retail building featuring large glass windows.

Story. That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, shall be construed as a story.

Street elevation type. Refers to the number of stories of the principal facade of a residential building.

Stucco. A type of exterior plaster historically applied as a two- or three-part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder.

Tall buildings. Buildings five or more stories tall.

Tithing block. A unit of Oglethorpe's Plan for Savannah. Tithing blocks are located on the north and south sides of a square and usually consist of five 60-by 90-foot lots.

Trust block. A unit of Oglethorpe's Plan for Savannah. Trust blocks are located on the east and west sides of a square. There are four trust blocks in each ward.

Trust street. A unit of Oglethorpe's Plan for Savannah. Trust streets are the streets that separate the trust blocks.

Ward. A unit of Oglethorpe's Plan for Savannah consisting of 40 tithing lots and four trust blocks around a square.

(n) *Appeals/variances.* Appeals from decisions made pursuant to the requirements of section 8-3030 and from the design standards contained therein shall be made as follows:

1. The preservation officer shall make findings of fact on each application to the historic review board, regarding compliance with the design standards. Such findings shall be submitted to the board for consideration during its hearing on each application.
2. Decisions of the preservation officer which do not require review board action may be appealed to the historic district board of review.
3. Decisions of the board of review may be appealed to the zoning board of appeals as provided in section 8-3165 as decisions of the zoning administrator, subject to the provisions of subsection (k)(6).

Appeals of decisions of the board of review regarding demolition shall be taken to the Mayor and Aldermen within 30 days of the date of notification of the decision. Such appeal shall be filed with the zoning administrator. The zoning administrator shall transmit to the mayor and aldermen all the papers constituting the record upon which the action appealed from was taken.

4. Variances from the design standards granted by the board of appeals pursuant to the provisions of section 8-3163(c) request for a variance shall become effective only upon a finding by the historic review board that such variance will result in a development which is consistent with the visual compatibility factors as set forth in subsection (k)(6).

(o) *Historic building map.* The city's historic building map, attached to the ordinance from which this subsection is derived and specifically incorporated by reference in this section and bearing the designation "Historic Building Map" with the signature and seal of the clerk of council, is hereby adopted and approved and made a part of the zoning map of the City of Savannah as an "overlay" thereon.