

**CITY OF SAVANNAH
HISTORIC DISTRICT BOARD OF REVIEW
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

STAFF RECOMMENDATION

PETITIONER: Paul Miller
224 Houston Street
Savannah, GA 31401

FILE NUMBER: H-111020-4546-2

ADDRESS: 224 Houston Street

DATE: November 9, 2011

NATURE OF REQUEST:

The applicant is requesting approval for exploratory demolition at 224 Houston Street. The demolition will be limited to a rear wood frame shed addition on the east elevation fronting the courtyard and two staircases leading into the courtyard. The rear historic wall of the main structure will remain intact and the existing openings, three in the upper level and three in the lower level will remain unaltered. Any proposed changes to these openings will be submitted for final approval at a later date.

FINDINGS:

The historic residence at 224 Houston Street is a rated structure within the Savannah Historic Landmark District and was constructed in 1850. A rear shed addition first appears on the 1898 Sanborn Map (fig. 1) and more accurately in its current condition on the 1916 Sanborn Map (fig. 2). The wood frame structure has since fallen into a state of disrepair.

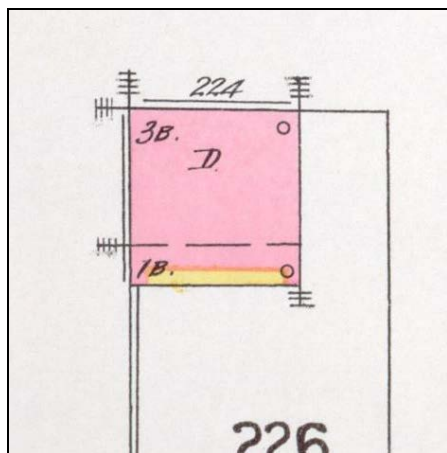


Figure 1: 1898 Sanborn Map.

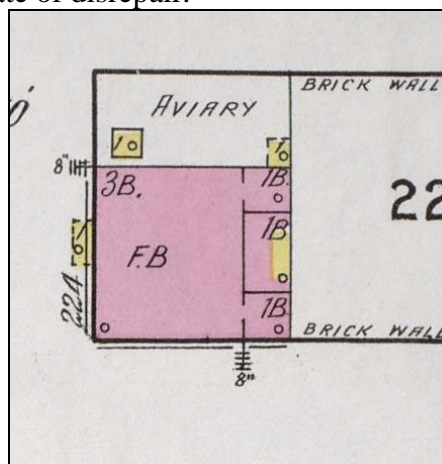


Figure 2: 1916 Sanborn Map.

The following Secretary of the Interior Standards apply:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The standard is met. The rear wood frame shed addition is not a character defining feature of the building; additionally it is in a state of disrepair.

Each property will 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 elements from other historic properties, will not be undertaken.

No conjectural features are proposed. The demolition is limited to exploratory demolition. Plans for final construction details will be submitted at a later date.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The standard is met. The rear addition has not acquired historic significance and has fallen off of its foundation and lost a cornerboard causing the siding to detach from the wall.

The following standards from the City of Savannah Historic District Ordinance (Sec. 8-3030) apply

***Demolition in the historic district.** Demolition is deemed detrimental to the public interest and shall only be permitted pursuant to prescriptions of this section. All requests for demolition of any building, wall, fence, porch, or stoop within the historic district shall come before the Board. Any structure not designated as historic must first be evaluated and considered for historic designation prior to issuance of a Certificate of Appropriateness for demolition.*

The wood frame rear addition does not appear to be historically significant. The current structure is not integrated into the masonry structure. Furthermore, the addition has deteriorated beyond repair.

STAFF RECOMMENDATION:

Approval for exploratory demolition with the condition that any proposed change to the rear of the property visible from the public-right-of way be submitted to the Historic Review Board for approval.

SPW:bpb