



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

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110 East State Street  
1:30 PM  
Agenda

**December 6, 2013 Historic District Board of Review- Energy Efficiency Subcommittee Meeting**

**I. CALL TO ORDER AND WELCOME**

**II. SIGN POSTING**

**III. CONSENT AGENDA**

**IV. ADOPTION OF THE AGENDA**

**V. APPROVAL OF MINUTES**

**VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA**

**VII. CONTINUED AGENDA**

**VIII. REGULAR AGENDA**

1. [Discuss energy efficiency in historic buildings](#)

HISTORIC DISTRICT BOARD OF REVIEW  
ENERGY EFFICIENCY COMMITTEE MEETING  
DECEMBER 6, 2013

In Attendance: Jerry Lominack (Committee Chair), Keith Howington (Committee Member), Stephen Merriman (Committee Member), Robin Williams (Committee Member), Leah G. Michalak (HDBR Staff), Stephen Manning (VNS Corporation), Jeff and Toby Tift (Coastal Sash and Door), and Jim Walker (Home South Architectural).

Jerry: Is concerned about imposing non-energy efficient methods on home owners with regard to windows on historic buildings. He stated that he invited three local window company representatives to the meeting that he feels have windows that may meet the Ordinance criteria for new windows on new construction (double-paned, simulated divided lite.) These three companies represent Lincoln, Kolbe & Kolbe, and Marvin. He wants to be clear that he does not feel it may always be appropriate to replace historic windows on historic buildings with double-paned, SDL windows. He is concerned about the long range economic impact on home owners with regard to energy lost through historic duplication windows.

Toby: He described their (Marvin's) SDL windows and stated that they also have an "all-wood" (not clad) SDL window.

Jim: He represents Kolbe & Kolbe. He brought samples of both and compared and contrasted a TDL window with an SDL window.

Jerry: He doesn't believe that SDL would be an appropriate replacement window when only partial window replacement on an historic building is requested by the applicant.

Robin: Can the spacer bar between the glass panes of an SDL window be white? He feels white would be more realistic. The deep shadow from the double glass, he feels, is a problem.

All Reps: Yes, a spacer bar can be any color with a special order. Each representative stated that they have used SDL windows on National Register/National Park Service projects through-out the country.

Jerry: He stated, per the building code, that using non-code compliant windows on historic buildings is up to the local jurisdiction.

Stephen Manning: The distance between pieces of glass in a double-paned window can vary per the manufacturer and the product line.

Jerry: "The question I am posing to the Committee is: Are there times when SDL windows might be appropriate replacement windows on historic buildings?"

Robin: "Aesthetics guide the Board's (HDBR) decisions, not energy." He sees two issues with using SDL windows on historic buildings:

1. Gap between the glass: can the spacer bar meet the putty line in a more realistic manner?
2. The "look" of the glass: does anyone make hand-blown looking glass?

Stephen Merriman: He stated that there are manufacturers that make "hand-blown looking glass" and they are very expensive.

Jerry: "One could argue that installing impact resistant windows helps preserve a building through resistance to hurricanes."

Stephen Merriman: "A lot of these old buildings have been through many hurricanes without impact-resistant windows."

Jim: "What does the Committee think about potentially keeping the TDL windows on historic buildings at eye-level and allowing SDL windows at the other levels?"

Jerry: He asked each Rep to provide a list to him of historic buildings where they have installed SDL windows (prior to the current ordinance standards) by Monday.

Follow-Up Information Provided by Reps:

Stephen Manning:

"All of the examples I am going to give you are new construction but, will give you a good

look at insulated SDL windows in the Historic District area.”

Four examples below:

- 220 E. Waldburg St. - Clad, Lincoln, SDL
- 504-508 East McDonough St. - Clad, Windsor, SDL
- 415-409 East Perry St. - Clad, Lincoln, SDL
- 212 Houston St. - Clad, Windsor, SDL

Toby Tift:

- Trinity Methodist Church - Wood SDL
- Bohemian Hotel - Clad SDL
- Gamble Building - Clad TDL
- Savannah Law School - Wood TDL
- Catholic Chancery (Abercorn) - Clad SDL
- Mikrve Israel - Clad SDL
- Wesley Monumental - Clad SDL
- Pink House Addition - Wood SDL
- Coastal Bank (Downtown) - Clad SDL
- Staybridge Suites - Clad SDL

Jim Walker:

As requested, here is a list of jobs in the Historic District featuring Kolbe and Kolbe windows, insulated glazing and simulated divided lite. This includes new construction, additions, and replacements.

- United Way Building, Bull and Taylor
- Madison Row, 5 and 7 East Macon Street
- Condos at Alice and Montgomery Streets
- 3 West Jones Street
- 9 West Gordon Street, rear elevation
- 19 East Gordon Street, rear elevation
- 130 Houston Street

#### **IX. REQUEST FOR EXTENSION**

#### **X. APPROVED STAFF REVIEWS**

#### **XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS**

#### **XII. REPORT ON ITEMS DEFERRED TO STAFF**

#### **XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS**

#### **XIV. OTHER BUSINESS**

#### **XV. ADJOURNMENT**