



## Savannah Historic District Board of Review

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Virtual Meeting  
July 8, 2020 - 1:00 P.M.  
MINUTES

### JULY 8, 2020 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

Members Present: Dwayne Stephens, Chair  
David Altschiller  
Stephen Bodek  
Kevin Dodge  
Stan Houle  
Ellie Isaacs  
Becky Lynch  
Melissa Memory

Members Absent: Nan Taylor, Vice-Chair

MPC Staff Present: Leah Michalak, Director of Historic Preservation  
Ryan Jarles, Cultural Resources Planner  
Alyson Smith, Historic Preservation Planner  
Bri Morgan, Administrative Assistant

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [1. Approve All Items on the Consent Agenda](#)

###### **Motion**

Approve

###### **Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: David Altschiller

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

## [2. Petition of Hansen Architects PC | 20-002715-COA | 509 East Charlton Street | Fence](#)

[Application and Drawings 20-002715.pdf](#)

[Staff Recommendation - 20-002715.pdf](#)

### **Motion**

Approval for a new fence to be located to the side and rear of 509 East Charlton Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Ensure the fence is to be located a minimum of 5' from the adjacent building to the west because otherwise the work is visually compatible and meets the standards.
2. Revise the portion of the fence proposed to be 3' to 48 inches in height to be visually compatible with front yard fences on other contributing properties; or, 7' in height to be consistent with the other proposed fence height.

### **Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: David Altschiller

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

## **IV. ADOPTION OF THE AGENDA**

### [3. Adopt the July 8, 2020 Agenda](#)

**Motion**

Approve Agenda

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Stan Houle

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

**V. APPROVAL OF MINUTES**

[4. Approve June 10, 2020 Briefing Minutes and Regular Meeting Minutes](#)

[📎 06.10.20 MEETING MINUTES.pdf](#)

**Motion**

Approve June 10, 2020 Briefing and Regular Meeting Minutes

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: David Altschiller

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

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

**VII. CONTINUED AGENDA**

[5. Continue All Items on the Continued Agenda](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[6. Petition of Gunn Meyerhoff Shay | 16-006852-COA | 630 East River Street | New Construction Parking Garage:  
Part II, Design Details](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[7. Petition of Gunn, Meyerhoff, Shay | 17-002122-COA | 602 East River Street \(Hotel Anne\) | New Construction  
Part II: Design Details](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[8. Petition of Ethos Preservation | 19-004724-COA | 219 East Charlton Street | Amendments and Alterations](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: David Altschiller

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[9. Petition of Hartman-Cox Architects | 20-002695-COA | 125 Bull Street | Rehabilitation, Alterations, and Additions](#)

**Motion**

Defer.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye

Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### [10. Petition of Alex and Natalie Gonzalez | 20-002304-COA | 232 Price Street | Rehabilitation, Alterations, & Additions \(with Variance Recommendation Request\)](#)

[☞ Staff Recommendation 20-002304-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

**Ms. Leah Michalak** presented the applicant's request for approval of alterations and a two-story addition for the property located at 232 Price Street. The existing one-story concrete block building evokes some elements of the Art Deco style of architecture; the proposed design of the alterations and addition builds upon that Art Deco influence. The request is to remove an existing one-story addition at the rear, two-story addition on the rear half of the existing building, alter the window and door openings on the existing building, new stucco finish on the existing building, and new awnings. The applicant is also requesting a recommendation for a variance from the Base Zoning District standard that states: ***D-R. Building Coverage (max). 75%***. This is to allow for 100% lot coverage. The existing lot coverage is 100%.

The building was constructed between 1916 and 1954 (c.1930s) and is a non-contributing building within the Savannah National Historic Landmark District and the Savannah Local Historic District. Per the Sanborn Maps, it was a concrete block structure built as a store and originally had a one-story wood porch on the Price Street façade. The porch appears through the 1973 map but does not appear in any photographs located by staff. Historically, this parcel contained a variety of wood outbuildings and was the rear yard for 501 East McDonough Street (see attached Staff Research document).

The existing lot is 743 square feet and 17.89 feet wide. It is a pre-existing non-conforming condition. The building coverage standard is not met. The proposed lot coverage is 100%. The existing lot coverage is also 100%, which is a pre-existing non-conforming condition, however, the rear addition is proposed to be removed and replaced with a two-story addition with the same footprint. The applicant has requested a recommendation for a variance from this standard. No setbacks are proposed, and no setbacks are required.

The height of the building, to the top of the second story addition, is 29 feet and is visually compatible. The proportion of the front façade of the one-story building facing Price Street is an existing condition. All openings are taller than they are wide which is visually compatible. The front façade on the existing building is proposed to have a pair of windows (relocated front entry). No windows currently exist on the Perry Street façade; a regular rhythm of windows is proposed to be added that is visually compatible. The space between the building, or lack there of, is an existing condition. The front entrance facing Price Street, with a secondary entrance along Perry Street, is visually compatible.

The following materials, textures, and colors are proposed:

- Stucco added to the existing building with an integral standard “White” finish; ensure that the stucco has a smooth or sand finish.
- Fiber cement clapboard siding on the addition “Cyberspace” (dark gray); ensure that the siding has a smooth finish.
- Metal guardrail “Black Magic.”
- Wood doors “Network Gray.”
- Windows “Network Gray.”
- Metal awnings “Black Magic.”

The existing building has a parapeted roof with an Art Deco inspired stepped parapet at the Price Street façade. The addition is proposed to have the same roof shape and is visually compatible with the existing building. The building itself creates a wall of continuity along both streets.

Staff recommends that the Art Deco detailing on both the stucco and fiber cement siding be reduced/minimized as to more accurately reflect residential Art Deco detailing (see Staff Research examples).

The Streets and Lane standards have been met. The Height Map permits 4-stories in this location and 2-stories are proposed; the standard has been met. The story standard is met. The parapet on the 2nd story addition is not considered a story; it varies from 1'-1" to 2'-3" in height. The exterior expression of height standards are met. The height of the first story of the existing building and the proposed addition is 11 feet.

Building Form standards do not apply as this is an addition to an existing building. The existing building is slab on grade; therefore, the addition is slab on grade and the Foundation Materials Standards do not apply. The Exterior wall standard is met. The existing building is currently residential but historically commercial. A new stucco exterior is proposed on the existing building; staff requests the petitioner ensure that the stucco has a smooth or sand finish. The addition is proposed to be fiber cement clapboard style siding; staff requests the petitioner ensure that the fiber cement siding has a smooth finish. The Finish and Treatments standard is met.

The building entrance is proposed to face the north-south street which is consistent with other contributing buildings that face Price Street. Staff requests the petitioner ensure the standard is met for the stucco portion of the building. The doors are proposed to be “Pella, Architect Series.” The door standards are met.

Fixed, fire-rated glass block windows are proposed on the north façade; due to the proximity of the building to the north these windows will not be visible from a public right-of-way. All other windows are proposed to be double-hung and meet the 5:3 ratio. The window standards are met. The proposed window is “Pella, Architect Series 850” which is a double-paned clad product that has previously been approved by the Board for use on non-contributing buildings and new additions. No muntins are proposed. Staff requests the petitioner ensure windows on the stucco portion of the building are inset not less than 3 inches. Staff recommends that the stucco surround around the windows on the stucco portion of the building be removed in their entirety because they are not a typical or appropriate feature for a residential stucco building.

An 18” high railing is proposed on top of the first floor parapet in order to create a 42” high guardrail for deck access. The intent of the Porches, Stoops, Balconies, Porticos, Exterior

Stairs and Decks standards are met. The deck is screened by the first floor parapet and is not visible from the public right-of-way. The awning standards are met. Two foot deep metal powder coated awnings are proposed over both entry doors. They provide 8'-8" of clearance above the public sidewalk.

The low-pitched roofs are screened by parapet walls. Parapets have a stringcourse and a coping. The roof deck nor the roof material is visible behind the parapet walls.

Electrical meters were not shown on the drawings; however, the photos show that the existing electrical meters are near the door on the Perry Street façade. Staff recommends that the new electrical meter be in the same location as the existing; that it not be on the front façade and not be any further to the west on the Perry Street façade. Roof mounted equipment is proposed to be located on the roof of the second story; it will be screened by the parapets. Refuse storage is proposed within the building at the rear addition. The submittal packet does not indicate any new exterior light fixtures. This property is 100% lot coverage and does not provide on-site parking and, therefore, does not have a curb cut.

#### **VARIANCE RECOMMENDATION:**

The applicant is requesting a recommendation for a variance from the Base Zoning District standard that states:

***D-R. Building Coverage (max). 75%***To allow for 100% lot coverage. The existing lot coverage is 100%. The existing building currently covers 100% of the lot and is a pre-existing non-conforming condition. The addition at the rear is too deteriorated to be reused; therefore, it will be replaced with a new addition with the same footprint. Staff recommends approval of the variance because the lot coverage is a pre-existing non-conforming condition that is not injurious to the neighborhood, not detrimental to public health, safety, or welfare, and is a special condition that already existed when the current owner purchased the property.

#### **PETITIONER COMMENTS**

**Mr. George Bailey**, architect for the petitioner, stated they have no issue complying with staff recommendations and requests.

#### **PUBLIC COMMENTS**

**Mr. Ryan Arvay**, of Historic Savannah Foundation, stated his organization agree with staff recommendation to scale back the Art Deco style. He asked about the relocation of the front door. He questioned moving the door and the two story addition of the rear; the clapboard is an odd finish. He would like consideration of removing the detail and a more modern structure.

**Mr. Bob Rosenwald**, of the Downtown Neighborhood Association, stated nothing points to Art Deco. It is too small to make an architectural statement; prefer a traditional detail to compliment the neighborhood.

**Ms. Heather Bailey**, area resident, stated she likes the overall design. Suggests simplifying the Art Deco style. She stated she has concerns about the roof drainage downspout. Could it be moved to north west corner, so it does not pool in her yard. She asked how would the power line be rerun. She inquired of the project completion.

**Mr. Bailey** responded that the drainage location can be reconfigured. The public utility can be figured out in concert with the power company to ensure no one's power is interrupted. Construction and completion is dependent upon approvals; it could take two to three months after procuring a general contractor. Regarding the Art Deco, it is a play off of the parapet



configuration and enhances as an organizing element.

### **BOARD DISCUSSION**

**Ms. Lynch** stated she is happy to see the rehabilitation of the building, and agrees with staff. She has no issue to 100% lot coverage; the Art Deco seems somewhat contrived. She recommends working out the transition between the stucco and siding. **Ms. Memory** commended the petitioner for rehabilitating the building though it is a non-contributing property, and agrees with staff recommendations. **Mr. Altschiller** agreed, and cautioned against emphasizing the Art Deco style too much. **Ms. Isaacs** states she believes the glass block is essential and the front door should be kept; also agrees with staff comments. **Mr. Dodge** agrees with the previous comments and staff recommendations. **Mr. Houle** hopes the glass block can be worked into the design, and transition the front and back smoothly. **Mr. Bodek** had no comments.

### **STAFF RECOMMENDATION:**

**Approval for alterations and a two-story addition for the property located at 232 Price Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

**Reduce/minimize the Art Deco detailing on both the stucco and fiber cement siding to more accurately reflect residential Art Deco detailing (see Staff Research examples).**

1. Remove art deco detailing.
2. Remove the stucco surrounds from around the windows.
3. On the stucco portion of the building, inset the doors and windows a minimum of 3 inches from the face of the building.
4. Ensure that the new electrical meter is installed in the same location as the existing.
5. Ensure that the stucco has a smooth or sand finish.
6. Ensure that the siding has a smooth finish.

**Recommend approval to the Zoning Board of Appeals for a variance from the Base Zoning District standard that states: “D-R. Building Coverage (max). 75%” to allow for 100% lot coverage because the variance criteria are met.**

**Ms. Isaacs** proposed an amendment to the motion for the door to remain as located in the glass block, however, the motion did not receive a second and it failed.

#### **Motion**

The HDBR motioned to approve staff recommendation of approval for alterations and a two-story addition for the property located at 232 Price Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Reduce/minimize the Art Deco detailing on both the stucco and fiber cement siding to more accurately

reflect residential Art Deco detailing (see Staff Research examples).

2. Remove the stucco surrounds from around the windows.
3. On the stucco portion of the building, inset the doors and windows a minimum of 3 inches from the face of the building.
4. Ensure that the new electrical meter is installed in the same location as the existing.
5. Ensure that the stucco has a smooth or sand finish.
6. Ensure that the siding has a smooth finish.

Recommend approval to the Zoning Board of Appeals for a variance from the Base Zoning District standard that states: ";D-R. Building Coverage (max). 75%"; to allow for 100% lot coverage because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Kevin Dodge

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[11. Petition of LS3P Associates LTD. | 18-006314-COA | 2 Whitaker Street | New Construction, Part II: Design Details](#)

- 📎 [Staff Recommendation.pdf](#)
- 📎 [Materials.pdf](#)
- 📎 [Narrative.pdf](#)
- 📎 [Drawings.pdf](#)
- 📎 [May 13, 2020 Board Decision - 20-001511-COA.pdf](#)
- 📎 [Material Samples.pdf](#)
- 📎 [OLD May 13, 2020\\_ PART 2 Drawings.pdf](#)
- 📎 [McCorkle Letter.pdf](#)

**Ms. Alyson Smith** presented the petitioner's request of approval for New Construction, Part II: Design Details at 2 Whitaker Street. The seven-story tall apartment building features retail and commercial at the ground floor and will feature a full basement. The project is Large

Scale and is seeking to earn a bonus story. This petition is part of a larger development that includes the rehabilitation of the adjacent historic building at 21 West Bay Street. The rehabilitation is under a separate project number, File No. 20001516-COA. The buildings are proposed to be internally connected. Limiting loss of historic material, the interior connections will be made at the upper floors. The rehabilitation of 21 West Bay Street was approved on May 13, 2020.

The site is located on the prominent corner of Whitaker and Bay Streets. Sanborn Maps indicate two commercial buildings on this site dating to pre-1884, one two-story and one three-story. The building was altered in the 1960s to give it a more “modern” look. It was not considered a contributing building and was demolished c.2006. In 2012 the HDBR approved the construction of a one-story addition to the adjacent building (Moon River) at the rear of this site (12-00823-COA). The remainder of the site was approved to be fenced. On December 12, 2018, the HDBR approved the demolition of the non-contributing building and Part I: Height and Mass for the new building at 2 Whitaker Street with conditions to be submitted with Part II: Design Details. The HDBR recommended approval to the ZBA for a variance from the recess standard as requested because the variance criteria were found to be met. On December 11, 2019, [File No. 18-006314-COA] The project received a 12-month extension issued on December 12, 2018, for the demolition of a non-contributing building and Part I: Height and Mass. On May 13, 2020, the HBR reviewed Part II: Design Details. Staff recommended approval; however, the HBR continued the petition out of concern over the height and design details. The petitioner provided comments to the noted concerns of the Board. The petitioner has not indicated if they’ve received the variance for the bay spacing from the Zoning Board of Appeals. Staff did not find an approval in the City’s system.

Part I: Height and Mass was previously reviewed and approved under Pre-NewZo, Historic District Section (8-3030) of the City of Savannah Zoning Ordinance. Section (8-3030) was used to review this petition.

In an effort to accentuate the primary entrance along Bay Street (to respond to a condition from the Board in Part:1), the petitioner revised the Bay Street entrance to accentuate it by raising the natural quarry stone to the second floor for a more prominent primary entrance bay to satisfy the condition. However, the Board thought the design approach increased the visual expression of the height in the last iteration that was continued. In the current drawings, the stone masonry finish at the base was extended past the mezzanine to extend through the second floor. This was done to lessen the appearance of the height of the building and reduce the field brick overall. The percent of natural quarried stone used on the building has increased because of this. A heavier double cornice line was also introduced to further distinguish the base of the building, while anchoring the base at a pedestrian scale. The arched openings at the recessed primary entrances along Bay Street and Whitaker Street were removed to hold the horizontal line at the second floor. The second-floor window type was also revised to appear more horizontal in nature thereby reducing the perceived height at the base of the building. Staff finds these changes to be visually compatible.

The following materials and colors are proposed:

- Brick & Mortar: General Shale, Cascade White Velour, Modular Size, Cleveland County Plant, Extruded Style, Wirecut
- Natural Stone Cladding: CME Brick, Stonebrooke Natural Stone Veneer, Limestone, Lightsmoke, Honed
- Aluminum Clad Wood Windows/ Storefronts: Windsor Pinnacle Select Aluminum Clad Windows, Bronze. All windows and storefront assemblies to have 3.5” flat casing by

manufacturer.

- Canopy: Mapes Architectural Canopies, Super Lumideck Flat Soffit, Mapes Bronze
- Cast Stone Headers, Sills & Coping: Arriscraft International, Montecito Color, Renaissance Masonry Unit, Satin Finish
- Aluminum Storefront System at Ground Floor: YKK AP Commercial Storefront Systems, YES 60 TU, YB5N Dark Bronze
- Stucco at Stair Tower and Elev. overrun above roof: Stonebrooke White w/ Fine Finish
- Metal Railings – Balconies: • Hollow Metal Doors- Service Doors, Egress Doors: Curries Series 707. Painted to match window color, “Dark Bronze”
- Overhead Coiling Service Door at West Bay Lane: Overhead Door Model 610S, Brown Color
- Cornices: aluminum with a dark bronze finish.

Besides the aluminum cornices, all materials are the same as previously proposed, except the location and treatment of the materials have changed slightly. Additional brick detailing was introduced to the 7th floor parapet in lieu of the previously proposed stone masonry parapet. The pilasters were lengthened, and stacked brick recessed detailing was added. Staff finds the materials, material treatment and detailing to be visually compatible.

The Exterior Wall design standard is met. The windows will be casement, and window design standards have been met, will be wood clad.

Glazing extends from an 18 inch stone base. Storefront glazing in subdivided sashes will be inset a minimum of four inches from the face of the building and the glazed storefronts will be flush with the face of the building, meeting the standard. Cast stone will be used at the base of the storefront and the storefront will be constructed of aluminum. The canopy will be constructed of aluminum. The roof material will not be visible. Parapets will have a string course and a coping, meeting the standard. The Service Areas, Utilities and Mechanical Systems standards are met. Given the site constraints, staff recommends approval because the intent of the Large Scale Development standard is met.

**Ms. Lynch** inquired of the color scheme rendering.

### **PETITIONER COMMENTS**

**Mr. Michael Garcia**, petitioner representative, stated prior comments were reviewed and applied. He stated the field brick ties in with Moon River, thus they would like to continue with it and attempt to compliment. He referenced other historic high-rise structures connected to shorter structures. He stated they referenced the DeRenne building greatly for visual compatibility. **Mr. Robert McCorkle** stated Part II was not required to be addressed in regard of Height and Mass, as it was approved in Part I, as was the bonus story. He stated he and client support staff recommendation for approval.

### **PUBLIC COMMENTS**

**Mr. Ryan Arvay**, of Historic Savannah Foundation, stated they were able to address the concerns of Part I with the petitioner, excepting the height and mass. The design changes have served the building well. He suggests the HDBR/MPC discontinue the practice of allowing bonus stories. **Mr. Bob Rosenwald** supported Mr. Arvay's statement regarding bonus buildings, and believes this structure is still too tall.

**Mr. Stephens** stated the bonus story provision is provided by the Ordinance; concerns should be addressed to the respective aldermen.

**Mr. McCorkle** stated that HSF, through Daniel Carey, was present at the Part I hearing and supported the height of the building and was deemed visually compatible by the Board.

## BOARD COMMENTS

**Mr. Houle** stated the building meets the design standards. **Mr. Dodge** commended the petitioner for the changes, and agrees with staff recommendations. **Ms. Memory** and **Ms. Lynch** appreciate the changes and agree with staff recommendations. **Ms. Lynch** stated the colors feel heavy handed with the dark cornices. **Ms. Isaacs** agreed with Ms. Lynch and that the windows at the base seem to need to be larger. **Mr. Stephens** stated though there was a procedural misstep, he appreciates the amenable approach; it is improved.

**STAFF RECOMMENDATION:** Approval of New Construction, Part II: Design Details at 2 Whitaker Street because the design is visually compatible and meets the design standards.

### Motion

The HDBR motioned to approve staff recommendation for approval of New Construction, Part II: Design Details at 2 Whitaker Street because the design is visually compatible and meets the design standards.

### Vote Results ( Approved )

Motion: Stan Houle

Second: Steven Bodek

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[12. Petition of LS3P Associates LTD. | 20-002702-COA | 111, 113, 119 Martin Luther King, Jr. Boulevard | Amendments + Signage](#)

- 📎 [Staff Recommendation - 20-002702.pdf](#)
- 📎 [Drawings.pdf](#)
- 📎 [Materials.pdf](#)
- 📎 [Previously Approved Drawings 18-005086-COA.pdf](#)
- 📎 [Sign Drawings.pdf](#)
- 📎 [SPECS.pdf](#)
- 📎 [Narrative.pdf](#)

**Ms. Alyson Smith** presented the applicant's request for approval to amend a previously approved Certificate of Appropriateness for a development at 111, 113, and 119 Martin Luther King Jr. along with a request for signage. The amendments include revisions to the exterior materials: new brick veneer and mortar has been updated from ACME Brick Cherrywood & Argos brown mortar to Glen-Gery White Brick & Argos white mortar; all new cast stone cornices have been replaced with brick projection details, all new cast stone

pilaster surrounds have been removed, and all new cast stone parapet caps have been replaced with metal coping, and exterior light fixtures have been selected; all paint colors for existing buildings have been revised; fabric color for all awnings has changed from black to a custom pattern. Revisions to the design of the Martin Luther King Jr. Boulevard Elevation: ground floor double hung windows and brick corbelling base on 113 MLK bay has been replaced with a 4-panel horizontal glider serving window and wood trim frame; custom wood doors at 113 MLK bay have been reduced in size; existing façade at 119 MLK bay has been altered on the ground floor to show new aluminum storefront at existing door location and new door storefront assembly to be located in the far right existing storefront opening to access proposed office lobby, see floor plan and exterior elevation. Revisions to the Laurel Street Elevation: the continuous fabric awning on the 113 MLK bay has been removed; the design of the railing at the raised patio has been revised (this railing acts now as a drink rail with projecting wood rails on each end to serve both the outdoor patio and Laurel Street), the structure of the railing consists of black steel plates with black perforated aluminum panels; outdoor patio and stair materiality have been updated to the City of Savannah sidewalk standards using Pine Hall Flash Red English Edge Heavy duty or equal, uniform in size measuring 4'x8'x2.75' with beveled edge and spacer nibs; vestibule wood door dimensions have been reduced; a rooftop terrace has been added to the sunroom to be utilized by the office space above, a wood door and transom has replaced a set of double hung windows and a steel railing has been added around the terrace to match the proposed rail along the patio wall. The following types of signs are proposed: one illuminated projecting principal use sign at MLK Jr. Blvd. to be 12 square feet; two plaque signs (1.6 square feet each) at MLK Jr. Blvd.; one fascia sign (15.74 square feet) at Laurel Street; one fascia building identification number sign (1 SF) and one plaque sign (1.6 SF) 125 Martin Luther King Jr. Blvd (Prohibition Restaurant) stucco and CMU walls shall be repainted to match 111 & 119 MLK Bays. This parcel has been added to scope of work.

The original COA for this project was reviewed prior to NewZo; therefore, the Historic District Ordinance Section 8-3030 has been used to review the current request. On August 10, 2010, staff approved the elevated poured concrete service landing and the replacement of non-historic double wood service doors at the rear of 111 Martin Luther King Jr., Blvd with double steel doors [File No. H-100803-4295(S)-2].

The location of 111, 113, and 119 Martin Luther King Jr. Blvd. were constructed between 1898 and 1916 but the buildings are listed as non-contributing due to extensive alterations and loss of historic integrity. Alterations to the exterior facades took place sometime after 1938, and again in the 1990s. The buildings are located within the Savannah Local Historic District.

Visual compatibility factors for 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 is not met. The factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance which shall not be the basis for appeal of an adverse decision. The continuous vestibule at 113 MLK was broken into two corner vestibules with a stall in the center featuring a sliding window. The 4-panel horizontal glider serving window should be revised to one of the approvable window types or maintain the double hung windows as previously approved because the serving window is not consistent with openings found on primary elevations on visually related contributing buildings.

The existing center double door entrance at 119 MLK is proposed to be turned into a storefront bay while a single door entrance is proposed in the far-right corner. The revision

creates an inconsistent storefront rhythm along the street and the proportion of storefront openings would no longer be consistent. Staff recommends restudying the design of the entrance or maintaining the center entrance as previously approved.

Relationship of materials, texture and color standard have been met. The revised glazed white brick and white mortar proposed for use at 113 and 119 Martin Luther King Jr. Boulevard is visually compatible and compliments the exterior material found on the historic Greyhound Station which features structural glass Vitrolux panels along the upper and lower façade of the building. The proposed gray paint color palette, white and blue plaid canvas awnings, revisions to cornices, pilasters, and parapet caps are visually compatible. The proposed copper sconces and light fixtures, 4-panel horizontal glider window and design of the railing with perforated aluminum panels at the patio fronting Laurel Street are also visually compatible. The proposed signs will be constructed of powder coated metal and will feature blue and cream colors. Design standards continue to be met.

Windows, Shutters, and Commercial Storefronts have been met, excepting 'Windows facing a street shall be double or triple hung, awning, casement or Palladian'. That standard is not met. A 4-panel horizontal glider serving window is proposed along MLK Jr. Blvd. The window type should remain as approved or be revised to one of the approvable window types. Awnings, Canopies, and Shade Structures standards have been met.

Historic District Sign Section (8-3121) Fascia and Projecting Signs standard is met. The building is in a nonresidential district and will be backlit. Principal use sign requirements standard is met. The projecting sign at MLK JR. Blvd will be 12 square feet. The sign will project 5 from the building face. The fascia sign at Laurel Street will be 15.74 square feet. Supplemental identification signs standard is met. Two supplemental signs (1.6 SF) at MLK Jr. Blvd. and two supplemental signs (1.6 SF) are proposed at Laurel Street. Signs within the public right-of-way require the necessary encroachment permits are obtained.

### **PETITIONER COMMENTS**

**Ms. Natalie Santiago**, petitioner, stated a coffee stall is being added to for the sliding monolithic window to operate as a service window, like an automatic sliding door within a storefront assembly. The goal is to add to the reactivating and functionality of MLK sidewalk. It is hoped that is will be viewed as a storefront assembly and not as a window. Or, install a double hung window and add a sliding window behind. They are proposing the front of the 119 area, as it is now a office lobby. The spacing of the storefront is being kept as existing.

### **PUBLIC COMMENTS**

**Mr. Ryan Arvay**, HSF, stated the rear façade is more appropriate for the front. Hopes for adherence to staff recommendation.

### **BOARD COMMENTS**

**Ms. Lynch** stated she is sympathetic to the petitioner's request, but it is not visually compatible, and she supports staff recommendation. Perhaps a casement window. **Ms. Memory** and **Mr. Altshiller** agree with staff recommendation. **Ms. Isaacs** stated she agrees with Mr. Arvay; the back seems more like the front and agrees with staff recommendations. **Mr. Bodek**, **Mr. Dodge**, and **Mr. Houle** agree with staff recommendations.

**STAFF RECOMMENDATION:** Approval of the amendments to File No. 18-005086-COA with new signage at 111, 113, 119 Martin Luther King Jr. Blvd. with the following conditions:  
1. Revise the 4-panel horizontal glider serving window to one of the approvable window

types or maintain the double hung windows as previously approved.

2. Restudy the design and location of the single entrance at 119 MLK Jr. Blvd. or maintain the existing center entrance as previously approved.
3. Ensure necessary encroachment permits are obtained.

#### Motion

The HDBR motioned to approve staff recommendation for approval of the amendments to File No. 18-005086-COA with new signage at 111, 113, 119 Martin Luther King Jr. Blvd. with the following conditions:

1. Revise the 4-panel horizontal glider serving window to one of the approvable window types or maintain the double hung windows as previously approved.
- 2..Restudy the design and location of the single entrance at 119 MLK Jr. Blvd. or maintain the existing center entrance as previously approved.
3. Ensure necessary encroachment permits are obtained.

#### Vote Results ( Approved )

Motion: Steven Bodek

Second: Becky Lynch

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

#### [13. Petition of Lynch Associates Architects | 20-002305-COA | 107, 109, 111 East Gordon Street | New Construction, Part II: Design Details](#)

📎 [Staff Recommendation 20-002305.pdf](#)

📎 [Narrative.pdf](#)

📎 [Gordon Street Townhomes- Material Selections \(1\).pdf](#)

📎 [Drawings.pdf](#)

*\*\*Ms. Lynch was recused from this petition.*

**Ms. Alyson Smith** presented the applicant's request of approval for New Construction, Part II: Design Details for three, three-story townhomes at 107, 109, and 111 East Gordon Street and alterations to a historic lane building. Alterations to the lane building include modifications to the south and east building elevations. Surrounding contributing building facades are finished with either stucco or wood siding. The primary exterior wall material is



smooth-finish stucco. The recessed wall and bay projections along East Gordon Street will be clad in painted smooth finish fiber cement board siding. All repairs to the lane building will be in-kind. New infill brick will match existing. Existing windows and doors to be repaired and repainted. New overhead wood garage doors will be installed.

The HBR heard a petition for Large Scale New Construction, Height and Mass Part: I for three, four-story townhomes (five stories including proposed rooftop structures) at 107, 109, and 111 East Gordon Street and demolition of a non-contributing addition and alterations to a historic carriage house on January 8, 2020. The HBR denied the petition based on visual incompatibility because the height of the proposed buildings was found to be too tall for the surrounding historic context [File No. 19-007120COA]. The non-contributing two-story brick addition at the north elevation of the historic building was approved by the HDBR on June 12, 2013 [File No. 13-002558-COA] and was approved again on September 10, 2014, after the approval had expired [File No. 14-003921-COA]. The addition was constructed between 2015 and 2016. The HBR approved New Construction, Part: I Height and Mass on June 10, 2020 with the following conditions:

1. Materials proposed at the lane building shall be submitted with Part II: Design Details for review and approval.
2. Ensure all alterations at the historic lane building are made using the gentlest means possible.

The existing historic building appears to have been originally constructed as two attached structures in 1856. The property at 107 East Gordon Street retains a historic building, constructed in 1856 along East Gordon Lane which is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The following materials and colors are proposed: 1. Walls: Smooth Plaster Stucco - Sto Powerwall System  
2. Aluminum Clad Windows and French Doors - Marvin, "Ultimate"  
3. Fiber Cement Siding - James Hardi, "Artisan Luxury"  
4. Shiplap Siding  
5. Standing Seam Metal Roof - McElroy Standing Seam  
6. Exterior Lighting: Carolina Lanterns –Mariner or Single House Collection  
7. Porch: All railings, details, balusters, handrails, and portico columns will be constructed of painted wood. The wood and stucco porch columns at the ground and second floor have base and cap molding details. The rear porches at 107 & 111 East Gordon Street will be constructed of painted wood.  
8. Gate: A 7'-0" decorative painted aluminum gate will be installed at the recessed entrance along East Gordon Street.  
9. Fences: A new 9'-3" stucco fence will be installed along the west and east property lines. The proposed materials are visually compatible; however, none of the colors have been submitted. Staff requested the proposed colors to be submitted to staff for review and approval along with an infill brick sample, and to ensure the siding and garage doors have a smooth finish.

The Permitted Materials standard is met. True stucco and cementitious siding will be used. Entrances and Doors materials standard is met. Doors will be made of clad wood. Windows, Shutters, and Commercial Storefronts for New Construction standard is met. Windows will be wood clad.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Deck standards are met, and Materials standards are met. Porch elements will be made of wood and will be painted. The roof is metal standing seam. Lighting standard is met. Mechanical Equipment and Refuse. ,

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. Electrical panels are indicated to be located on the lane side of the historic building. Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way. If visible, roof mounted equipment shall be screened. Equipment is shown on the roofs. 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. Refuse will be located within the lane structure. The standard is met regarding the Materials for Fences and Walls. The walls will be made of Portland cement and an iron gate will be used.

The Entrance and Door standard is met. The new doors are made of wood. Existing windows will be repaired in-kind. The proposed materials are visually compatible; however, none of the colors have been submitted. Staff requested the proposed colors are submitted to staff for review and approval along with an infill brick sample.

### **PETITIONER COMMENTS**

**Mr. Andy Lynch**, petitioner representative, stated any color changes would be submitted to staff, otherwise they will use what was indicated. They intend to reuse as much existing material as possible, but there will be replacement brick for use as well.

### **PUBLIC COMMENTS**

**Mr. Ryan Arvay**, of HSF, commended the implemented changes. He suggested a more traditional design for the upper posts on the upper porches and balusters. Does not favor the blind windows on the east and west facades; not positive for the intended use. Feels they are visually incompatible. Questioned the control and stucco joints. **Mr. Lynch** stated the east and west walls are on a zero lot lines are not allowed additional openings on those elevations by building codes, thus, the inset openings and not windows.

**Mr. Bob Rosenwald** commended the changes and agreed with Mr. Arvay's comments. He supports staff recommendation.

### **BOARD COMMENTS**

**Mr. Houle** requested conversation on the scored stucco. **Mr. Dodge** agrees with staff recommendations. **Ms. Isaacs** had issues with the railings and thinks the windows should be investigated because there are fire-rated windows and it leaves the building uninteresting. She also has concerns about the scored stucco. **Mr. Altschiller** and **Ms. Memory** agreed with staff recommendations.

**STAFF RECOMMENDATION**: Approval of New Construction, Part: II Design Details for three, three-story townhomes at 107, 109, and 111 East Gordon Street, and alterations to a historic lane building with the following conditions to be submitted to staff for final review and approval because the proposal is otherwise visually compatible and meets the standards:

1. Submit proposed color selections.
2. Submit an infill brick and mortar sample.
3. Ensure all alterations at the historic lane building are made using the gentlest means possible.

The HDBR motioned to approve staff recommendation of approval for New Construction, Part: II Design Details for three, three-story townhomes at 107, 109, and 111 East Gordon Street, and alterations to a historic lane building with the following conditions to be submitted to staff for final review and approval because the proposal is otherwise visually compatible and meets the standards:

1. Submit proposed color selections.
2. Submit an infill brick and mortar sample.
3. Study the use of scoring.
4. Redesign the balusters, posts, newel post and railing to be more in-keeping with surrounding contributing building features.
5. Research the use of fire rated windows on lot line elevations.
6. Ensure all alterations at the historic lane building are made using the gentlest means possible.

**Vote Results ( Approved )**

Motion: Stan Houle

Second: Ellie Isaacs

Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[14. Petition of GMSHAY Architecture | File No. 20-002646-COA | 225 East President Street | New Construction, Part: I Height and Mass](#)

- 📎 [Staff Recommendation.pdf](#)
- 📎 [July 8, 2020\\_Submittal.pdf](#)
- 📎 [Project Narrative.pdf](#)
- 📎 [Aerial View.pdf](#)
- 📎 [Sanborn Maps.pdf](#)
- 📎 [Anson Ward.pdf](#)
- 📎 [Old\\_Drawings\\_12-19.pdf](#)
- 📎 [19-006553-COA\\_Board Decision.pdf](#)

**Ms. Alyson Smith** presented the petitioner's request for approval for New Construction Part: I Height and Mass for a four-story hotel (with a basement) on the vacant Trust Lot facing Oglethorpe Square at 225 East President Street. The new development will expand the program of the existing Presidents' Quarters Inn. Alterations to the existing 4 ½ story building, known as the Presidents' Quarters Inn, will be submitted with Part II and will consist of the demolition of a non-contributing 1980s addition. The new building features commercial uses at the ground floor with hotel rooms above.

The existing vacant site is located on a Trust Lot in Anson Ward. The site previously featured multiple townhomes ranging from 2 to 4 stories. Two townhomes fronted Abercorn Street at four stories tall from at least 1884 until sometime before 1974, when they were demolished. Surrounding contributing structures include the Owens-Thomas House (constructed in 1816-1819 - two stories with a raised foundation), The Cluskey Building, located across Oglethorpe Square, at 127 Abercorn Street, was constructed in 1859 and is four stories. At the corner of Abercorn and York Street is the former Marine Hospital (constructed in 1906 - 3 and 4 stories tall) and townhomes ranging between 3 and 4 stories. To the north of the site is the historic 1920s three story Graham apartment building with a parapet featuring engaged triangular pediments which likely was designed to reference the Owens Thomas House's triangular pediments. The old Chatham Courthouse Building is located further east which was constructed 1889 and is 3 and 4 stories tall. Further north from the subject site is the historic hotel, the Planters Inn, which was constructed around 1915 which is 7 stories.

The petitioner requested approval for New Construction Part: I Height and Mass for a five-story hotel at 225 East President Street on December 11, 2019. The petition was seeking approval for a bonus story using LEED Gold Certification with exterior walls to incorporate 100 percent modular masonry on all sides. The development was considered Large Scale because the building is located in a 4-story height zone. Staff recommended a continuance on December 11, 2019 in order for the petitioner to consider and redesign the following:

1. Restudy and revise the roof shapes.
2. Restudy the solid to void pattern at the Abercorn Street elevation to appear less like classical residential architecture. Remove the inset panels and shutters.
3. Revise the front yard balustrade to a fence or wall to function as an appurtenance to the building rather than an architectural extension of the building.
4. Remove the three-story porch at the primary entrance because the feature has been designed in a classical residential manner that is inappropriate for the building.
5. Separate the connected balconies at the President Street façade. Remove the balustrade at the roof terraces in exchange for a parapet wall.
6. Add appropriate window headers and pronounced sills.
7. Restudy the proportions and configuration of the primary entrance at Abercorn Street.
8. Raise the third floor to 11 feet to be more consistent with the rest of the floor-to-floor heights.
9. Revise the East President Street and East York Street frontages to not exceed 60 linear feet of continuous height before a minimum one-half story variation is required (to meet the Roofline Variation Standard).
10. Restudy the selected multiple volumes device to meet the intent of the standard or choose another massing device.
11. One additional entrance must be added to the President Street elevation and two entrances must be added to the East York Street elevation per large scale standards.

12. Revise the design of the storefront to extend 18-24 inches from a base of contrasting design or material to the lintel. Ensure storefront glazing is transparent.
13. Revise the proportion of the grouped window openings at the Abercorn Street elevation to appear taller than they are wide.

The request was denied for New Construction, Part: I, Height and Mass [File No. 19-006553-COA]. The consensus was that the height, mass and design of the building should be restudied.

The building site is located within a four-story height zone; and the proposed building is now 4-stories, which meets the Height standard. Surrounding historic building heights range between 3-4 stories with the exception of the Owens-Thomas house, which is two stories. The existing historic Presidents' Quarters building is 4 ½ stories. The height of the proposed new construction is visually compatible with the surrounding context, as well as the overall proportions of the front facades. The windows are taller than they are wide. The proportions of the window openings are visually compatible. The rhythm of solids to voids is visually compatible. The rhythm of the structure along the street is visually compatible. The open courtyard space between the Presidents' Quarters and the subject building is visually compatible. The front yard space, fronting Abercorn Street, is proposed to be semi-enclosed with a low masonry knee wall with vertical metal pickets to match the Juliette balconies. Several surrounding contributing buildings feature balconies and a mix of balconies are proposed at the building's street fronting elevations. Staff finds the balconies to be visually compatible.

The shape of the roof has been revised. The flat roof with parapet is consistent with adjacent contributing buildings and is visually compatible. A wall of continuity is proposed between the President's Quarters courtyard along President Street and York Street. The height of the wall along York Street is 7'-8" and the height of the wall along President Street is approximately 10 feet. The existing wall along President Street will be removed. The walls are visually compatible. Staff finds that the reduced scale of the building is sympathetic, and its components are visually compatible. The Street and Lane standards are met. The basement is entirely underground. The height of the parapet is 3'-6". The Habitable Space standard is met. The exterior expression of the height of the first floor is 15 feet. The exterior expression of the second floor is 12 feet. The exterior expression of the 3rd and 4th floor is 10 feet.

The first story shall be designed as a storefront. All floor to floor heights are met. A water table is located above the first floor; a portion of the second floor is separated with banding. The building is subdivided between base, middle, and top, with fourth floor distinct from the floors below with the use of banding and cornice. The height, mass and proportion of the building form is consistent with the existing 4 ½ story townhouse located on the same Trust Block and the horizontal nature of the Owens-Thomas House located on the Trust Block across President Street to the north. A setback is not proposed. The front property line is setback from the Street. A fenced outdoor seating area is proposed forward of the property line on public property; this condition exists in front of the Owens-Thomas House as well as in front of the Cluskey Building. The lot is approximately 58 feet wide. Its primary entrance fronts the square.

The Windows, Shutters, and Commercial Storefronts standard is met. All windows will be operable. The windows will be either double hung or casement. The centerline of window and door openings will align vertically on the primary façade. The electric meter will be

located within the gated courtyard. HVAC equipment will be located on the roof and screened from the public ROW. The refuse storage will be located within the basement. On-street valet parking is proposed to be located along President Street. This is a Trust Lot. Valet parking is proposed to be accessed from President Street which is a Trust Street. The vehicle and pedestrian drop-off will not be accommodated within the footprint of the building.

### **PETITIONER COMMENTS**

**Ms. Meredith Stone** presented the changes made to comply with staff recommendations. Height was reduced by 17 feet.

### **PUBLIC COMMENTS**

**Mr. Ryan Arvay** commended the petitioner and is pleased with the modified design. He looks forward to working with Mr. Shay regarding Part II.

**Ms. Debbie Roland**, area resident, asked how much parking will be eliminated.

**Mr. Corey Highland**, experienced technical difficulties and could not speak.

**Mr. Bob Rosenwald**, Downtown Neighborhood Association, appreciates the compliance of the petitioner.

**Mr. Mark Anderson**, citizen, asked about the parking and garbage management.

**Mr. Patrick Shay**, petitioner, has proposed slanted parking to reduce by five or six spaces. Regarding garbage stated it will be collected in the basement and lifted out. That will eliminate visible garbage sitting.

### **BOARD DISCUSSION**

**Ms. Memory** commended the changes and agrees with staff recommendations. **Mr. Altschiller** looks forward to Part II, as is **Ms. Isaacs**, **Mr. Dodge**, and **Mr. Houle**. All agree with staff recommendations.

### **STAFF RECOMMENDATION:**

**Staff recommends approval of New Construction Part: I Height and Mass for a four-story hotel at 225 East President Street as requested because the design meets the standards and is visually compatible.**

#### **Motion**

The HDBR motions to approve staff recommendation approval for New Construction Part: I Height and Mass for a four-story hotel at 225 East President Street as requested because the design meets the standards and is visually compatible.

#### **Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Stan Houle

Becky Lynch - Not Present

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Aye

Nan Taylor - Not Present

Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

[15. Petition of Linda Ramsay | 20-002739-COA | 128 West Jones Street | Addition](#)

📎 [Staff Recommendation - 20-002739.pdf](#)

📎 [Updated Drawings.pdf](#)

📎 [Drawings 20-002739-COA.pdf](#)

📎 [APP 128 W Jones 20-002739 - Copy.pdf](#)

**Mr. Ryan Jarles** presented the applicant's request for approval of a 2-story addition to the upper two stories on the rear façade of 128 West Jones Street. The addition is to be on the rear of the contributing building and is to be minimally visible from Barnard Street due to being screened by buildings on 3 sides. The addition is proposed to extend from the upper two stories of the rear façade of the contributing building 10'-0" and is to be the full width of the rear façade (20'-0"). The garden level is to remain open except for a 25 square foot enclosed portion to allow for an elevator shaft. The addition is to be supported by columns; this level of the addition will not be visible from the public right-of-way. The rear façade of the building is, for the most part, a non-historic façade except for two small brick side walls on the east and west side; the central portion of the façade is largely a non-historic enclosure of a historic porch.

The historic building was constructed in 1851 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. 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. The existing and proposed building coverages were not provided. Revise the drawings to include the existing and proposed building coverages. Ensure that the building coverage does not exceed 75%. The rear of the contributing building is minimally visible from Barnard street. An elevation drawing for the west facing façade was not provided; revise the drawings to include a west elevation drawing; ensure that the roof line of the addition is lower than the historic roof line of the contributing building. The addition is not proposed to damage the contributing building in any way and will be reversible. Staff requested the petitioner ensure that the roof line of the addition is lower than and subordinate to the roof line of the contributing building. The windows are proposed to be taller than they are wide. The openings are visually compatible.

The addition is proposed to utilize Hardie-Board as the exterior finish and the color of the Hardie-Board was not provided with the application; staff has requested the color choice for the exterior wall for review and approval prior to submitting drawings to be stamped for permitting. The roof is proposed to be a shed roof sloped towards the rear of the addition; however, the slope was not provided. Staff requested the petitioner to revise the drawings to include the roof slope for the addition.

The garden level of the building will not be visible from the public right-of-way. The second story will be minimally visible at most and a visual exterior expression of the second story will not be identifiable. The third story of the addition will be minimally visible from the public right-of-way. Fiber cement siding (Hardie Board) is proposed. Staff has requested the petitioner ensure that the Hardie Board siding is smooth finish. The exterior color of the

addition was not provided within the submittal; provide staff with the exterior color choice for the addition for review and approval prior to submitting drawings to be stamped for permitting. All openings contain windows and doors. Staff has requested the glazing and muntin information for review and approval prior to submitting drawings to be stamped for permitting. The appropriate trim is proposed. The window sashes are proposed to be inset 4 inches. The windows are proposed to be an appropriate and visually compatible distance. Staff has requested the window material specification for review and approval prior to submitting drawings to be stamped for permitting.

The roof is proposed to be a shed roof sloped towards the rear of the addition; however, an elevation drawing showing the roof configuration was not included. Staff has requested revision of the drawings to include a west elevation drawing including: roof slope for the addition, eaves extending no less than 12 inches, and soffits perpendicular to the building wall. Roof material specifications were not included within the submittal. Staff has requested the roof material for review and approval prior to submitting drawings to be stamped for permitting. The addition is proposed on the rear façade. Staff requested the petitioner ensure that the roof line of the addition is lower and subordinate to the roof line of the contributing building to ensure that the historic roof line is not obscured. The addition is not visible from the front elevation and is to be distinguishable and reversible with minimal damage to the contributing building.

### **PETITIONER COMMENTS**

**Ms. Linda Ramsey**, introduced herself as the petitioner.

### **PUBLIC COMMENTS**

There was no public comment.

### **BOARD COMMENTS**

All of the Board agreed with Staff Comments.

**STAFF RECOMMENDATION:** Approve the request for an addition to the rear of 128 West Gwinnett Street with the following conditions to be submitted to staff for review and approval because otherwise the work is visually compatible, meets the standards, and will be minimally visible from the public right-of-way:

1. Revise the drawings to include the existing and proposed building coverages; ensure that the building coverage does not exceed 75%.
2. Provide all color selections and ensure the Hardie siding has a smooth finish.
3. Revise the drawings to include a west elevation drawing including:
  - Roof slope for the addition.
  - Eaves extending no less than 12 inches.
  - Soffits perpendicular to the building wall.
4. Provide a window specification; ensure that the window muntins are 7/8 inches or less and that the muntin profile simulates traditional putty glazing.
5. Provide a roof specification; ensure that the roof line of the addition is lower and subordinate to the roof line of the contributing building to ensure that the historic roof line is not obscured.



## Motion

The HDBR motioned to approve staff recommendation for approval of the request for an addition to the rear of 128 West Gwinnett Street with the following conditions to be submitted to staff for review and approval because otherwise the work is visually compatible, meets the standards, and will be minimally visible from the public right-of-way:

1. Revise the section drawing on page A4.1 and the roof plan on page S1.1 to include the roof slope for the addition.
2. Provide a window specification; ensure that the window muntins are 7/8 inches or less and that the muntin profile simulates traditional putty glazing.

## Vote Results ( Approved )

Motion: Ellie Isaacs

Second: Steven Bodek

Becky Lynch	- Not Present
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

## X. APPROVED STAFF REVIEWS

[16. Petition of MELISSA YAO HILLE | 20-002975-COA | 206 W BROUGHTON ST | Awnings](#)

☞ [SIGNED Staff Dec- 20-002975 202 W Broughton4.pdf](#)

[17. Petition of FARRELL CLICK | 20-002951-COA | 15 WEST GORDON LANE | Color Change](#)

☞ [SIGNED Staff Dec - 20-002951 15 W Gordon Lane.pdf](#)

[18. Petition of JASPER DESIGN SERVICES | 20-002913-COA | 535 EAST LIBERTY STREET](#)

☞ [SIGNED Staff Dec - 20-002913.pdf](#)

[19. Petition of LIND PROPERTIES | 20-002915-COA | 31 EAST BROAD STREET](#)

☞ [SIGNED Staff Dec - 20-002915.pdf](#)

[20. Petition of ANSCO & ASSOCIATES | 20-002662-COA | Tower Alterations](#)

☞ [SIGNED Staff Dec - 20-002662.pdf](#)

[21. Petition of JAMES HOGAN | 20-002631-COA | 124 WEST GWINNETT STREET](#)

[SIGNED 20-002631-COA Complete.pdf](#)

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

[22. Report on Work Performed Without a COA for the July 8, 2020 HDBR Meeting](#)

[7-8-20 HDBR Report on Work Without a COA.pdf](#)

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

[23. Stamped Drawings - July Report](#)

[July REPORT.pdf](#)

#### XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

#### XIV. OTHER BUSINESS

[24. Preservation Staff](#)

#### XV. ADJOURNMENT

[25. Next Regular Meeting - Wednesday, August 12, 2020 at 1:00pm. Virtual Meeting.](#)

[26. Adjourned](#)

***The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.***