



Savannah Historic District Board of Review

Virtual Meeting
June 9, 2021 1:00 PM
MINUTES

June 9, 2021 Savannah Historic District Board of Review

Members Present: Dwayne Stephens, Chair
Ellie Isaacs, Vice-Chair
David Altschiller
Kevin Dodge
Stan Houle
Becky Lynch
Melissa Memory
Nan Taylor

Members Absent: Stephen Bodek

MPC Staff Present: Leah Michalak, Director of Historic Preservation
Pamela Everett, Assistant Executive Director
Olivia Arfuso, Assistant Planner
Aislinn Droski, Assistant Planner
Bri Morgan, Administrative Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

[1. Site Visits - June Report](#)

📎 [May 25, 2021 - REPORT.pdf](#)

III. CONSENT AGENDA

[2. Petition Signs by James | 21-002332-COA | 125 West Congress Street | Illuminated Sign](#)

📎 [Staff Recommendation- 21-002332-125 West Congress Street.pdf](#)

📎 [Submittal Packet - Drawings.pdf](#)

Motion

Approval for an internally illuminated projecting sign for the property located at 125 West Congress Street also known as ";Barrell House South"; with the following condition because otherwise the work is visually compatible and meets the standards:

1. Ensure that no historic masonry is damaged with the installation of the projecting sign.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Nan Taylor

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

[3. Petition of Felder & Associates | 21-002847-COA | 122 West Taylor Street | Addition](#)

[☞ Staff Recommendation - 21-002847-COA - 122 W Taylor St.pdf](#)

[☞ Submittal Packet - Narrative and Drawings.pdf](#)

[☞ Staff Research - 2001 Approval for Addition.pdf](#)

Motion

Approval of alterations to a non-historic rear addition for the property located at 122 West Taylor Street with the following condition because otherwise the work is visually compatible and meets the standards:

1. Ensure the eaves extend no less than twelve (12) inches beyond the facade.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Nan Taylor

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

IV. ADOPTION OF THE AGENDA

[4. Adopt the June 9, 2021 Agenda](#)

Motion

Approve agenda presented.

Vote Results (Approved)

Motion: David Altschiller

Second: Nan Taylor

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

V. APPROVAL OF MINUTES

[5. Approval of the May 12, 2021 Meeting Minutes](#)

[📎 05.12.21 MEETING MINUTES.pdf](#)

Motion

Approve.

Vote Results (Approved)

Motion: Melissa Memory

Second: Ellie Isaacs

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

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

VII. CONTINUED AGENDA

[6. Petition of GMSHAY Architecture | 21-000792-COA | 618 Montgomery Street | New Construction: Part II \(Design Details\)](#)

Motion

Continue to July 14, 2021.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Nan Taylor

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

[7. Petition of Sottile & Sottile, Christian Sottile | 20-005548-COA | 336 Barnard Street | New Construction: Part II \(Design Details\)](#)

Motion

Continue to July 14, 2021.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Nan Taylor

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

[8. Petition of Pantheon ADC | 21-002857-COA | Lot 6, Decker Ward Tything Lot | New Construction \(Part I\) and Special Exception Request](#)

Motion

Continue to July 14, 2021.

Vote Results (Approved)

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[9. Petition of Harley Krinsky | 21-001990-COA | 112-114-116 West Congress Street | Awning and Special Exception Request](#)

- 📎 [Submittal Packet.pdf](#)
- 📎 [Previous Submittal Packet.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Petitioner Context Photos.pdf](#)
- 📎 [Preservation Brief 44_ The Use of Awningspdf](#)
- 📎 [Staff Recommendation 21-001990-COA.pdf](#)
- 📎 [Petitioner Presentation.pdf](#)

Ms. Leah Michalak presented the applicant is requesting approval to install an awning and for a Special Exception for the property located at 114-116 West Congress Street, known as **Sorry Charlie's**. The awning (which is along West St. Julian Street) will be covered with Black Sunbrella fabric, will provide 8 feet clear above the public sidewalk, and is 15 feet deep.

Since May 2021 meeting, the following design items have changed:

- The awning is reduced in height below the historic cornice feature, reducing the height from 56 inches to 50 inches.
- The awning is reduced in width from 58.6 feet to 50 feet.
- The awning ends are now chamfered at a 45-degree angle.

The historic buildings were constructed in 1820 and are contributing buildings within the Savannah National Historic Landmark District and the Savannah Local Historic District. Although now one business internally, historically, this row of buildings were individual businesses in each bay.

SPECIAL EXCEPTION REQUEST:

The applicant is requesting a Special Exception from the design standard that

states:

Awnings shall not connect two (2) facades.

The request is to allow the awning to span portions of three (3) facades on the connected historic buildings. The request is within the design standards.

Staff recommends approval of the Special Exception from the standard that states “*Awnings shall not connect two (2) facades*” to allow the awning to span three facades because staff found historic examples in City Market where awnings were deep enough to cover produce stands and extended over more than one façade. The request is consistent with the goals of the ordinance and is not detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

The guidelines state that “*a single awning rarely covered two or more bays*” but it is not prohibited. Staff found historic examples in City Market where awnings were deep enough to cover produce stands and extended over more than one façade. The petitioner also provided multiple examples of awnings that are visually related and/or are in City Market currently that extend over more than one façade; however, it is likely that these awnings were installed prior to the incorporation of the Preservation Standards in the ordinance. The chamfered edges of the awning are not visually compatible with the shape of historic and current awnings on contributing buildings within the district. Staff recommends the design be revised to be straight at both corners. Ensure that the installation of the awning hardware does not damage the historic materials. If the chamfers are removed, the scale of the awning will be visually compatible with historic and current City Market awnings.

The guideline is met regarding the fabric. The selected fabric is listed in the Awning Fabric Policy as a “visually compatible” selection. The standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance ***Secretary of the Interior’s Standards and Guidelines for Rehabilitation*** standards are met. The materials, texture, and color of the awning is visually compatible, meeting the Awnings, Canopies, and Shade Structure standards.

Mr. Stephens temporarily lost connection and Ms. Isaacs chaired the meeting.

PETITIONER COMMENTS:

Mr. Harley Krinsky, petitioner, stated he worked with the City to expand the sidewalk on St. Julian Street in a public/private partnership. The first step was to increase the sidewalk, paid for by all the businesses on St. Julian to assist with connectivity to City Market. The awning is very similar to other awnings in City Market, like *Belford's*, *Wild Wings*, *City Market Cafe*, and other businesses. They cover multiple businesses and pilasters. **Mr. Krinsky** stated the truncated corners are required for the ADA to access the corners.

Mr. Stephens returned. **Ms. Lynch** asked if reducing the whole awning size down to mitigate the ADA issue was considered. **Mr. Krinsky** stated that interferes with the door and patron seating and shelter; they are trying to keep all under one

roofline.

PUBLIC COMMENT:

Ms. Holly Kincannon, representing the Historic Savannah Foundation, stated the ordinance is clear regarding awnings. They respectfully disagree with the staff recommendation that it does not impact the visual quality of the pilasters. HSF believes pilasters establish rhythm and are character defining features with details they would like to not see obscured. The historical examples provided pale in comparison to businesses that do not have spanning awnings, like *Lady and Sons* with 15 awnings on the same building but opposite side, and *Churchills* with 7 and other locations on Broughton Street. They would like the ordinance standard upheld and deny the special exception. They appreciate the petitioner's efforts, and request a scalloped edge or brackets.

Ms. Ellen Harris, representing the Downtown Neighborhood Association, supports the Historic Savannah Foundation's comments. Perhaps not deny the petition, possibly place conditions to break the awning and denying the special exception.

Mr. Krinsky responded that the structure was historically one building, not three individual storefronts; one continuous awning reflects that. The pilaster suggestion does not support the patron covered seating, nor does the overlap of the pilaster take away from the architecture of the building.

BOARD COMMENTS:

Ms. Isaacs stated she sees both sides of visual compatibility. **Mr. Altschiller** agrees with the public comments: the single awning obscures the architecture of the building, although obscured before. Our responsibility is to balance those issues. **Mr. Dodge** agrees with Staff recommendation. He appreciates the petitioners willingness to work with Staff and concern for ADA compliance. **Ms. Taylor** stated she sees both sides as well, single awnings are not a new precedence, as there are others historically. Not sure that chamfered corners are the answer either, has not seen that in the Historic District before. **Mr. Houle** agrees that he is concerned about the chamfered corners as well. **Ms. Memory** stated following the standards are best. **Ms. Lynch** stated she does not have a problem with the special exception, but feels the chamfered corners are not the answer. **Mr. Dodge** recommended the petitioner work with staff for assistance with the corners.

STAFF RECOMMENDATION:

Approval for a Special Exception from the design standard that states:

Awnings shall not connect two (2) facades.

To allow the awning to span portions of three (3) facades on the connected historic buildings because the Special Exception criteria are met.

AND

Approval to install an awning for the property located at 114-116 West

Congress Street, known as Sorry Charlie's with the following conditions because the proposed awning is otherwise visually compatible and meets the standards:

- 1. Ensure that the installation of the awning hardware does not damage the historic materials.**
- 2. Revise the chamfered corners to be straight.**

Motion

The HDBR motioned for approval for a Special Exception from the design standard that states:

Awnings shall not connect two (2) facades.

To allow the awning to span portions of three (3) facades on the connected historic buildings because the Special Exception criteria are met.

AND

Approval to install an awning for the property located at 114-116 West Congress Street, known as Sorry Charlie's with the following conditions because the proposed awning is otherwise visually compatible and meets the standards:

Ensure that the installation of the awning hardware does not damage the historic materials.
Revise the chamfered corners to be straight.

Vote Results (Approved)

Motion: Stan Houle

Second: Nan Taylor

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

[10. Petition of Hartman-Cox | 21-002839-COA | 125 Bull Street | Courthouse: Amendments and Conditions](#)

☞ [Staff Recommendation 21-002839-COA.pdf](#)

☞ [Submittal Packet - MPC-Tomochichi_West Elev-Parking Changes.pdf](#)

☞ [Submittal Packet - MPC-Tomochichi_HDRB Conditions.pdf](#)

☞ [Submittal Packet - MPC-Tomochichi_Update-Extended Version.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval of amendments to the previously approved Certificate of Appropriateness for the Tomochichi Courthouse Annex located at 125 Bull Street [File No. 20-002695-COA]. Per the applicant the amendments are as follows:

“The existing loading dock will be infilled at the street level with new metal panels linking the north and south wings. Within this base four separate roll-up doors will be provided to accommodate security parking and service needs. Below the windows in the south wing at the stair tower, one of the recesses will be converted to a door. At the north wing, the sill of the central window will be lowered to create a door. At the street level, new infill will distinguish itself from the existing with a smooth rather than rusticated granite base and the use of metal panels.”

The applicant has also included documents and drawings outlining responses to the conditions from the previous approval. The conditions of the previous approval were as follows and the applicant's responses are italicized below:

1. Minimize the loss of historic exterior walls throughout the project.

It has been a design goal to impact the existing 1898 and 1932 facades as minimally as possible. The location of the new connection between the north and south windows was chosen carefully to create the critical circulation path, address, life-safety concerns, and to minimize the overlap with existing exterior walls (see demolition drawings on pages 2 through 10).

2. Increase the inset of the first-floor infill at the west façade to be differentiated from, yet compatible with, the historic building.

The face of the new metal panel wall at the street level is inset 1'-11 ½" from the face of the north wing and overhead doors are set back 3'-2 ¼" from the west façade of the north wing (see page 14). The depth of the inset has been maximized given the USMS Sally Port space requirements and the location of the existing wall at the ea [sic?].

3. Provide additional information and details regarding the proposal for the historic stairs at both front entrances. The information and details should include: how the new landings will attach to the historic landings, should retain the historic stairs at both locations (possibly under the new landings), and the new work should be differentiated from the old.

Additional details are included in this document (see page 11) to illustrate

the intent to retain the existing stairs below the new landings and to include a protective separation to preserve the existing stairs should there be a desire to return to the original configuration in the future. The drawings also illustrate how the new landings will attach to the historic landings.

4. Reconstruct the tower using the 1930s design not the 1899 design. *Drawings on page 12 illustrate the intent to reconstruct the tower using the 1930s design.*

5. Provide the locations for electrical service, roof and ground mounted HVAC equipment, and the refuse storage area.

a. *Electrical service will enter the building from Whitaker Street. The basement plan on page 13 illustrates where the electrical service is entering the building.*

b. *HVAC equipment located on the courtyard roof is shown on page 15. All other equipment will be located in the basement and 4th floor. Louvers for supply air are being added at the exterior dormer in the north-east corner facing State Street (see north elevation on page 16).*

c. *The trash and recycling dumpsters for the Tomochichi Federal Building and U.S. Courthouse will be located in the Juliette Gordon Low III (JGL III) Building across Whitaker Street. Within the Courthouse, bins for holding trash and recycling until it is transferred to JGL III will be stored in the loading dock. Trash and recycling will be transferred daily.*

6. Provide specifications for all new light fixtures (including site lighting) *A schedule and cut sheets for all new light fixtures are included as Appendix 1.*

7. Redesign the one (1) wide curb cut to three (3) curb cuts at the vehicular entrances that do not exceed 20 feet in width each. *With the introduction of the below-grade parking there are now four vehicular entrances along Whitaker Street: two for the US Marshals sally port, one of the Judge's parking, and one for the loading dock. The necessary proximity of the three northern entrances does not leave enough space to transition the curb back up and down without overlapping door locations and creating unsafe conditions for pedestrians. To ensure safe passage for both vehicles and pedestrians, we are proposing to replace the one 86' wide curb cut with two curb cuts – the*

northern curb cut will be approximately 55' in length, including the apron, to serve three vehicular entrances and the second curb cut serving the loading dock entrance will be less than 20' wide. The proposed curb cuts will not impact parking as there is no on-street parking on Whitaker in the vicinity of the Courthouse. See page 17.)

The original portion of the building, on the South Trust Lot, was constructed in 1899 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The addition, which spans President Street and covers the North Trust Lot, was constructed in 1932-33 and is also listed as a contributing building. Masonry repairs were completed in 2016-2017, and a new clay tile roof was installed in 2012.

This project was originally reviewed and approved with conditions by the Board at the December 9, 2020 HDBR Meeting [File No. 20-002695-COA].

The addition impacts the historic building, its materials and features as little as possible, meeting the guideline. The first-floor infill at the west façade has been revised to materials that will no longer confuse the public the guideline is now met. The historic stairs and the two main public entrances are proposed to be retained beneath the new stairs and landings to ensure reversibility of the new work. The guideline is now met. The tower is now proposed to be reconstructed using the 1930s design, meeting the guideline. The proposed front ramps and stairs, and the tower reconstruction design are now visually compatible.

Staff requests specifications and physical material and color samples for the metal panel and stone proposed for the west first floor infill area.

Mechanical Equipment and Refuse, Lighting, standards are now met. ***Parking and Paving*** is exempt for this trust lot. Vehicular access is from Whitaker Street which is a north-south service street meeting the standard. The structured parking along Whitaker Street, although the area is now proposed to be enclosed, is an existing condition.

Regarding curb cuts, there is an existing 86' wide curb cut along Whitaker Street for access into the existing open structured parking. Four (4) vehicular entrance doors are now proposed in various locations along this façade (increased from three). The northern curb cut is proposed to be approximately 55' in length to serve three vehicular entrances and the second curb cut serving the loading dock entrance will be less than 20'

wide. The standard is not met. However, staff recommends that the area be considered a loading area and be exempt for this provision. The applicant has determined the 55' wide curb cut is the minimum required for three of entrances.

PETITIONER COMMENTS:

Mr. Randall Hall, Chief Judge of the United States District of Courts for the Southern District of Georgia, spoke by request of the petitioner. He thanked the Board and Staff. He stated this is a once in a lifetime project and opportunity to significantly update as needed. The addition of the fourth door on Whitaker Street is for security and the changes are critical to achieving that objective.

Ms. Mary Kay Lanzillotta, of Hartman Cox, stated they incorporated the Board requests. The metal panel system provides differentiation and it is slightly darker.

PUBLIC COMMENTS:

Ms. Holly Kincannon, of Historic Savannah Foundation, stated they still have concern with the metal clabbing an infill material on the west facade along Whitaker Street. They believe it to be visually incompatible; it is too large and dominates the historic streetscape. They are requesting a better balance between the metal and marble; matching marble infill would more compatible. They also have concerns about modifications to the windows: they object to the conversion of arched windows to doors. They will establish a design that renders a loss to the historic fabric and classically defined windows. They hope the entries can be relocated. She asked if the contemporary lamps are placeholders or will the shown lamps remain.

Ms. Lanzillotta stated there will not be much marble area left for after the doors and guard booth for infill; they did have original plans to use marble when there was only one door. They were trying to balance and stay within the Board recommendations to use the metal. The two doors in the pavilions are exits: they have more detail than before but they were previously approved, and are where they need to be located. The Bishop's Crooks light fixtures will remain.

BOARD DISCUSSION:

The Board agrees with Staff recommendation.

STAFF RECOMMENDATION:

Approval for amendments to the previously approved Certificate of Appropriateness for the Tomochichi Courthouse Annex located at

125 Bull Street [File No. 20-002695-COA] with the following condition because the proposed work is otherwise visually compatible and meets the standards:

- 1. Provide specifications and physical material and color samples for the metal panel and stone proposed for the west first floor infill area.**

Motion

The HDBR motioned for approval of requested amendments to the previously approved Certificate of Appropriateness for the Tomochichi Courthouse Annex located at 125 Bull Street [File No. 20-002695-COA] with the following condition because the proposed work is otherwise visually compatible and meets the standards:

1. Provide specifications and physical material and color samples for the metal panel and stone proposed for the west first floor infill area.

Vote Results (Approved)

Motion: Nan Taylor

Second: Kevin Dodge

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

[11. Petition of Ethos Preservation | 21-002859-COA | 127 East Gordon Street | Rehabilitation, Alterations, Additions, Fences, and Demolition of Accessory Structure](#)

- 📎 [Staff Recommendation 21-002859-COA.pdf](#)
- 📎 [Submittal Packet - Application and Checklist.pdf](#)
- 📎 [Submittal Packet - Narrative and Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Staff Research - Site Visit.pdf](#)
- 📎 [Staff Concerns \(Email\).pdf](#)
- 📎 [Petitioner's Presentation.pdf](#)
- 📎 [Petitioner's Rendered Drawing.pdf](#)

Ms. Becky Lynch recused herself from this petition.

Ms. Olivia Arfuso presented the petitioner's request for approval

of rehabilitation of 127 East Gordon Street, including alterations, additions, and the demolition of a rear yard accessory structure. The historic dwelling was constructed in 1869 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The 1869 portion of the building and the 1940s western addition is proposed to be rehabilitated. Existing windows are proposed to be restored, exterior stucco will be patched and repaired using a lime-based stucco with a sand finish, and all rotten wooden elements will be replaced in-kind. The roof is also proposed to be reconstructed in-kind. Along the South elevation, the fire escape will be removed, and the stucco trim and original window configuration will be restored. The main entrance stoop is proposed to be reconfigured. The stair is proposed to go from a two-stair-run to a single-stair-run. The materiality of the stoop will also change. It is proposed to go from the existing cast-in-place concrete, to wood. The proposed entrance portico will have new wooden columns and stone trim, while the lower ground floor columns will be stucco. The steps are proposed to be constructed out of stone and the exterior of the stoop will be stucco'ed as well. A decorative iron railing will be installed. Along the West façade of the 1940s addition, a three-story porch structure is proposed to be added. The first-story of the porch will be accessible via the garden level, the second-story via the parlor level and the third-story will remain uncovered, and will be accessible from the second-floor. Alterations to the existing window openings' height will allow for access to the proposed porches; the width of the openings will remain unaltered. Per the petitioner, the brick below the windows will be removed, and all windows will be stored onsite. The three-story porch will be constructed of stucco'ed base columns, upper wood columns, iron railings, and a shiplap parapet that will wrap the uncovered third-story porch.

Alterations to the property include: the demolition of the rear accessory structure (one-story garage) in its entirety to make room for an in-ground swimming pool. The existing curb cut and driveway along Gordon Street will be removed, and the tree lawn will be re-established. The existing Abercorn vehicular gate will be replaced with a new wood gate, and a wooden man gate is proposed to be installed adjacent to the vehicular gate.

A curb cut along Abercorn Street will be installed, as well as a driveway for vehicular access. A new wood man gate, wooden carriage house doors, and wall-mounted exterior sconces are proposed along the stucco privacy wall along Abercorn Street. An elevated terrace/deck will be

constructed in the rear of the property, but it is proposed to be minimally visible above the existing wall on Abercorn Street. However, the iron guardrail will be visible from the public-right-of-way.

New mechanical equipment will be located on the western portion of the shed roof (above the 1940s addition) and screened from the public right-of-way using painted wood louvers.

127 East Gordon Street was built in 1869. The building is first visible on the 1888 *Sanborn Map*, as a two-story brick structure on a raised basement. It has a two-story frame porch along the rear of the structure and both the principal building, and the porches have standing seam metal roofs. A frame, tri-partite entrance is noted on the front façade of the building. Along the North and East elevations there is, also, a notation describing the presence of iron or metal elements.

The overall configuration of the building does not change on the 1898 *Sanborn Map*. The front portico has gone from a tri-partite configuration to a common rectangular shape. A second-story is noted on the front frame portico, and the roof is labeled as being metal. On the 1916 *Sanborn Map*, a third story has been noted on the principal structure and a three-story frame porch is now visible along the West elevation. By the 1954 *Sanborn Map*, the three-story side porch has been enclosed with brick, and has become a side addition of the principal building. A one-story brick accessory structure is also visible in the south-west corner of the rear yard. There are no obvious additions or alterations on the 1973 *Sanborn Map*. The "Period of Significance" for the *Savannah Downtown Historic District* is 1733-1960; therefore, both the principal building and the 1940s addition are (individually) contributing resources. The rear accessory structure (auto garage), although not noted as a contributing resource on the *Contributing Resources Map*, is also over 50 years old. However, Staff determined that in its current state, the wooden garage within a brick frame does not have historic integrity worth preserving or retaining.

The 1940s addition is proposed to have the window openings on the West elevation modified. The two-stair-run entrance configuration is also proposed to be altered. Staff has determined that these elements have become character-defining features of this contributing resource and should be retained and preserved. These character defining features help to differentiate this property from other similar dwellings situated on Calhoun Square. The standard is not met.

A three-story side porch is proposed to be added along the West

elevation of the 1940s addition. Staff has determined that such an addition will create a false sense of historical development. Although, the principal structure had a three-story frame porch visible on the **1916 Sanborn Map**, it was enclosed with brick between **1916-1954**. Therefore, the addition of such a conjectural feature / architectural element (that never existed along the western façade of the contributing 1940s addition) shall not be undertaken. The standard is not met.

The “Period of Significance” for the *Savannah Downtown Historic District* is **1733-1960**. The 1940s addition was originally a three-story porch that was enclosed with brick between 1916-1954. Also, a rear auto garage was constructed on the property around 1954. Staff has determined that both of these “changes” have acquired historic significance in their own right. However, Staff has determined that in its current state, the auto garage does not retain enough historic integrity to warrant preserving. That being said, the 1940s addition should be retained and preserved. The standard is not met.

The front entrance is proposed to be altered in configuration and materiality. Although the exact date of the front entrance alterations is unknown, Staff has determined that the double-run entrance has become a character-defining feature of the front elevation of this particular property. *Per the applicant*, the alterations to the front entrance took place in the early 1970s. However, since there is no pictorial evidence of the original entrance design, and the exact date of the alteration is unknown, the existing two-stair-run entrance configuration should be retained. The standard is not met.

Mechanical screening is also proposed on the shed roof of the 1940s addition. Staff determined that the differentiation between the principal, historic building’s roof and the 1940s addition (that still retains the remaining pre1916 porch roof), is a distinctive feature of this contributing resource. The proposed screening will create a false sense of visual continuity between the principal, historic building’s roof and the 1940s addition.

Revise the location of the mechanical equipment and the proposed screening to be setback further, so that it does not obscure the distinctive roof feature of this contributing resource.

The shed roof on the 1940s addition is one of the only remaining features of the original three-story side porch that is visible on the **1916 Sanborn Map**. The overextended eaves of the roof are also distinctive features of

this contributing resource.

Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials.

Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.

Staff has determined that the proposed three-story porch addition along the West façade, and the alteration of the proposed window openings to allow for porch access, will destroy historic materials that characterize the property and will not be undertaken in a manner that will allow the essential form and integrity of the historic property and its environment to be unimpaired. The standard is not met.

The proposed three-story porch along the West elevation, and the single-stair-run entrance configuration, although visually compatible with other contributing structures to which it is visually related, does not align with the *Secretary of the Interior Standards and Guidelines for Rehabilitation*. These character-defining features are part of what differentiate this property from other similar dwellings on Calhoun Square. By altering these distinctive features, the building will lose its unique identity.

Stucco Exterior Wall Finish:

White Sail (SW 962)

Balcony Rail and Screen:

Material: *Hardie Artisan Shiplap*

Painted Siding (6" Exposure)

Color: *Network Gray* (SW 7073)

Miscellaneous Breakmetal Trim

Color: *Web Gray* (SW 7075)

Windows and French Doors:

Manufacturer: *Marvin Ultimate*

Color: *Web Gray* (SW 7075)

Front Entry Stoop Baluster:

Manufacturer: *King Architectural Metals*

Entry Stair:

Material: *2" Stone Treads*

Color: *Gray*

Stoop Porch:

Material: *Stone Tile*
Color: *Gray*

Brick Finish:

Color: *Network Gray (SW 7073)*

Carriage House Door:

Manufacturer: *Overhead Door – Signature Carriage Swing Open*

Material: *Stained Wood*

Color: *Mahogany*

Balcony and Terrace Baluster:

Manufacturer: *King Architectural Metals*

Wall Mount Light Fixture: *Quorum*

Garden Gates:

Material: *Wood*

Color: *Wood – Stained to match Carriage House doors*

Ensure that the proposed windows are “Marvin,” Ultimate, wood, double-hung, single-pane, TDL.

The deteriorated shed roof on the 1940s addition is one of the only remaining features of the previous three-story side porch that is visible on the **1916 Sanborn Map**. The shed roof is proposed to be “reconstructed” to match the existing roof.

Ensure that the overall shape and overextended eaves of the historic roof are not altered in any way.

A repaired rear stucco wall is proposed to provide vehicular access along the Abercorn Street frontage. An elevated terrace is also proposed, however, only the iron guardrail will be visible above the rear masonry wall. Staff has determined that this “elevated terrace” will create the roof for an enclosed rear parking structure.

The masonry wall along Gordon Street is proposed to be repainted and new gates will be installed. The walls of continuity will be visually compatible with the contributing buildings to which they are visually related. The standard is met.

The exterior walls are proposed to be repaired / patched (as needed) with a lime-based, 3-coat Portland cement stucco with a sand finish. Once repaired the exterior walls will be painted *White Sail (SW 962)*.

Existing door openings along the South elevation will also be infilled with salvaged brick, to create smaller window openings. Staff has determined that the excessive doors along the South elevation are likely the result of the non-historic fire escape installation.

Ensure that a stucco specification is submitted for review.

Six window openings along the West elevation are proposed to be altered to allow for access to the proposed three-story side porch. A rear door on the South elevation is also proposed to be replaced. All door replacements are proposed to be “Marvin,” Ultimate.

Staff has determined that the alterations of the windows along the West elevation are not appropriate.

Ensure that any proposed doors on the South elevation are “Marvin,” Ultimate, wood doors and that specifications (including the proposed design) for the doors are provided for review.

Six window openings along the West elevation are proposed to be altered, to allow for access to the proposed three-story side porch. Windows on the principal, historic building and the 1940s addition are proposed to be repaired / replaced (as needed). Various doors on the South elevation are also proposed to be removed and infilled to allow for the installation of windows. However, the proposed alterations of the openings on the South elevation will be minimally visible from the public right-of-way. Staff has determined that the excessive doors along the South elevation are likely the result of the installation of the non-historic fire escape. All window replacements are proposed to be “Marvin,” Ultimate.

Staff has determined that the alterations of the windows along the West elevation are not appropriate. Windows on contributing resources shall be repaired rather than replaced, and if replacement is necessary, the replacement must match the material and configuration of the historic window.

Ensure that the proposed replacement windows are “Marvin,” Ultimate, wood, double-hung, single-pane, TDL with transparent glass that has no dark tints or reflective effects and that the configurations are historically appropriate and match the existing window lite patterns.

The main entrance stoop is proposed to be reconfigured. The stair is proposed to go from a two-stair-run to a single-stair-run. The materiality of the stoop will also change. It is proposed to go from the existing cast-in-place concrete, to wood.

The proposed entrance portico will have new wooden columns and a

stone trim, while the lower ground floor columns will be stucco. The steps are proposed to be constructed of stone and the exterior of the stoop will be stucco'ed, as well. A decorative iron railing will be installed.

Along the West façade of the 1940s addition, a three-story porch structure is proposed to be added. The first-story of the porch will be accessible via the garden level, the second-story via the parlor level and the third-story will remain uncovered and will be accessible from the second-floor. Alterations to the existing window openings' height will allow for access to the proposed porches; the width of the openings will remain unaltered. *Per the petitioner*, the brick below the windows will be removed, and all windows will be stored onsite.

The three-story porch will be constructed of stucco'ed base columns, upper wood columns, iron railings, and a shiplap parapet that will wrap the uncovered third-story balcony.

An elevated terrace / deck will be constructed in the rear of the property but is proposed to be minimally visible above the existing wall on Abercorn Street. However, the iron guardrail will be visible from the public right-of-way.

Staff has determined that the proposed plans for the reconfiguration of the front entrance portico and exterior stairs, as well as the addition of a three-story side porch is not appropriate and does not meet the standards.

The roofs are proposed to be repaired / replaced as needed. The deteriorated shed roof on the 1940s addition is one of the only remaining features of the original three-story side porch that is visible on the **1916 Sanborn Map**. Staff has determined that the roof should be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials.

Ensure that the overall shape and overextended eaves of the historic roof are not altered in any way.

Along the West façade of the 1940s addition, a three-story porch structure is proposed to be added. The addition will be highly visible from Gordon Street, and Calhoun Square. Alterations to the existing window openings' height will allow for access to the proposed porches; the width of the openings will remain unaltered.

The standards are not met. Staff has determined that the addition will be

located on a conspicuous façade and will cause damage to openings along the West elevation of the contributing building.

A covered, enclosed garage is proposed in the rear of the structure. The enclosed garage will consist of a stucco masonry wall along Abercorn Street, a matching masonry wall along the interior of the rear yard, the garden level exterior wall of the South elevation and the exterior wall of the neighboring property at **439 Abercorn Street**. The roof will create an elevated deck, which will be minimally visible above the existing masonry wall along Abercorn Street. However, the proposed iron guardrail will be visible from public right-of-way. A new wooden man gate, wooden carriage house doors, and wall-mounted exterior scones are proposed along the stucco privacy wall along Abercorn Street, and the interior rear yard elevation.

The existing Abercorn Street opening dimensions are 8'-9" and are not proposed to be altered. However, exact dimensions for the Carriage House doors were not provided for review.

Information regarding an increase in building coverage was not provided. Provide information regarding the increase in building coverage from the proposed enclosed rear parking structure and ensure that the existing rear yard entry dimensions are not modified in any way.

New mechanical equipment is proposed to be located on the roof. Wood louvers will be installed to provide screening of the units.

Staff has determined that the location of the equipment, and the subsequent screening on the roof, detracts from a character defining feature of the contributing resources. The differentiation between the principal, historic building's roof and the 1940s addition (that still has the remaining 1916 porch roof), is a distinctive feature of this contributing resource. The proposed screening will create a false sense of visual continuity between the principal, historic building's roof and the 1940s addition. As a result, the juxtaposition between the flat parapeted roof of the principal, historic building and the wooden shed roof of the 1940s addition will no longer exist. The standard is not met.

Revise the location of the mechanical equipment and the proposed screening to be setback further, so that it does not obscure the distinctive roof feature of this contributing resource.

The enclosed rear parking structure is proposed to have wall-mounted scones that are *Quorum*.

The existing curb cut and driveway along Gordon Street will be removed, and the tree lawn will be re-established. The existing vehicular gate will be replaced with a new wood gate and a wooden man gate is proposed to be installed adjacent to the vehicular gate. A 16'-10" curb cut along Abercorn Street will be installed, as well as a driveway for vehicular access.

Ensure that the proposed curb cut along Abercorn Street is the property's only point of vehicular access.

The existing masonry wall along the Gordon Street frontage is approximately 6-feet at its tallest point and will be repainted to match the proposed building color. The existing vehicular gate will be replaced, and a new wood man gate will be installed.

Along Abercorn Street, the existing masonry stucco wall will be repaired, and new wood Carriage House doors and a compatible wood man gate will be installed. In total, the wall is approximately 9'-6" in height.

The exterior walls are proposed to be repaired / patched (as needed) with a lime-based, 3-coat portland cement stucco with a sand finish.

Ensure that the stucco repairs match the existing stucco in-kind, and that a stucco specification is submitted for review.

PETITIONER COMMENTS:

Ms. Ellen Harris, petitioner, presented information to detail the modified history of the structure, as they contribute to the design decisions presented. They would like to move the existing vehicular access off of Gordon Street to Abercorn Street and restore the tree lawns on both streets. They are proposing wooden gates to minimize the weight to the historic materials. All windows, doors, stucco, and wood will be repaired as best possible, and replaced only as necessary. There will be a curved stair run to prevent pedestrian entry to Gordon Street. The unknown change dates to the current structure requires the rehabilitation to allow for restoration if original designs are found.

PUBLIC COMMENTS:

Mr. David McCarthy, area resident south of the petitioned property, questioned the enclosed garage as the space is exactly the space between 127 Gordon and his home. The proposed actions prohibit access to the three drain pipes and the permanent ladder to the roof deck of his home. He also asked about the rear wall of the garage proposed to

be demolished, as it is a part of the permanent fixtures along his home. MINUTES

Ms. Harris stated as construction details are worked out, the neighboring structure can be considered.

Ms. Mariel Hamer, with Lynch Architects, stated there will be a separate structural wall at the zero setback property line. All walls will be kept abutting the property lines. The perpendicular walls are of no conflict.

Mr. David McDonald, representing the Downtown Neighborhood Association, stated the petitioner is deviating from the ordinance standards. The additions have been attached long enough to obtain historical significance.

Ms. Christiana Turner, neighboring resident, has concerns about removing the brick garage wall, as it abuts her wall. Requests continuance to obtain more information.

Ms. Holly Kincannon, of Historic Savannah Foundation, proposes the west porch be limited to two stories and one door rather than two for the addition. Prefers the railings be in wood and use of wood ballusters for the period of architecture. Prefer the columns to be restored and exposed. Prefers a straight stair run unless it conflicts with right-of-way. Prefers garden gates removed and garden wall infilled with masonry material.

Ms. Harris stated they are open to considering a brick wall as the gate will not be used.

BOARD DISCUSSION:

The Board agreed there was a lot of question regarding the history of the property and its additions. The stair run should be straight. The Board agreed with staff recommendation that the third floor side porch should be denied. the iron columns should be exposed. **Mr. Altschiller** stated because there is so much encompassed in the petition, he hopes they can be considered individually. **Ms. Taylor said** there was a porch on the west side at one point. Because of the many concerns, the many of the Board felt it was best to continue the petition.

STAFF RECOMMENDATION:

Continue the rehabilitation work, the demolition of a rear auto garage, and the addition of an enclosed rear parking structure at 127 East Gordon Street (for a maximum of 90 days), with the following conditions:

1. **Revise the location of the mechanical equipment and the proposed screening to be setback further, so that it does not obscure the distinctive roof feature of this contributing resource.**
2. **Provide information regarding the increase in building coverage from the proposed enclosed rear parking structure.**
3. **Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials, and that the overall shape and overextended eaves of the historic roof are not altered in any way.**
4. **Submit stucco specification.**
5. **Ensure that any proposed doors on the South elevation are “Marvin,” Ultimate, wood doors and that specifications (including the proposed configuration) for the doors are provided.**
6. **Ensure that the proposed windows are “Marvin,” Ultimate, wood, double-hung, single-pane, TDL with transparent glass that has no dark tints or reflective effects and that the configurations are historically appropriate and match the existing window lite patterns.**
7. **Ensure that the proposed curb cut along Abercorn Street is the property’s only point of vehicular access, and that the existing rear yard entry dimensions are not modified in any way.**

AND

Deny the addition of a three-story side porch (and associated fenestration alterations) along the West elevation and the alteration of the front portico and front stair alterations at 127 East Gordon Street, because the work is not compatible and does not meet the standards.

Motion

The HDBR moves to continue up to the September 9, 2021 HBDR meeting for the rehabilitation work, the demolition of a rear auto garage, and the addition of an enclosed rear parking structure at 127 East Gordon Street (for a maximum of 90 days), with the following conditions:

1. Revise the location of the mechanical equipment and the proposed screening to be setback further, so that it does not obscure the distinctive roof feature of this contributing resource.

2. Provide information regarding the increase in building coverage from the proposed enclosed rear parking structure.
3. Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials, and that the overall shape and overextended eaves of the historic roof are not altered in any way.
4. Submit stucco specification.
5. Ensure that any proposed doors on the South elevation are ";Marvin,"; Ultimate, wood doors and that specifications (including the proposed configuration) for the doors are provided.
6. Ensure that the proposed windows are ";Marvin,"; Ultimate, wood, double-hung, single-pane, TDL with transparent glass that has no dark tints or reflective effects and that the configurations are historically appropriate and match the existing window lite patterns.
7. Ensure that the proposed curb cut along Abercorn Street is the property's only point of vehicular access, and that the existing rear yard entry dimensions are not modified in any way.
8. Revise the size and impact of the porch on the west side.
9. Leave iron columns on front ground/stoop level exposed..
10. Revise same proposed stoop iron railing to be wood, not iron.

Vote Results (Approved)

Motion: Stan Houle

Second: Ellie Isaacs

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

X. APPROVED STAFF REVIEWS

[12. Petition of JORGE LUIS DEL VILLAR | 716 TATTNALL STREET | 21-002660-COA | Installation: rear vehicular gate](#)

📎 [SIGNED 21-002660-COA Decision Packet.pdf](#)

[13. Petition of ETHOS PRESERVATION, Ellen Harris | 110 E GASTON STREET | 21-002661-COA | Alteration to non-historic addition](#)

[☞ SIGNED Staff Decision 21-002661-COA 110 E Gaston St.pdf](#)

[14. Petition of ANDREA MACK | 519 - 521 HARTRIDGE STREET | 21-002746-COA | Color Change](#)

[☞ SIGNED Staff Decision-21-002746-519-521 Hartridge Street.pdf](#)

[15. Petition of ETHOS PRESERVATION, Rebecca Fenwick | 344 BARNARD STREET | 21-002757-COA | Repairs and Replacements](#)

[☞ SIGNED 21-002757-COA Decision Packet.pdf](#)

[16. Petition of JDR CONSTRUCTION, Jason Somers | 245 BULL STREET | 21-002784-COA | Windows](#)

[☞ SIGNED Staff Decision-21-002784-245 Bull Street.pdf](#)

[17. Petition of JOHN TEMAN | 623-625 Montgomery St/402-412 W Hall St | 21-002768-COA | Replace windows](#)

[☞ SIGNED Staff Decision - 21-002768-COA - Montgomery and Hall St.pdf](#)

[18. Petition of J. ELDER STUDIO, Jeorome Elder | 14 W STATE STREET \ 21-002845-COA | Replace windows](#)

[☞ SIGNED Staff Decision - 21-002845-COA - 14 W State St.pdf](#)

[19. Petition of LOMINACK, KOLMAN, & SMITH, Jerry Lominack | 309 E LIBERTY STREET | 21-002889-COA | Stucco repair \(in-kind\) and Window/Trim Color Change](#)

[☞ SIGNED Staff Decision - 21-002889-309 East Liberty Street.pdf](#)

[20. COASTAL CANVAS, Joseph Corbin | 236 DRAYTON STREET | 21-002898-COA | Awning](#)

[☞ SIGNED Staff Decision-21-002898-236 Drayton Street.pdf](#)

[21. Petition of APT HANDYMAN, Nicholas Morganti | 542 EAST PERRY STREET | 21-002948-COA | AFTER-THE-FACT: Stair Installation \(Approved\)](#)

[☞ SIGNED Staff Decision - 21-002948-COA 542 E Perry St.pdf](#)

[22. Petition of FOR PERMITS, Cindy Gould | 2 BROUGHTON ST | 21-002968-COA | Non-illuminated Sign](#)

[☞ SIGNED Staff Decision-21-002968-2 West Broughton Street.pdf](#)

[23. Petition of FOR PERMITS,Cindy Gould | 33 BULL STREET | 21-002970-COA | Remove and Replace facade signs](#)

[☞ SIGNED Staff Decision - 21-002970- 33 Bull Street.pdf](#)

[24. Petition of DOHRMAN CONSTRUCTION, Susie Bull | 202 WEST BAY STREET | 21-003027-COA | AMEND 20-005758: Windows and Shutters](#)

[☞ SIGNED Staff Decision - 21-003027-COA - 202 W Bay St.pdf](#)

[25. Petition of PROPER CONSTRUCTION, Rachel Clements | 24 LIBERTY STREET | 21-003081-COA | Color Change](#)

[☞ SIGNED Staff Decision 21-003081 24 East Liberty Street.pdf](#)

[26. Petition of KLAUS ROOFING SYSTEMS OF GA LLC, Ashley Erskine | 316 EAST HALL STREET | 21-003085-COA | Addition: Gutter](#)

[☞ SIGNED Staff Decision 21-003085 316 East Hall Street.pdf](#)

[27. Petition of METALCRAFTS, Alessandro Vitello | 612 DRAYTON STREET | 21-003094-COA | Roof Repair/replace](#)

[28. Petition of HEATHER BAILEY | 501 EAST McDONOUGH STREET | 21-003300-COA | Roof Replacement](#)

[☞ SIGNED Staff Decision 21-003300 501 East McDonough Street.pdf](#)

[29. Petition of WARD ARCHITECTURE, Josh Ward | 624 MONTGOMERY STREET | 21-003301-COA | Roof Replacment](#)

[☞ SIGNED Staff Decision 21-003301 624 Montgomery Street.pdf](#)

[30. Petition of AMY THOMPSON | 600 EAST BROUGHTON STREET | 21-003310-COA | Color Change](#)

[☞ SIGNED Staff Decision 21-003310 600 East Broughton Street.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[31. Report on Work Performed Without a COA for the June 9, 2021 HDBR Meeting](#)

[☞ Work Performed Without a COA_June Report.pdf](#)

[32. Report on Work Inconsistent with Issued COA for the June 9, 2021 HDBR Meeting](#)

[☞ Work Inconsistent With Issued COA_June Report.pdf](#)

[33. Report on Work That Exceeds Scope of Issued COA for the June 9, 2021 HDBR Meeting](#)

[☞ Work That Exceeds Scope of Issued COA_June Report.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[34. Stamped Drawings - June Report](#)

[☞ June 2021 REPORT.pdf](#)

[35. COA Inspections - June Report](#)

[☞ June 2021 REPORT.pdf](#)

[36. Items Deferred to Staff - June Report](#)

[☞ Items Deferred to Staff - JUNE Report.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[37. Next Regular HDBR Meeting - July 14, 2021 at 1pm](#)

[38. Adjourn](#)

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.