



Savannah Historic District Board of Review

Virtual Meeting
December 8, 2021 1:00 PM
MEETING MINUTES

December 8, 2021 Savannah Historic District Board of Review

Members Present: Dwayne Stephens, Chair
Ellie Isaacs, Vice Chair
David Altschiller
Stephen Bodek
Stan Houle

Becky Lynch
Melissa Memory

Members Absent: Kevin Dodge
Nan Taylor

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition Robert Powell | 21-005136-COA | 606 Lincoln Street | Alterations](#)

📎 [Staff Recommendation - 21-005136-COA 606 Lincoln Street.pdf](#)

📎 [Submittal Packet- Narrative, Drawings , and Materials.pdf](#)

Motion

The HDBR moved for approval for the alterations at the property at 606 Lincoln Street, with following conditions, to be submitted to staff for review and approval because otherwise the proposed is visually

compatible and meets the standards:

Reduce the height of the railing to a maximum of 36"; and the distance between balusters shall not exceed four (4) inches on center.

Provide the proposed paint or stain color for the doors.

Doors and windows shall be inset a minimum of three (3) inches from the facade of a building.

Vote Results (Approved)

Motion: Steven Bodek

Second: Stan Houle

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

[2. Petition of Lynch Associate Architects | 21-006200-COA | 15 East Gordon Street | New Construction, Small, Parts I and II](#)

[☞ Staff Recommendation - 21-006200-COA - 15 E Gordon St.pdf](#)

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

[☞ Submittal Packet - 3D Model and Comparative Elevations.pdf](#)

[☞ Staff Research - Sanborn Maps.pdf](#)

Ms. Lynch recused herself from this item.

Motion

The HDBR moved for approval of the demolition of an existing rear structure, New Construction, Small, Parts I and II, for a two-story carriage house, and alterations to the rear facade for the property located at 15 East Gordon Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Steven Bodek

Second: Stan Houle

Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye

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

[3. Petition of Cogdell & Mendrala Architects, Teri Cornelius | 21-006201 - COA | 221 Montgomery Street | Alterations](#)

[Staff Recommendation - 21-006201-COA 221 Montgomery Street.pdf](#)

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

Motion

The HDBR moved for approval for the rehabilitation at property 221 Montgomery Street, with following conditions, to be submitted to Staff for final review and approval otherwise the work is visually compatible and meets the standards:

Revise the storefront system have an 18-24"; high base and of one of the permitted base materials.

Ensure roof mounted equipment and HVAC units are screened from view from the public right-of-way.

Revise drawings to reflect that the storefront glazing in subdivided sashes have an inset of a minimum of four (4) inches from the face of the building.

Vote Results (Approved)

Motion: Steven Bodek

Second: Stan Houle

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

Steven Bodek

- Aye

[4. Petition of Ameir Mohamad | 21-006261-COA | 19 West Broughton Street | Sign](#)

[☞ Staff Recommendation - 21-006261-COA 19 W Broughton Street.pdf](#)

[☞ Submittal Packet- new drawing.pdf](#)

[☞ Staff Research.pdf](#)

Motion

The HDBR moved for approval for a new illuminated sign at property 19 West Broughton Street because the work is visually compatible and does meet the sign standards.

Vote Results (Approved)

Motion: Steven Bodek

Second: Stan Houle

Becky Lynch - Aye

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Not Present

Nan Taylor - Not Present

Kevin Dodge - Not Present

Stan Houle - Aye

Ellie Isaacs - Abstain

Steven Bodek - Aye

IV. ADOPTION OF THE AGENDA

[5. Adopt the December 8, 2021 Agenda](#)

Motion

Adopt the December 8, 2021 HDBR Agenda as presented.

Vote Results (Approved)

Motion: Steven Bodek

Second: Becky Lynch

Becky Lynch - Aye

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Not Present

Nan Taylor - Not Present

Kevin Dodge - Not Present

Stan Houle - Aye

Ellie Isaacs - Abstain

Steven Bodek

- Aye

V. APPROVAL OF MINUTES

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

[6. Petition of GM Shay Architects | 15-001384-COA | 600 East River Street | Pedestrian Bridge](#)

Motion

Remove from Final Agenda

Vote Results (Voting)

Motion:

Second:

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

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

Motion

Remove from Final Agenda.

Vote Results (Not Started)

Motion:

Second:

[8. Petition of Lynch Associates Architects | 21-006185-COA | 228 East Oglethorpe Avenue | Amendment to Previous COA](#)

Ms. Lynch recused herself from voting on this item.

Motion

Remove from Final Agenda.

Vote Results (Not Started)

Motion:

Second:

VII. CONTINUED AGENDA

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[9. Petition of Ward Architecture + Preservation | 21-004050-COA | 3 West Gordon Street | Alterations and Addition](#)

- ☞ [Staff Recommendation 21-005248-COA.pdf](#)
- ☞ [Submittal Packet - Narrative, Photos, and Drawings.pdf](#)
- ☞ [Submittal Packet - Rear Elevator Addition Study.pdf](#)
- ☞ [Submittal Packet - Context Images.pdf](#)
- ☞ [Previous Submittal Packet - Narrative, Research, Specifications.pdf](#)
- ☞ [Previous Submittal Packet - Photos, Drawings, Mass Model.pdf](#)
- ☞ [Monterey Square Residents Petition \(regarding 3 West Gordon Street\).pdf](#)
- ☞ [Downtown Residents in favor of HRB petition \(4873-2943-0533.1\).pdf](#)
- ☞ [Memo to MPC-HDBR \(3 West Gordon Street-Alternative Approach\) 4883-8114-8165 v.1.pdf](#)
- ☞ [HDBR SLIDES 12.8.21 reduced.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for an elevator addition for the property located at 3 West Gordon Street.

Per the applicant:

THIS SUBMITTAL SEEKS THE APPROVAL FOR AN ELEVATOR ADDITION ...

CURRENTLY THE CITY CLASSIFIES THE BUILDING AS “EXISTING NON-CONFORMING MERCANTILE”. THE UPPER FLOOR WILL BE TURNED INTO A RESIDENTIAL UNIT CREATING A MIXED-USED CONDITION AND REQUIRING IT BE REVIEWED PER 2018 IBC, 2018 LSC, AND 2010 ADA (SEE ATTACHED LETTER).

ELEVATOR ADDITION

THE BUILDING’S INTERIOR WILL BE RENOVATED TO ACCOMMODATE ITS NEW OWNERS AND MODERNIZE ESSENTIAL LIVING SPACES. A NEW ELEVATOR TOWER, WITH ADJOINING EXTERIOR STAIR, WILL BE SENSITIVELY ADDED TO PROVIDE ACCESS TO THE UPPER FLOORS. THE ELEVATOR IS NECESSARY TO MOVE PEOPLE, FURNITURE, AND ANY MERCANTILE INVENTORY BETWEEN THE FOUR FLOORS. ONE WOULD BE HARD PRESSED TO FIND A BUILDING SUCH AS THIS (SIZE AND IMPORTANCE) THAT DID NOT HAVE AN ELEVATOR OR TO EXPECT A PERSON TO CLIMB FOUR FLOORS AND FORTY + FEET TO THEIR RESIDENCE.

THE ELEVATOR ADDITION IS PROPOSED ON A NON-CHARACTER DEFINING FAÇADE ON THE EXTERIOR TO BEST PRESERVE THE INTACT INTERIOR SPACES, WHICH HAVE VERY FEW SERVICE AND SECONDARY ROOMS TO ACCOMMODATE AN ELEVATOR. OTHER PARTS OF THE BUILDING WERE STUDIED TO DETERMINE THE ELEVATOR’S BEST LOCATION. IT WAS DETERMINED THAT PUTTING THE ELEVATOR ON THE INTERIOR WOULD DESTROY TOO MUCH HISTORIC FABRIC UNECESSARILY. IT WOULD ALSO

HAVE THE RIPPLE EFFECT OF INTERRUPTING THE ORIGINAL INTACT LARGE SIDE HALL ROOMS BECAUSE OTHER NECESSARY SPACES, SUCH AS BATHROOMS, WOULD HAVE TO BE MOVED TO ACCOMMODATE IT.

THE WEST FAÇADE WAS SELECTED FOR THE ADDITION BECAUSE IT IS MINIMALLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND A NEW ADDITION IN THIS LOCATION WILL HAVE THE LEAST AMOUNT OF IMPACT TO THE HISTORIC CHARACTER OF THE BUILDING AND THE SURROUNDING DISTRICT. PLACING THE ELEVATOR ADDITION ON THE SOUTH FAÇADE (REAR) OF THE MAIN HOUSE WAS STUDIED BUT IT WAS DETERMINED THAT THAT LOCATION WOULD BE HIGHLY VISIBLE ALONG BULL STREET AND FROM FORSYTH PARK. ITS LOCATION ON THE WEST FAÇADE OF THE BUILDING, BETWEEN ITS NEIGHBOR, WILL HELP TO LESSEN ITS VISUAL IMPACT. THE NEIGHBOR ALSO HAS A VERTICAL SET OF ROOMS IN THIS APPROXIMATE LOCATION CREATING A RHYTHM OF INS AND OUTS ALONG THE STREET. THE NEW ELEVATOR ADDITION WILL BE SUBORDINATE IN SCALE TO THE ORIGINAL STRUCTURE. ITS WALLS WILL RISE TO THE UNDERSIDE OF THE EXISTING EAVE.

THE ADDITION WILL EXTEND APPROXIMATELY EIGHT FEET FROM THE EXISTING BUILDING'S WEST EXTERIOR STUCCO WALL. ITS STUCCO VENEER WILL MATCH THE EXISTING HOUSE'S STUCCO IN COLOR AND SCORING PATTERN. ON THE NORTH FACADE A RECESSED HYPEN WILL CREATE A VISUAL SEPARATION BETWEEN THE ADDITION AND THE MAIN HOUSE. THIS HYPEN WILL HAVE A DARKER STUCCO FINISH TO CREATE MORE DEPTH AND CONTRAST. THE ELEVATOR ADDITION WILL ALSO BE DIFFERENTIATED FROM THE MAIN BUILDING WITH THE ABSENCE OF ORNAMENTATION OTHER THAN SIMPLE STUCCO BANDING WHICH CORRESPONDS TO THE MAIN HOUSE'S FLOOR LEVELS. ON THE ADDITION'S NORTH FAÇADE, TWO RECESSED PANELS GIVE THE APPEARANCE OF FALSE/INFILLED OPENINGS AND MIMIC SIMILAR RECESSES WHICH CURRENTLY EXIST ALONG THE WEST FAÇADE OF THE MAIN HOUSE. HOWEVER, THE PANELS ON THE ELEVATOR TOWER WILL NOT FEATURE DECORATIVE HOODS. THE ADDITION WILL ALSO HAVE A STANDING SEAM METAL TOP WHICH WILL REFERENCE THE METAL ROOF OF THE MAIN HOUSE AND THE SMALL SHED ROOF AT THE BOTTOM OF THE ADDITION. THE ADDITION'S NORTH FAÇADE ALIGNS WITH ITS NEIGHBOR'S SIDE BAY AND EXTENDS SEVENTEEN FEET TO THE SOUTH. FROM THERE A SET OF METAL STAIRS WILL CONNECT THE GARDEN LEVEL TO THE RESIDENCE ON THE THIRD LEVEL. THE EXPOSED METAL STAIRS ALLOW VIEWS AND LIGHT TO STILL ENTER THE WEST FAÇADE OF THE MAIN BUILDING WHILE AFFECTING THE LEAST AMOUNT OF HISTORIC FABRIC.

The historic building was constructed in 1869 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. This project was first reviewed by the HDBR at the October 13, 2021, meeting. Prior to the meeting, the applicant withdrew a portion of the proposal that included a new carriage house at the rear of the property. The HDBR voted as follows:

Continue the petition for an elevator addition for the property located at 3 West Gordon Street for a maximum of 90 days in order for the applicant to address the following:

- 1. Increase the open space between the elevator addition and the historic building to the*

west or relocate the elevator addition to the rear façade.

2. *Reduce the height of the elevator addition to the underside of the frieze (and brackets) or relocate the elevator addition to the rear façade and attach it to the main building with a hyphen; therefore, eliminating the interruption of the frieze and brackets.*
3. *Provide the window and door insets.*
4. *Locate the electrical meters on the site plan.*

AND

Approve the petition for rehabilitation of the main historic building and alterations to the rear porch for the property located at 3 West Gordon Street as requested because the proposed work is visually compatible and meets the standards.

The building coverage is proposed to be 52.9%. No set backs are required.

The guidelines state that “*adding an exterior stair or elevator tower that is compatible with the historic character of the building in a minimally-visible location only when it is not possible to accommodate it on the interior without resulting in the loss of significant historic spaces, features, or finishes*” is recommended. Although staff recommended, at the October meeting, that the proposed elevator addition be relocated to the rear. However, after reviewing the diagrams and study provided by the applicant, staff has now determined that the proposed location (on the west façade) is the most appropriate location available. This is a secondary façade and is the least visible from any right-of-way and alters minimal historic and character-defining features. It is not possible to accommodate the elevator on the interior without resulting in the loss of significant interior spaces; therefore, it is not feasible to install the elevator on the interior. Furthermore, city officials and preservation specialists have been consulted regarding the use of the building and, therefore, which codes are applicable. A city building official stated: “... *the building at the noted address is a 4 story mixed use structure that will need to be designed and reviewed per the 2018 IBC [International Building Code], 2018 LSC [Life Safety Code] and the 2010 ADA [Americans with Disabilities Act]. Any new construction, alterations or repairs will need to meet the requirements of these codes and any other codes adopted by the State of Georgia. Since this structure is **not** [emphasis by applicant] a one or two family dwelling of 3 stories or less, you may not use the IRC [International Residential Code] for any repairs, alterations or additions. ...*”

Therefore, the elevator is required to make use of this building. The interior is exceptionally historically intact and locating the elevator inside would destroy character-defining interior spaces. Staff determines that the proposed location is the best solution (including the proposed open stair).

The elevator addition does not create a false sense of historic development; no conjectural features or architectural elements from other buildings are proposed to be added (including the proposed open stair). Although the elevator addition removes and interrupts the frieze and the brackets, the change is minimally visible and is reversible (including the proposed open stair). The elevator addition is differentiated from yet compatible with the historic building (including the proposed open stair). If the elevator addition were removed in the future, the brackets and dentil molding could be reinstalled and the new door openings could return to window openings; therefore, the addition is reversible and does not affect the essential form and integrity of the building (including the proposed open stair).

Although staff previously determined that the height of the elevator addition is not visually compatible, it is lower than the historic building, it cannot be reduced further in height due to

minimum elevator and internal ceiling height requirements, and the addition is reversible. The height of the addition is visually compatible (including the proposed open stair). Because the elevator addition is setback from the front façade, the width to height ratio does not change (including the proposed open stair). The size and shape of the recessed panels on the elevator addition are visually compatible.

Although staff determined, in the October recommendation, that the open space between the elevator addition and the historic building to the east is not visually compatible, the applicant has now provided multiple examples of similar conditions within the district on contributing buildings. The rhythm of structures is visually compatible.

The following are the proposed materials and colors for the elevator addition (including the proposed open stair):

- Main Body Stucco: Townhouse Tan
- Hyphen Recess Stucco: Pottery Urn
- Metal Stairs: Tricorn Black
- Metal Panels: Weathered Zinc

Staff has determined that the material proposed on the top floor of the addition is not visually compatible. Staff recommends that it be changed to complement the previously approved rear porch infill materials and colors.

The proposed roof shape for the elevator addition is visually compatible. No new walls of continuity are proposed; the new wall/fence in the rear yard is not part of a wall of continuity. A section of a metal fence will be removed that encloses the west side yard at the front; this does not impact the wall of continuity along Gordon Street. The front elevation is not proposed to be altered. The floor-to-floor heights of the elevator addition match that of the historic building. The intent of the standard is met. The elevator addition is proposed to be stucco.

Staff has determined that the material proposed on the top floor of the addition is not visually compatible. Staff recommends that it be changed to complement the previously approved rear porch infill materials and colors. The inset was not provided. New doors are proposed to be wood and glass. The elevator addition is proposed to have a flat roof which is appropriate for this location. Both a string course and a coping are proposed for the new carriage house parapeted roof. The roof for the elevator addition is not visible. The proposed location is the most inconspicuous façade; the rear façade is highly visible from multiple streets. The addition is reversible and causes minimal damage to the building. Electrical meters are not indicated on the drawings. Equipment is proposed in the courtyard. All will be screened from the public right-of-way. A refuse storage area is proposed in the rear and is to be screened from the public right-of-way. No light fixtures were provided with the submittal packet. A new 8-foot-high stucco fence/wall is proposed within the courtyard, behind the existing 8-foot-high wall. It is proposed to match the existing wall.

PETITIONER COMMENTS:

Mr. Joshua Ward, Ward Architecture + Preservation, stated they studied the Board and Staff recommendations. He highlighted the structure will need necessary modern changes. It currently has one bathroom and a non-working kitchen, and the elevator is a living necessity. The proposed location for the elevator addition the best location in order to preserve the integrity and historic fabric of the building.

PUBLIC COMMENTS:

Mr. Austin Hill, of the Historic Savannah Foundation, stated they hold an easement on the property and the Board has voted to deny the changes of the Board President of the Historic

Savannah Foundation requested. They requested the purchaser to install on the southwest portion of the building. He stated the immediate neighbors oppose the elevator in its requested location.

Ms. Meredith Delaney, area citizen, stated there was support for the addition on the rear side, but in opposition as presented. There are other options to minimize visibility of the elevator. She is confused regarding Staff's reversal of recommendation that was previously opposed.

Ms. Sue Adler, of the Historic Savannah Foundation, requested any address of legal easement ownership be stricken from the record.

Mr. Ward stated the elevator cannot go in the interior of the building without damaging extensive historic fabric. The other preferred areas causes a ripple effect on the floor plan; on the exterior avoids those problems and allows potential future owners to remove it.

Mr. Dana Braun stated that the HSF does not have easement on the property.

Mr. Hill stated there is an area that will better suit the elevator location in the interior service area. It will appear as an attached structure to the west of the building as proposed.

BOARD DISCUSSION:

The Board appreciates the effort of the petitioner, however, the condition still has not been met. It is still the same proposal as initially presented.

STAFF RECOMMENDATION:

Approval for an elevator addition for the property located at 3 West Gordon 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. Revise the metal panel material on the top floor of the addition to complement the previously approved rear porch infill materials and colors.**
- 2. Provide the door insets.**
- 3. Locate the electrical meters on the site plan.**

Motion

The Savannah Downtown Historic District Board of Review does hereby deny the petition for an elevator addition for the property located at 3 West Gordon Street because the proposed work is not visually compatible.

Vote Results (Approved)

Motion: Melissa Memory

Second: Becky Lynch

Becky Lynch - Aye

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Not Present

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

[10. Petition of Hansen Architects | 21-006258-COA | 220 East Bryan Street | Demolition of a Non-Contributing Building](#)

☞ [Staff Recommendation 21-006258-COA.pdf](#)

☞ [Submittal Packet.pdf](#)

☞ [MPC Policy- Documenting Prior to Demolition.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for demolition of a non-contributing building for the property located at 220 East Bryan Street. The former FBI building was constructed in 1970.

This building was first approved by the Board for demolition on May 11, 2016 [File No. 16-002194-COA], with the following conditions:

1. The building is documented per the MPC's Documentation Policy.
2. A building permit for the demolition is not issued until the new construction has received approval from the HDBR.

On March 8, 2017, the Board approved a 12-month extension. The COA subsequently expired on May 11, 2018. The Board again approved this building for demolition on March 14, 2018 [File No. 18-000793-COA] with the same conditions as the previous approval. On April 10, 2019, the Board approved a 12-month extension. The COA subsequently expired on April 10, 2020. On November 21, 2018, staff approved a COA [File No. 18-006312-COA] for the installation of temporary fencing to secure the property until demolition could occur. It is not clear if this fencing was ever installed since the demolition never occurred.

In 2019, the same applicant and owner submitted applications for three projects for this and adjacent parcels to the east. 19-005943-COA was for Contributing Building Relocation for 226 East Bryan Street. 19-005944-COA was for Contributing Building Relocation for 9 Lincoln Street. 19-005945-COA was for New Construction Hotel: Part I, Height and Mass and Special Exception Request for 220 East Bryan Street; this new hotel's footprint proposed to cover all three of these parcels with a footprint that exceeded the maximum permitted in this portion of the district. However, upon receipt of the staff recommendations associated with the Preliminary Agenda, the applicant requested a continuance and the applications expired 90 days later.

As was decided by the Board in the 2016 decision, staff recommends that the building be documented per the MPC's Documentation Policy and a building permit for the demolition not be issued until the new construction has received COA approval from the HDBR.

Although the building is more than 50 years old (which is not a requirement per this ordinance; however, it was in the previous zoning ordinance when the first COA was issued for this building's demolition), it is not within the Period of Significance which is 1733-1960. Although the building has elements of the International, Art Moderne and New Formalism styles of architecture, it does not represent the work of a master now does it represent a significant or distinguishable type of any one of these styles. Nor does it

possess methods of construction or materials with high value. The common brick and common cast concrete were typical of this era of municipal projects used for efficiency in cost and construction. The building does not qualify for “Exceptional Importance” because it does not meet one or more of the above criteria.

PETITIONER COMMENTS:

Mr. Patrick Phelps, of Hansen Architects, stated he agrees with Staff recommendations/requirements.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of HSF, stated the period of significance may need to be expanded. The structure does exhibit Moderne style. He requested the petition be continued until it is determined what will go in the place of the structure.

Mr. Phelps stated the requirements of a significant contributing structure are not met. There are currently no plans for the area.

BOARD COMMENTS:

The Board supported Staff recommendations. Concern is had regarding demolition of current non-contributing structures; there will be loss/erasure of representation of the 70's era. There is possibly a better use for the structure. However, the criteria are in place.

STAFF RECOMMENDATION:

Approval for demolition of a non-contributing building for the property located at 220 East Bryan Street with the following conditions because the building does not meet one of more of the required criteria for classification as a contributing resource:

1. **Document the building per the MPC’s Documentation Policy.**
2. **Demolition permit drawings not receive a COA stamp until the new construction has received COA approval from the HDBR.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for demolition of a non-contributing building for the property located at 220 East Bryan Street with the following conditions because the building does not meet one of more of the required criteria for classification as a contributing resource:

1. Document the building per the MPC’s Documentation Policy.
2. Demolition permit drawings not receive a COA stamp until the new construction has received COA approval from the HDBR.

Vote Results (Approved)

Motion: Stan Houle

Second: Dwayne Stephens

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Nay
David Altschiller	- Not Present
Nan Taylor	- Not Present
Kevin Dodge	- Not Present

Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

[11. Petition of Zaloumis Construction | 21-006199-COA | 315 East York Lane | Alterations](#)

[☞ Staff Recommendation 21-006199-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for rehabilitation of and alterations to the property located at 315 East York Lane. The work includes the following:

- Removal of the existing rear addition and construction of a new, larger addition.
- Replace existing front stoops with new front stoops.
- Remove window AC units and replace all existing windows.
- The doors will be replaced.
- The existing electrical service will be replaced and relocated to the west façade.
- Existing historic materials, such as siding and trim, will be maintained and repaired.

The rear and east facades are not visible from any public rights-of-way.

The historic one-story duplex building was constructed prior to 1884 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

In September 2022, staff meet with the owner and architect on-site to review the project. On October 5, 2021, an interior demolition permit was issued [File No. 21-08178-BR]. On November 4, a member of the public contacted staff to inform that the interior demolition scope had been exceeded to include the exterior; staff contacted the architect. To staff's knowledge, work has ceased at this time. The major exterior change without a COA was that the rear addition was removed and the majority of the rear wall of the duplex. Per staff's research, the rear addition that was removed was constructed after 1973 and also was not visible from a public right-of-way; nor was the rear wall of the duplex.

The windows on the front façade are not original, as they are not properly sized to fit the openings; the front doors are recent replacements as well. It is very likely that nothing historic remains of the stoops, or that stoops did not exist historically at all; they do not appear on the Sanborn Maps and they are constructed of current wood dimensions and have concrete decks. Other features, such as siding, roofing material, and chimney are original to the building.

All features that are original, or historic, to the building as proposed to remain and be repaired. None of the proposed changes will create a false sense of historical development. The replacement windows, doors, and stoops have not acquired historic significance. All features that are original, or historic, to the building as proposed to remain and be repaired. Deteriorated features are proposed to be repaired; if they cannot be repaired they are proposed to be replaced to match. The new addition proposed on the rear is not visible from the right-of-way. None of these existing conditions are proposed to change. Reduce the pitch of the stoop roofs and redesign the railings to be more visually compatible with contributing buildings. All proposed materials are visually compatible. However, window, door, and roof specifications were not provided, and no color selections were provided for any building components. The existing concrete slab decks for the stoops

are proposed to remain. They are not original or historic. The exterior wood siding is likely original and is historic. It is proposed to be repaired; where it cannot be repaired, it is proposed to be replaced to match. The standard is met.

No color selections were provided. New wood two-panel doors are proposed; however, a specification and color selection were not provided. The windows are deteriorated beyond repair and are proposed to be replaced with wood, single-paned, double-hung, 6-over-6 true divided lite windows. The standard is met. The existing stoops are not original or historic and the original configuration is not known. Staff recommends that the railing be redesigned and the roof pitch be lowered to be more consistent with the historic context. The height of the railing is proposed to be 2'-8"; this standard is met. However, the spacing between balusters was not provided, the top rail too tall, the bottom rail is too short, and the balusters are too thin. Revise the entire railing to be more compatible with historic railings.

The standards are met for the replacement stoops which are proposed to be wood. The standard is met for the main building roof. The roof on the main building is historic and is proposed to be retained and repaired. The standard is met. The new roofs on the stoops are proposed to be standing seam. However, a specification and color selection were not provided. The addition is not visible from the right-of-way. HVAC and refuse storage information were not provided with the submittal packet.

PETITIONER COMMENTS:

Mr. Matt Zaloumis, petitioner, stated the rear was removed as a safety issue.

PUBLIC COMMENT:

There was no public comment.

BOARD DISCUSSION:

The Board agreed with Staff recommendation.

STAFF RECOMMENDATION:

Approval for rehabilitation of and alterations to the property located at 315 East York Lane 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. Add the refuse storage location to the site plan; screen it from the lane.**
- 2. Provide specifications for windows, doors, and the standing seam metal roof.**
- 3. Provide color selections for all exterior materials: siding, trim, roof, doors, windows, stoop elements.**
- 4. Redesign the railings to be more compatible with historic railings.**
- 5. Lower the roof pitch on the stoops be lowered to be more consistent with the historic context.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation of and alterations to the property located at 315 East York Lane 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. Add the refuse storage location to the site plan; screen it from the lane.

2. Provide specifications for windows, doors, and the standing seam metal roof.
3. Provide color selections for all exterior materials: siding, trim, roof, doors, windows, stoop elements.
4. Redesign the railings to be more compatible with historic railings.
5. Lower the roof pitch on the stoops be lowered to be more consistent with the historic context.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

[12. Petition of The Savannah College of Art and Design \(SCAD\) | 21-005550-COA | 126 East Gaston Street | Alterations, Demolition of a Non-Contributing Building, and New Construction-Small \(Parts I and II\)](#)

- 🔗 [Staff Recommendation 21-005550-COA.pdf](#)
- 🔗 [Submittal Packet - Application and Checklists.pdf](#)
- 🔗 [Submittal Packet - Narrative and Drawings.pdf](#)
- 🔗 [Submittal - Mass Model.pdf](#)
- 🔗 [The Secretary of the Interior's Standards_Design for Missing Historic Features.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Petitioner Response to Conditions of Recommendation.pdf](#)
- 🔗 [Revised Submittal Packet - Narrative and Drawings.pdf](#)
- 🔗 [Revised Submittal Packet - Material Specifications.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval for alterations to the building located at 126 East Gaston Street, including a rear addition and New Construction, Accessory Building (Parts I and II).

The principal building's original side porch is proposed to be restored. The existing infilled porch, along the Abercorn Street frontage, is proposed to be demolished. The non-historic rear accessory building, and connector, are also proposed to be demolished. A later addition located on the north-west corner of the principal building is proposed to be altered to allow for the construction of the new connector / hyphen. The non-historic, Palladian-style window located on the third story of the addition, is proposed to be removed to allow for the installation of a bay window. The bay window will project slightly from the North-façade of the non-historic addition and will resemble a shuttered porch.

An addition, connecting the principal building to the new accessory building is proposed. The addition is proposed to be located in the same general vicinity as the old connector / hyphen

that is to be demolished. The addition is proposed to be approximately 23-feet in height and 20-feet in width. The ground floor of the addition will not be visible from the public right-of-way, due to an existing stucco privacy wall that runs along the side of the property. The exterior walls of the second story will be brick (*Old Carolina Savannah Gray Brick*) and a 5-foot-wide and 8'-7" tall pair of French doors will be centrally located along the East-facing façade of the addition. A slender window, measuring 2'-4" wide and 6'-5 ½" in height, will be located on either side of the French doors. A veranda located on the ground floor of the addition will support an uncovered deck on the second story. The railings for the deck are proposed to be 3'-7" tall and constructed of metal pickets with horizontal stainless-steel cables and a walnut top rail. The West-facing façade of the addition will be completely brick and will have two small accent windows on the second story that are 4-foot-wide and 2-foot-tall.

In the rear of the property, a new accessory building is proposed to be constructed. The building will be approximately 23'-3" in height, 28-feet in width, and 26-feet in depth. The exterior walls will be finished in scored stucco. The ground floor, on the East-facing and West-facing facades, will only be minimally visible over the side yard privacy wall. Three windows, with shutters, are proposed to be located on the East-facing façade. The West-facing façade will have false shutters that are situated in the approximate locations of the windows on the East-facing façade.

The North façade of the proposed accessory building will have two garage doors located on the ground floor. Two windows, with shutters, will be located on the second story. Each garage opening is proposed to be 10-foot-wide and will have wood garage doors. Centrally located, above each garage door, will be a light fixture. Mechanical equipment will be located atop the new accessory building, but metal mechanical screening is proposed to be installed.

Along the principal building's West-facing façade, three windows are proposed to be infilled. Two new windows will be installed on the second story, in the relative locations of the infilled windows. The privacy wall along Abercorn Street is proposed to have a new wood man gate installed, as well.

The historic building was constructed in 1882 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The building first appears on the 1888 Sanborn Map as a three story, brick dwelling with a frame cornice. A two story, frame porch is noted along the East-facing façade. The front façade features two, twin, full-height, bays located on either side of the main entrance. An additional full-height bay is located along the Abercorn Street frontage, towards the north-east corner of the building. There are no visible changes to the principal building on the 1898, 1916, 1950, or 1955 Sanborn Maps.

After 1973, an addition was constructed in the north-west corner of the building and the side porch was severely altered. It is unclear whether the porch was removed in its entirety, and an addition was constructed following the same footprint, or if the porch was used as the framing for the side wing that we see today. Regardless, the porch no longer retains historic integrity worth preserving or retaining. The side wing appears in an image of 126 East Gaston Street from the Georgia Historical Society dated 1974-1983.

The lot dimensions are pre-existing conditions that are not proposed to be altered in any way. The existing building coverage is 58.7% and the proposed coverage is 58.4%. The standard is met.

Staff has determined that the two areas of the principal building that are proposed to be altered (the side wing and the north-west corner addition) are both non-historic and / or have been severely altered. The porch that is proposed to be restored on the East-facing façade is visible on the 1888, 1898, 1916, 1950, 1955, and 1973 Sanborn Maps. The original side porch (if still in existence) would have been a character defining feature of this contributing resource. Therefore, Staff has determined that the reconstruction of the side porch will help to restore the overall character of this historic building. The standard is met.

The principal building's original side porch is proposed to be restored. The existing side wing, along the Abercorn Street frontage, is proposed to be demolished. The proposed demolition will not impact the original, full-height bay (located towards the north-east corner of the East-facing façade) in any way. The two-story side porch is visible on the 1888, 1898, 1916, 1950, 1955, and 1973 Sanborn Maps. After 1973, the side porch was severely altered. It is unclear whether the porch was removed in its entirety, and an addition was constructed following the same footprint, or if the porch was used as the framing for the side wing, that exists today. Unfortunately, no historic photographs could be located of 126 East Gaston, with the original porch intact.

While Staff has determined that this historic building did contain a two-story side porch in the same location, following the same overall configuration; the exact design, materiality, and porch elements could not be determined through documentation or photographic evidence. Therefore, Staff has determined that the porch will be reconstructed / re-created, not restored.

Per the *Secretary for the Interior's Standards for the Treatment of Historic Properties*, when adequate documentation does not exist, the replacement feature should be "...a new design that is compatible with the remaining character-defining features of the historic building...should be clearly differentiated so that a false historical appearance is not created." The existing side wing, along the Abercorn Street frontage, is proposed to be demolished. The proposed demolition will not impact the original, full-height bay (located towards the north-east corner of the East-facing façade) in any way.

The roof on the principal building is proposed to be replaced in-kind. *Per the petitioner*, there will be no changes made to the existing roofline.

No information regarding the roofing material was submitted to Staff. **Submit all roofing specifications to Staff for review.** Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.

While Staff has determined that this historic building did contain a two-story side porch in the same location, following the same overall configuration; the exact design, materiality, and porch elements could not be determined through documentation or photographic evidence. Per the *Secretary for the Interior's Standards for the Treatment of Historic Properties*, when adequate documentation does not exist, the replacement feature should be "...a new design that is compatible with the remaining character-defining features of the historic building...should be clearly differentiated so that a false historical appearance is not created."

With regard to the ornate elements that are proposed on the porch, the corbels and columns, that have been designed to mimic the decorative pilasters visible on the exterior walls of the principal building, create a false sense of historical development and imply that the porch is original to the building. **Revise the porch features to be compatible, yet differentiated, from the original architectural elements on the principal building.**

Staff has determined that the proposed hyphen will be added to the non-historic, north-west corner addition, in the same general location as the existing connector that is proposed to be demolished.

Ensure that all new construction is undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its overall environment would be unimpaired.

Per the 'Height Map,' 126 East Gaston Street is permitted to build to four stories. The proposed hyphen and the accessory building will, both, be two stories in height. The standard is met.

The principal building has a plethora of windows that are relatively tall and narrow. The windows on the proposed addition and new construction will be compatible to the existing proportion of openings on the principal building. The standard is met. Staff has determined that the two-story accessory building is visually compatible with the open spaces between contributing resources to which the New Construction will be visually related. The standard is met.

Along the East-facing façade, the original side porch is proposed to be re-created. The porch is proposed to be two-stories with an upper deck. Staff has determined that a side, multi-story porch is very common for contributing resources that are located on East Gaston Street. Therefore, the proposed porch is visually compatible with the surrounding contributing buildings.

Per the submittal packet the following materials, textures, and colors are proposed to be used:

Side Porches:

Wood Columns, Wood Trim, Wood Shutter Infill, Wood Corbels

IPE T&G decking

Homesouth, Custom Wood Windows with Divided Lites

Stucco Wall (Match Existing) *ParexUSA*, "Limestone 10402L" (55)

Paint Color *Benjamin Moore*, "River Reflections" (1552)

Non-historic Addition Alterations:

Wood Shutter Infill, Wood Sill, Wood Trim

Bay Window Color *Benjamin Moore*, "River Reflections" (1552)

Shutter Paint Color *Benjamin Moore*, "Dash of Pepper" (1554)

Hyphen / Connector:

Old Carolina Savannah Gray Brick

Lafarge Mortar, Savannah Ivory (16-B)

Homesouth, Custom Wood Windows with Divided Lites

Railing - Wood top rail with stainless steel cables and metal posts

TPO Roofing Membrane (*GAF* or *Carlisle*)

Carriage House:

Stucco Wall *ParexUSA* "Oyster T010L" (57)

Metal Mechanical Screening, *PAC-CLAD*, "Granite"

TPO Roofing Membrane (*GAF* or *Carlisle*)

Homesouth, Custom Wood Windows with Divided Lites

Wood Garage Doors

Operable Wood Shutters

All roof shapes are proposed to be flat with a minimal slope to allow for water drainage.

Staff has determined that the proposed roof shape is visually compatible with the contributing buildings to which the alterations, additions, and New Construction will be visually related. The standard is met.

Along the East-facing façade, the original side porch is proposed to be re-created. The porch is proposed to be two-stories with an upper deck. The railing for the upper deck, will consist of short piers (compatible with the columns on the ground and second story of the porch) and wood shutter infill. Staff determined that this makes the porch appear visually top-heavy and creates the incompatible, illusion of a half-wall.

Revise the upper deck railing to be visually compatible with the contributing buildings to which the porches will be visually related.

The proposed hyphen and the accessory building will, both, be two stories in height. The standard is met. Due to the original purpose / function of the property, the New Construction will be reviewed using the floor-to-floor heights for 'Residential Buildings.' The height of the hyphen's, as well as the accessory building's, first floor will be approximately 10-feet. The second floor of the hyphen will be approximately 13'-3" and the second floor of the accessory building will be 13'-6".

The height of the proposed porches will align with the interior floor-to-floor heights which are existing, non-conforming conditions. As a result, the heights of the hyphen and the accessory building (which are all proposed to be connected) were impacted. Therefore, Staff determined that the intent of the standard is met. The proposed hyphen and accessory building, both, follow a basic rectangular form. Staff has determined that the form is appropriate and compatible with contributing resources to which the addition and New Construction will be visually related.

No setbacks are required.

The foundation for the hyphen will not be visible due to an existing stucco privacy wall that is approximately 8-feet in height. However, all foundations are proposed to be concrete, slab-on-grade. Since neither of these buildings are proposed to be residential dwellings, the intent of the standard is met.

The East-facing façade of the principal building, which will be impacted by the re-creation of the side porch, will have a stucco finish that matches the exterior walls on the principal building. The hyphen will be finished in *Old Carolina* Savannah Gray Brick, and the accessory building will be finished in scored stucco. The scored stucco will have the appearance of large masonry blocks. All stucco colors, and mortars, are proposed to be neutral shades of ivory. The standards are met. No information was provided to Staff regarding the materiality of the doors proposed to be installed. However, the garage doors on the accessory building are proposed to be wood.

It is, also, unclear to Staff if any original openings remain along the East-facing façade's side wing. **Submit all door specifications to Staff for review. Submit additional information regarding the existing / original openings of the East-facing façade's side wing.**

Most windows are proposed to be taller than they are wide, other than (6) accent windows that are proposed on the North-facing and West-facing facades. *Homesouth*, custom wood windows with divided lites are proposed; however, no additional information was provided to

Staff. Staff, also, noted that there was some conflicting information regarding the lite configurations of the windows proposed along the East-façade. (Please, reference sheet number MPC.0 and MPC.1). Also, additional information is necessary regarding the existing openings, providing access to the side wing. (Please, reference sheet number MPC-EX.3). **Submit all window specifications to Staff and provide clarification regarding the proposed lite configurations. Submit additional information regarding the existing / original openings of the East-facing façade's side wing. Revise the bay window feature, proposed on the North-facing façade, to be oriel, beveled, or supported by brackets.**

On the West-facing façade of the principal building, (3) windows are proposed to be infilled. Two, new windows will be installed on the second floor in the relative locations of the (2) windows being infilled. Staff determined that this alteration is proposed to occur on the non-historic north-west corner addition and will be minimally visible from any public right-of-way.

No horizontal rails are proposed for the shutters; otherwise, the standards are met. **Add center rails to all new shutters.**

Along the East-facing façade, the existing side wing is proposed to be demolished. The open side porches that are visible on the Sanborn Maps, are proposed to be re-created. The two-story porch is proposed to be approximately 23'-3' in height and will span from grade to the second floor. However, the third floor will have access to an upper deck.

The porch supports will consist of wood columns, that have been designed to mimic the decorative pilasters visible on the exterior walls of the principal building. Ornate wood corbels will adorn the porch roof's frieze. The South-facing portion of the porches will have wood shutters while the sides will East-facing sides will have 'wood shutter infill.' The infill is proposed to be 3-feet in height and will function as a railing with a top and base rail proposed.

The upper deck will have the same railings, but with short piers (compatible with the columns on the ground and second story of the porch). Staff determined this makes the porches appear visually top-heavy and creates the incompatible, illusion of a half-wall. **Revise the upper deck railing to be visually compatible with the contributing buildings to which the porches will be visually related.**

The hyphen that is proposed to connect the principal building with the proposed accessory building will also have a ground floor veranda and an upper deck. However, the ground floor of the addition will not be visible from the public right-of-way, due to an existing stucco privacy wall that runs along the side of the property.

The upper deck will be supported by six square columns, that create the ground floor veranda. The railing for the deck is proposed to be 3'-7" tall and constructed of metal pickets with horizontal stainless-steel cables and a walnut top rail. Staff has determined that the railing will be visible from Abercorn Street. **Reduce the hyphen's railing height to be 36-inches (unless required by the Commercial Use Standards) and ensure that all balusters are placed between upper and lower rails.**

All roofs are proposed to be flat with a slight pitch for water drainage. The pitch will be approximately 1/8" / 1'-0". The roofs will be covered with TPO, 60-mil, membrane. The accessory building will have a 10-inch-tall parapet, while the hyphen will have a slightly projected eave detail that consists of a brick, soldier course. **All roofs (on the hyphen and the accessory building) must have a stringcourse and coping.**

The roof on the principal building is proposed to be replaced in-kind. *Per the petitioner*, there

will be no changes made to the existing roofline. **No information regarding the roofing material was submitted to Staff. Submit roofing specifications to Staff for review.**

The hyphen is proposed to be located on the rear of the principal building. The standard is met. The hyphen will be clearly subordinate in mass and height to the principal building. The hyphen will be attached to the non-historic, north-west corner addition of the principal building; therefore, it will not obscure or damage any character-defining features. The hyphen is clearly an appendage and distinguishable from the contributing building. The standard is met. Ensure that the hyphen is reversible with minimal damage to the contributing building.

The height and mass of the primary building will not be exceeded by the accessory building. The standard is met.

The accessory building is proposed to be two stories tall. The standard is met. The accessory building is proposed to be constructed on/near the rear property line. The roof of the accessory building is proposed to be flat. The standard is met. The accessory building is proposed to have (2) garage openings that will individually measure 10-feet-wide. The standard is met.

Mechanical equipment will be located atop the new accessory building, but metal mechanical screening is proposed to be installed. The screening is proposed to be a maximum of 5-feet in height and 8-feet in depth and will be *PAC-CLAD* in the color "Granite." The standard is met. Although light fixtures are proposed to be installed, no lighting specifications were submitted to Staff. **All light fixtures shall be constructed of metal and/or glass and have a white light source only.** The parking is proposed to be accessed from the lane and will be located within the first floor of the proposed rear yard accessory building. The standard is met.

The accessory building is clearly incidental and subordinate to the permitted principal use. . The accessory building is proposed to be located on the same property as the principal use. The accessory building's use is in keeping with the character of the principal use.

The gross floor area will be greater than 120-square-feet. The accessory building is proposed to be located in the rear yard of the principal building. The height of the accessory building is not proposed to exceed the height of the principal building. The standard is met.

Per the drawings submitted to Staff, the accessory building is proposed to contain parking on the first floor and two rooms on the second floor. It does not appear that either room is proposed to function as an accessory dwelling unit. The standards do not apply.

Staff has determined that this historic building did contain a two-story side porch in the same location, following the same overall configuration; the exact design, materiality, and porch elements could not be determined through documentation or photographic evidence. Per the *Secretary for the Interior's Standards for the Treatment of Historic Properties*, when adequate documentation does not exist, the replacement feature should be "...a new design that is compatible with the remaining character-defining features of the historic building...should be clearly differentiated so that a false historical appearance is not created."

Regarding the ornate elements that are proposed on the porch, the corbels and columns, that have been designed to mimic the decorative pilasters visible on the exterior walls of the

principal building, create a false sense of historical development and imply that the porch is original to the building. **Revise these features to be compatible, yet differentiated, from the original architectural elements on the principal building.**

Staff has determined that the proposed hyphen will be added to the non-historic, north-west corner addition, in the same general location as the existing connector that is proposed to be demolished. The New Construction, addition is proposed to be compatible yet differentiated from the historic building.

PETITIONER COMMENTS:

Mr. Tony Hensley, petitioner, stated they accepted the conditions set forth by Staff. He explained their actions to comply with Staff recommendations.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, gave suggestions of ballusters and the rear connectivity of the main structure to the carriage house. They suggest the one-story hyphen be maintained, as it is visually incompatible.

Mr. Hensley stated they worked with the MPC on the building. The brick was intentional.

BOARD DISCUSSION:

On **Tuesday, December 7th**, Staff received revised drawings, as well as material specifications for all windows, doors, and roofs. A written narrative addressing all of the conditions of Staff's recommendation was also submitted. As a result, Staff verbally revised their recommendation, accordingly.

Some members of the Board showed concern regarding the two-story hyphen and its materiality; however, ultimately, the Board concurred with the conditions of Staff's, verbally revised, recommendation.

STAFF RECOMMENDATION:

Continue the petition for alterations to the building located at 126 East Gaston Street, including a rear addition and New Construction, Accessory Building (Parts I and II) **to the January 12th HDBR Regular Meeting**, in order for the petitioner to address the following:

1. **Revise the porch features to be compatible, yet differentiated, from the original architectural elements on the principal building.**
2. **Revise the upper deck railing to be visually compatible with the contributing buildings to which the porches will be visually related.**
3. **Revise the bay window feature, proposed on the North-facing façade, to be oriel, beveled, or supported by brackets.**
4. **Add center rails to all new shutters.**
5. **Reduce the hyphen's railing height to be 36-inches (unless required by the Commercial Use Standards) and ensure that all balusters are placed between upper and lower rails.**
6. **Submit all door, window, and roofing specifications. Provide clarification regarding the proposed lite configurations.**
7. **Submit additional information regarding the existing / original openings of the East-facing façade's side wing.**
8. **The roofs (on the hyphen and the accessory building) must have a stringcourse and coping.**

9. All light fixtures shall be constructed of metal and/or glass and have a white light source only.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations to the building located at 126 East Gaston Street, including a rear addition and New Construction, Accessory Building (Parts I and II) with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All balusters must be placed between upper and lower rails.
2. All light fixtures shall be constructed of metal and/or glass and have a white light source only. Submit all light fixtures to Staff for review prior to installation.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

[13. Petition of William Triplett | 21-006202-COA | 432 Habersham Street | Alterations, Additions, and Fences](#)

📎 [Staff Recommendation 21-006202-COA.pdf](#)

📎 [Submittal Packet - Application and Checklists.pdf](#)

📎 [Submittal Packet - Narrative and Photographs.pdf](#)

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

📎 [Staff Research.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval for alterations to the property located at 432 Habersham Street, including a rear porch addition.

A side door along the Gordon Street façade is proposed to have a roof installed above. *Per the petitioner*, "The existing doorway opening that exists on to the side porch facing Gordon Street has no cover or protection. A porch roof, cantilevered from the house frame, would be installed to provide protection for this door/access to and from the house. All of the adjacent houses along the north side of Gordon Street, four in total, have cantilevered roof coverings at the doorways and porches at those properties."

The wooden steps that provide access (from the side porch) to the sidewalk along Gordon Street are proposed to be altered. The configuration is proposed to change to a curved-run

and the materiality is proposed to change from wood to brick. *Per the petitioner,*

The wooden steps and frame from the side porch along Gordon Street to the sidewalk area have failed and are not repairable due to rot and other damage. They are presently unsafe and dangerous. New steps are to be installed to allow access from the existing porch to the sidewalk area. The debilitated wood steps/framing would be replaced with brick steps in a form/design and style consistent with adjacent houses along the north side of Gordon Street – all of which have curved, brick steps from the sidewalk to the porches of those houses (Triplett 2).

Along Gordon Street, a curb cut is proposed to allow for parking in the rear of the property. *Per the petitioner,*

There is no off-street parking available for this property. There is no lane access, there is nowhere to park other than on the street. All of the other residential properties on Habersham Street facing Whitefield Square have either rear/side yard access or lane access. Houses that face the square that have side street access – 430, 431, 427, 426, and 424 Habersham Street, all have curb cuts at Taylor, Wayne, or Gordon Streets. The request is to have a curb cut and related paving from the curb location to the property line to allow vehicular access to the rear yard area like all of the other houses with this condition (Triplett 2).

A new one-story rear porch, with upper deck, is proposed to be added along the East-facing façade. The porch will be full-width and is proposed to be screened. *Per the petitioner,*

Porch will extend approximately 9' into the backyard and extend across the majority of the rear of the house structure. The top of the porch will have a handrails and balusters to match the condition at the existing side porch along Gordon Street – however the height of the new railing will be at 36" to meet current building code as well as the maximum code spacing of the balusters. A wood stair will extend from the first level of the porch to existing grade in the back yard. There is a door at the second floor of the house that "goes nowhere" presently. It appears the door at one time, prior to 1916, was served by an external stairway to the rear yard area. This door openings will be maintained to allow access to the roof of the porch from the second floor of the house. The neighboring property at 430 Habersham has an existing two-story partially screened, rear porch presently that was added to that structure in 1989 (Triplett 2).

The current side yard fence is proposed to be replaced with a new fence that has a slightly different design. However, the location of the fence will not change. *Per the petitioner,*

Current fence design does not provide physical security for our pet, nor does it provide for visual privacy into our backyard space. The location and placement of the fence would not be altered. The height of the fence would not exceed 7' and would not require a building permit. The fence would be solid wood with wood posts without gaps or openings. A sliding gate of identical design would be provided where rear yard access is required as well as a single walk gate (Triplett 2).

On June 22, 2021, Staff approved a color change to the exterior walls, trim, and shutters, as well as an in-kind repair of exterior wood siding at 432 Habersham Street [File No. 21-003518-COA]. On **July 9, 2021**, Staff also approved the addition of shutters and the installation of a fence at 432 Habersham Street [File No. 21-003703-COA]. On **October 13, 2021**, the Board approved the replacement of the front entrance doors, the alteration of an existing side porch door opening, and the installation of metal shingles between the two-story tripartite bay windows on the front façade of the building located at 432 Habersham Street [File No. 21-005056-COA].

The building was constructed in 1886 and is a contributing resource within the Savannah National Historic Landmark District and the Savannah Downtown Historic District. The existing, two-story, rear extension is visible as early as the 1916 *Sanborn Map* and has remained relatively unchanged.

The lot size is a pre-existing condition that is not proposed to change. *Per the petitioner*, the current building coverage is 1,823-square-feet, and it is proposed to increase to 2,010-square-feet. Therefore, the overall building coverage will be 74.4%. The building coverage standard is met.

No features or spaces that characterize the overall property are proposed to be changed. The standard is met.

A side door along the Gordon Street façade is proposed to have a roof installed. The roof is proposed to function as a portico and provide protection from the elements. The roof shape is proposed to be flat (with a 1" slope) and it will have a metal drip edge, trim, corbels, and brackets.

Staff has determined that the houses along East Gordon Street have a similar feature located above the main entrance. **Ensure that the proposed roof design is differentiated from the contributing resources on East Gordon Street, to ensure that a false sense of historical development is not created.**

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

Along the Gordon Street façade, a roof is proposed to be installed above the side porch door. Curved, brick stairs are proposed to provide access to the sidewalk (from the side porch), and a new one-story rear porch with an upper deck is proposed to be added to the rear of the principal building.

Ensure that the proposed alterations, and rear porch addition, are undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A side door along the Gordon Street façade is proposed to have a roof installed. The roof is proposed to function as a portico and provide protection from the elements. The roof shape is proposed to be flat (with a 1" slope) and it will have a metal drip edge, trim, corbels, and brackets. Staff has determined that the houses along East Gordon Street have a similar feature located above the main entrance. **Ensure that the proposed roof design is differentiated from the contributing resources on East Gordon Street, to ensure that a false sense of historical development is not created.**

The wooden steps that provide access (from the side porch) to the sidewalk along Gordon Street are proposed to be altered. The configuration is proposed to change to a curved-run and the materiality is proposed to change from wood to brick.

Staff has determined that the deteriorated wood stairs are not original to the property. Several contributing resources along East Gordon Street have curved, brick stairs that match the brick porch foundations to which they are affixed. Therefore, Staff has determined

that the proposed porch stair alteration is visually compatible with the contributing resources to which the stairs will be visually related. **Ensure that the bottom step does not project forward of the porch foundation or encroach on the sidewalk.**

A new one-story rear porch, with upper deck, is proposed to be added along the East-facing façade. The porch will be full-width and is proposed to be screened. *Per the drawings provided to Staff*, “Finished floor heights of new screened porch floor and balcony level to align -6” with interior finish floor elevations of respective floor level.” The lower, screened porch is proposed to be approximately 12’-1” in height. The existing second-story door / opening is proposed to be retained, to provide access to the upper deck.

Staff has determined that the original, two-story rear addition is first visible on the 1916 Sanborn Map. Although the openings are visible on the site plan, **ensure that the existing (2) windows and (1) door opening on the first floor (East facing façade) are not altered in any way.**

A similar, two-story porch is apparent on the attached property (430 Habersham Street). Staff has determined that the proposed porch, with upper deck, is visually compatible to the contributing resources to which the addition will be visually related.

Per the petitioner, the following materials are to be used for the proposed alterations, fences, and rear porch addition:

- SYP for all framing materials

- Pine for any trim components

- Spindles to be cedar

- Flat roof areas – white TPO

- Screen material – black fiberglass

- All porch elements painted white to match the existing house with accent colors at roof railing to match existing house

- Fence to be stained white

- Bricks (solid) to match existing bricks at foundation screen wall below porch

- Mortar – natural gray (Triplett 7).

Staff has determined that fiberglass is not permitted as a screen material. **Ensure that a fine wire mesh screen is submitted to Staff.**

A side door along the Gordon Street façade is proposed to have a roof installed. The roof shape is proposed to be flat (with a 1” slope). A new one-story rear porch, with upper deck, is proposed to be added along the East-facing façade. The foundation is proposed to consist of piers that are approximately 2’-8” in height. *Per the petitioner*, there will be “concrete footings at the base of each column.” Although it is unclear to Staff whether the foundation piers will have a stucco finish, or any infill material, Staff has determined that due to the proposed side yard fence, the foundation of the porch will not be visible from the public right-of-way.

A new one-story rear porch, with upper deck, is proposed to be added along the East-facing façade. The porch will be full-width and is proposed to be screened. The existing second-story door / opening is proposed to be retained, to provide access to the upper deck. The lower porch is proposed to be accessed using a wood frame, screened door.

Staff has determined that the original, two-story rear addition is first visible on the 1916 Sanborn Map. It is highly likely that the rear openings on the first floor are historic and, therefore, should be retained and preserved. Although, the openings are visible on the site plan, **ensure that the existing openings on the first floor (East facing façade) are not**

altered in any way. The two existing windows on the second floor of the East-facing façade are proposed to be maintained. Two additional windows exist on the first floor of the East-facing facade.

Staff has determined that the original, two-story rear addition is first visible on the 1916 Sanborn Map. It is highly likely that the rear window openings are historic and, therefore, should be retained and preserved. Although, the openings are visible on the site plan, **ensure that the existing (2) windows on the first floor (East facing façade) are not altered in any way.** The wooden steps that provide access (from the side porch) to the sidewalk along Gordon Street are proposed to be altered. The configuration is proposed to change to a curved-run and the materiality is proposed to change from wood to brick.

Staff has determined that the deteriorated wood stairs are not original to the property. Several contributing resources along East Gordon Street have curved, brick stairs that match the brick porch foundations to which they are affixed. Therefore, Staff has determined that the proposed porch stair alteration is visually compatible with the contributing resources to which the stairs will be visually related. **Ensure that the bottom step does not project forward of the porch foundation or encroach on the sidewalk; a minimum of (3) feet of unobstructed sidewalk should be maintained between the stair and the tree lawn.**

A new one-story rear porch, with upper deck, is proposed to be added along the East-facing façade. The porch will be full-width and is proposed to be screened. *Per the drawings provided to Staff*, “Finished floor heights of new screened porch floor and balcony level to align -6” with interior finish floor elevations of respective floor level.” The lower, screened porch is proposed to be approximately 12’-1” in height. The lower porch will be screened using fiberglass and the framing will consist of 4x4s and 2x4s. Staff has determined that fiberglass is a prohibited and, therefore, not an appropriate screen material. **Ensure that a fine wire mesh screen is submitted to Staff for review.**

The upper porch will have a 36-inch railing. The balusters will be placed between upper and lower rails, and the distances between balusters will not exceed four (4) inches on center. The spindles will be wood (cedar) and will match the existing spindles along the side porch. The trim located atop the wood posts will be painted to match the color and style of the existing trim. The upper deck will have a 2- ½” slope and will be finished in ¾” *AdvanTech* with TPO membrane roofing. All porch elements are proposed to be painted to match the existing colors on the principal building.

Staff has determined that the rear porch foundation and stairs will not be visible from the public right-of-way due to the proposed side yard fence. A side door along the Gordon Street façade is proposed to have a roof installed. The roof is proposed to function as a portico and provide protection from the elements. The roof shape is proposed to be flat (with a 1” slope) and it will have a metal drip edge, trim, corbels, and brackets. **Ensure that the proposed roof design is differentiated from the contributing resources on East Gordon Street, to ensure that a false sense of historical development is not created.**

Staff has determined that due to the configuration and purpose / function of this feature, that the roof will be reviewed using the “Configuration” standards for *Awnings, Canopies, and Shade Structures*, **in conjunction with** the “Materials” for *Roofs*.

Per the petitioner, the following materials will be used, “SYP for all framing materials, Pine for any trim components...Flat roof areas – white TPO.” **Ensure that all wood is either painted or stained to be compatible with the existing trim / molding colors on the principal building.** The proposed porch addition will be located on the rear façade. The

intent of the standard is met. The proposed porch addition will be one-story with an upper deck. The standard is met.

Staff is concerned that the proposed screened porch will obscure the existing, first floor door and windows on the East-facing façade. Although, the openings are visible on the site plan, **ensure that the existing, first floor openings (on the East facing façade) are not altered in any way.** The proposed screened porch addition with upper deck is clearly an appendage and distinguishable from the contributing building. The standard is met. **Ensure that the existing, first floor openings (on the East facing façade) are not altered in any way, so that the addition is reversible with minimal damage to the contributing building.**

The parking area is proposed to be located in the rear yard. The standard is met. 432 Habersham Street does not front a lane or a north-south service street; therefore, parking will be accessed from East Gordon Street, the east-west connection street. The standard is met. The curb cut is proposed to be 9'-6" in width. The standard is met. *Per the petitioner*, the driveway will consist of a concrete apron and an "Easy Pave" grass driveway grid (permeable)." Staff has determined that this is essentially a ribbon strip driveway. The standard is met. The side yard fence is proposed to be approximately 6'-5" in height (not to exceed 7-feet) and will be constructed of 6x6 treated pine posts. Each post will have a copper cap in a "Pyramid" shape. Between posts will be horizontal, 1x6 fence panels that are proposed to be constructed of red cedar. The top rail will also be red cedar. *Per the petitioner*, the fence is proposed to be "stained white."

The porch addition is proposed to be inset from the rear corner boards on either side of the principal building. The existing openings on the East-facing façade are proposed to be retained and used as the forms of ingress / egress for the porch and upper deck. Staff has determined that the design is compatible to the contributing resource but differentiated from historic porches. The standards are met.

PETITIONER COMMENTS:

Mr. William Tripplett, petitioner, stated he supports Staff's recommendation.

PUBLIC COMMENT:

There was no public comment.

BOARD COMMENTS:

The Board supported Staff recommendation.

STAFF RECOMMENDATION:

Approve the alterations to the property located at 432 Habersham Street, including a rear porch addition and new side fences, with the following conditions because otherwise the work is visually compatible and meets the standards:

- 1. The roof design must be differentiated from the contributing resources on East Gordon Street, to ensure that a false sense of historical development is not created.**
- 2. All work shall be undertaken using the gentlest means possible to avoid damage to any historic materials. The proposed alterations, and rear porch addition, must be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
- 3. Ensure that the bottom step does not project forward of the porch foundation or encroach on the sidewalk; a minimum of (3) feet of unobstructed sidewalk must**

be maintained between the stair and the tree lawn.

- 4. The existing openings on the first floor (East facing façade) shall not be altered in any way.**
- 5. A fine wire mesh screen must be submitted to Staff for review.**
- 6. All wood shall be (either) painted or stained to be compatible with the existing trim / molding colors on the principal building.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the alterations to the property located at 432 Habersham Street, including a rear porch addition and new side fences, with the following conditions because otherwise the work is visually compatible and meets the standards:

- 1.The roof design must be differentiated from the contributing resources on East Gordon Street, to ensure that a false sense of historical development is not created.
- 2.All work shall be undertaken using the gentlest means possible to avoid damage to any historic materials. The proposed alterations, and rear porch addition, must be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- 3.Ensure that the bottom step does not project forward of the porch foundation or encroach on the sidewalk; a minimum of (3) feet of unobstructed sidewalk must be maintained between the stair and the tree lawn.
- 4.The existing openings on the first floor (East facing façade) shall not be altered in any way.
- 5.A fine wire mesh screen must be submitted to Staff for review.
- 6.All wood shall be (either) painted or stained to be compatible with the existing trim / molding colors on the principal building.

Vote Results (Approved)

Motion: Steven Bodek

Second: Becky Lynch

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

[14. Petition of MIRB LLC. | 21-006186-COA | 126 East Broughton Street | Rehabilitation and Alterations](#)

📎 [Staff Recommendation - 21-006186-COA - 126 E Broughton St.pdf](#)

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

📎 [Submittal - Historic Images and Material Specifications.pdf](#)

📎 [Staff Research - Transom Over Side Door on Broughton.pdf](#)

Ms. Aislinn Droski presented the applicant's request for approval for alterations to, and the rehabilitation of the property located at 126 East Broughton Street. The existing windows

and front façade storefront are proposed to be removed. The windows will be replaced based on a historic photograph, while a new storefront is proposed. On the lane façade, two infilled windows on the second floor are proposed to be opened, and new windows placed within. An existing window opening, adjacent to the door on the first floor, is to be infilled with stucco. The existing metal door is to be removed and replaced with a solid wood door.

The existing storefront and second-story jalousie windows at 126 East Broughton Street are not original and were installed on the building sometime around the 1960s. Photographs of the building from the 1940s depict the historic configuration of the front façade, which featured three paired windows with a 2/6 lite pattern in each individual window. The applicant has referenced this historic configuration and replicated it in the newly proposed windows. The historic storefront, which was removed and altered, is not proposed to be replicated. Staff was unable to determine if the opening on the lane façade that is proposed to be infilled is historic, though it is likely not original. The openings which are currently infilled on the lane show outlines where there were once openings.

126 East Broughton Street was constructed in 1932 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The existing windows and storefront, which are proposed to be removed, are non-historic. The infilled openings on the lane façade and are proposed to be opened and infilled with double hung windows. The opening proposed to be infilled on the lane façade is likely non-historic and is to be infilled with appropriate matching material (CMU and stucco). The alterations shall not alter the existing openings nor remove any historic materials.

The replacement windows on the second floor are proposed to match those visible in a historic photograph of the original façade. The new storefront, which is proposed to replace the existing non-historic storefront, does not replicate the storefront visible in the historic image, however it is in a historically appropriate configuration. The existing windows and storefront have not gained historical significance. They are incongruous with the overall design of the historic building.

The openings of the three paired windows on the second-story are not proposed to be altered. The existing non-historic storefront is to be removed a new storefront is to be placed in the same location/opening size. No historic brick will be removed, and the new storefront shall maintain a visually compatible rhythm of solids to voids on the front façade.

The new storefront is proposed to feature a wood base and trim around glass glazing. Staff finds that the height of the base and the number of panels is not visually compatible with storefronts on Broughton Street, which feature one panel and an 18-24 inch high base. **Staff recommends revising the storefront base to be 18-24 inches and only feature one panel.** Additionally, staff finds the configuration of the trim to be visually incompatible, due to the inconsistent symmetry on the left side of the storefront. **Staff recommends removing one level of trim within the storefront.** Additionally, **staff recommends revising the transom above the single door to match the transom above the glazing.**

The following materials are proposed to be utilized:

- Windows – Front Façade: Three sets of paired windows, each window consisting of one fixed 2-lite wood over one casement 6-lite wood window, custom made by *Jeld-Wen* in Bone White
- Windows – Lane Façade: Two (2) 1/1 double hung wood windows, custom made by *Jeld-Wen* in Bone White
- Wood Trim, Window Trim, and Door Color: Black Forest Green by *Benjamin Moore*

- Storefront: Wood base paneling and trim, clear glazing
- Storefront Doors: One single wood door within single glass lite and one double wood door with a single glass lite, see above for color
- Lane Door: Solid wood, painted Black Forest Green by *Benjamin Moore*
- Lane Opening Infill: Stucco, to match existing (no specification provided)

Staff recommends providing the stucco specification to staff for final review and approval. The materials and colors proposed are otherwise visually compatible.

The applicant is proposing to infill what appears to be a non-historic opening on the lane with stucco. **Staff recommends that the stucco material specification be provided to staff for final review and approval.** No other historic exterior masonry materials are to be altered or removed.

The original window configuration can be seen in a photo of the front façade of the building in the 1940s. The windows are depicted as 2/6 paired windows and are proposed to be three sets of paired 2-lite fixed wood windows over custom 6-lite casement wood windows. 1/1 double-hung windows are proposed to be placed within the infilled window openings on the lane, which is a historically appropriate window type for the lane. The existing storefront is non-historic and was installed sometime after the 1940s. The applicant is proposing to replace the existing storefront with a newly designed storefront, constructed of wood and glass. The applicant is removing the existing storefront and replacing it with a newly designed storefront.

While the height of the base was not provided, it appears to exceed 24 inches. **Staff recommends revising the storefront base to be 18-24 inches high and only feature one panel.** The standards are otherwise met.

The storefront and storefront base is to be constructed of painted wood.

The door on the lane is currently a non-historic metal door. The applicant is proposing to replace the existing door with a solid wood door, painted Black Forest Green. The original door configuration for this lane is unknown, however staff finds the proposed door to be historically appropriate.

PETITIONER COMMENTS:

Mr. Scott Trowell, petitioner, stated he agrees with Staff's recommendations.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, commended the owners for the projects. He recommended restoring the brick rather than painting over it.

Mr. Trowell responded the owners like it as is; did not want to go back to the original brick.

BOARD COMMENTS:

Board agreed with Staff's recommendations.

STAFF RECOMMENDATION:

Approval of the alterations to, and the rehabilitation of the property located at 126 East Broughton Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. **Revise the storefront base to be 18-24 inches high and feature one panel.**
2. **Remove one level of trim from within the storefront.**
3. **Revise the transom above the single door to match the transom above the glazing.**
4. **Provide the stucco specification.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations to, and the rehabilitation of the property located at 126 East Broughton Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Revise the storefront base to be 18-24 inches high and feature one panel.
2. Remove one level of trim from within the storefront.
3. Revise the transom above the single door to match the transom above the glazing.
4. Provide the stucco specification.

Vote Results (Approved)

Motion: Becky Lynch

Second: Steven Bodek

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

[15. Petition of J. Elder Studios | 21-004050-COA | 37 Whitaker Street | After-the-Fact Alterations and Signage](#)

🔗 [Staff Recommendation - 21-004050-COA - 37 Whitaker St.pdf](#)

🔗 [Updated Submittal Packet - Drawings.pdf](#)

🔗 [Previous Submittal Packet - Drawings and Materials.pdf](#)

Ms. Aislinn Droski presented the applicant's request for approval for one (1) after-the-fact illuminated wall sign located above the lane door, one (1) after-the-fact window sign on the lane door, and an after-the-fact transaction window on the lane façade for the property located at 37 Whitaker Street. The illuminated wall sign above the lane door reads "Peacock Lounge" with a window sign of a peacock.

As of October 2, 2019, the building located at 37 Whitaker Street was in compliance with all previously issued COAs, which included alterations to front and lane facades and storefront and installation of new electrical equipment ([File No. 17-005990-COA] and [File No. 19-003465-COA]). In May of 2021, staff was made aware of alterations which had occurred to the lane façade without a COA. Staff conducted a site visit on May 28, 2021 and confirmed that new illuminated signage had been installed on the wall and above the lane door and

that the window closest to Whitaker Street had been altered to contain a transaction/takeout window in the bottom sash of the historic window opening. Staff contacted Code Compliance on May 28, 2021, and the property owner was instructed to submit a COA application, which was received on the July 15, 2021, deadline. The petition was voluntarily continued by the applicant to address staff's concerns and a new submission was given to staff for the November 12, 2021 deadline. The petition previously included the after-the-fact illuminated wall sign on the lane, adjacent to the window; this sign has been removed from the petition and will be removed from the building.

37 Whitaker Street was constructed in 1890 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The applicant has indicated that the bottom sash of the historic window has been fixed to the interior in order to allow for the placement of a transaction/takeout window. The single panel transaction window is to be installed to the wall and shall not alter the existing historic double hung window. Staff finds that the placement of the takeout window in this manner is appropriate and meets the preservation standards, as it does not alter the existing window and is reversible.

The existing window opening has not been altered with the installation of the takeout window, and the bottom sash is to remain in a fixed open position. Staff has determined that the infill of the transaction window does not significantly alter the opening and finds it to be visually compatible.

The following materials were utilized in the after-the-fact work:

- Transaction/Takeout Window: *Ready Access 275 Low Profile Single Panel Slider*, constructed of anodized aluminum extrusions, stainless steel frame, and clear glass.
- Wall Sign above W. Congress Lane Door: Wood box with backlit aluminum lettering which reads "Peacock Lounge"

Staff finds that the proposed takeout window is visually compatible with takeout windows commonly used in the Savannah Downtown Historic District. While the signage material is also visually compatible, staff finds that the sign location on the lane is not appropriate.

The applicant is proposing to retain one illuminated wall sign above the door on the West Congress Lane façade, as well as a small window sign on the door glass. While staff finds the window sign to be visually compatible, the illuminated sign above the door is not appropriate for use on the lane.

The standard is met. The bottom sash of the historic window was fixed in an open position, in order to allow for the installation of a takeout window. The existing configuration of the window is not altered with the inclusion of the takeout window, which is reversible.

While it is permitted for wall signs to be illuminated, wall signs on the lane are not permitted. The standards are met. The window sign is located on the door on West Congress Lane; while the calculations were not provided, the sign does not visually exceed 10% of the window area of the façade.

The standards are not met. The City of Savannah Zoning Ordinance defines 'lot frontage' as:

*"The portion of a lot along a street right-of-way or vehicular access easement, **excluding lanes**, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage."*

Under this definition, the calculation for available area of wall signage for the lane facing façade at 37 Whitaker Street is zero. Additionally, ground, projecting, and wall signs are only permitted along *street(s) and pedestrian walkway(s) providing access to the establishment*. This does not include lanes. Therefore, staff finds that the after-the-fact illuminated sign above the door on the lane façade of 37 Whitaker Street is not permitted.

ADDITIONAL STAFF INFORMATION:

Staff confirmed with City departments that Traffic Engineering is required to review transaction/takeout window locations for sidewalk capacity/congestion; this department would provide a decision once the review is complete.

PETITIONER COMMENTS:

Mr. Jerome Elder, petitioner, stated the purpose of the sign at the corner was to provide direction to the entrance to the lounge behind the restaurant. They would like to obtain approval for the installed sign.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

The Board agreed with Staff recommendation.

STAFF RECOMMENDATION:

Denial of one (1) after-the-fact illuminated wall sign located above the lane door because the work is not visually compatible and does not meet the standards of the Special Sign District Ordinance.

AND

Approval of the after-the-fact window sign and after-the-fact transaction window for the property located at 37 Whitaker Street with the following condition because the work is otherwise visually compatible and meets the standards:

- 1. Apply to the City Traffic Engineering Department for transaction/takeout window location review.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for after-the-fact window sign and after-the-fact transaction window for the property located at 37 Whitaker Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. Apply to the City Traffic Engineering Department for transaction/takeout window location review.

AND

Deny the petition for one (1) after-the-fact illuminated wall sign located above the lane door because the work is not visually compatible and does not meet the standards of the Special Sign District Ordinance.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

X. APPROVED STAFF REVIEWS

[16. Petition of LORI SWANNER | 21-005895-COA | 516 EAST PERRY STREET | Replacement of front porch handrails and balusters, column and trim alterations](#)

☞ [SIGNED Staff Decision - 21-005895-COA - 516 E Perry Lane.pdf](#)

[17. Petition of HERITAGE CONSTRUCTION, Charlotte Dantis | 21-005948-COA | 308 EAST LIBERTY STREET | Color change \(house exterior, shutters, door, and window and door trim\)](#)

☞ [SIGNED Staff Decision - 21-005948-COA - 308 E Liberty St.pdf](#)

[18. Petition of THE PEACH COBBLER FACTORY, Bruce Baker | 21-006014-COA | 51 BARNARD STREET | Window/door decals](#)

☞ [SIGNED Decision Packet 21-006014-COA 51 Barnard Street.pdf](#)

[19. Petition of AMERICAN CRAFTSMAN RENOVATIONS, Cher Norris | 21-006038-COA | 313 & 315 EAST CHARLTON STREET | In-kind roof replacement; Color change \(315 E Charlton\)](#)

☞ [SIGNED Staff Dec - 21-006038-COA 315 E Charlton St..pdf](#)

[20. Petition of DOUG BEAN SIGNS, Angela Bean | 21-006136-COA | 435 TATTNALL STREET | Non-illuminated wall sign](#)

☞ [SIGNED Staff Dec - 21-006136-COA 435 Tattnell St..pdf](#)

[21. Petition of THE HOUSE DOCTOR, Charles Angell | 21-006257-COA | 117 EAST JONES STREET - C, D | Carriage house in-kind window repairs, tuck pointing, and stucco repair and repointing](#)

☞ [SIGNED Staff Decision - 21-006257-COA - 117 E Jones C, D.pdf](#)

[22. Petition of FAHAD AHMAD | 21-006259-COA | 307 LORCH STREET | In-kind repairs: deteriorated soffit, fascia, and crown molding](#)

☞ [SIGNED Decision Packet 21-006259-COA 307 Lorch Street.pdf](#)

[23. Petition of YOUR EXTERIOR PROS, Ray Hoover | 21-006364-COA | 520 EAST GWINNETT STREET | Roof replacement \(asphalt shingles\)](#)

☞ [SIGNED Staff Dec - 21-006364-COA 520 E Gwinnett St.pdf](#)

[24. Petition of J. ELDER STUDIO, Jerome Elder | 21-006368-COA | 351 & 355 MARTIN LUTHER KING, JR. BLVD. | Color change](#)

☞ [SIGNED Staff Dec - 21-006368-COA 351 - 355 MLK.pdf](#)

[25. Petition of STEVEN BODEK INC., Ashley Field | 21-006392-COA | 317 EAST JONES STREET | Front porch and stair in-kind repair/replacement](#)

☞ [SIGNED Decision Packet 21-006392-COA 317 East Jones Street.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[26. Report on Work Inconsistent With Issued COA for the December 8, 2021, HDBR Meeting](#)

☞ [Work Inconsistent with Issued COA_December Report.pdf](#)

[27. Report on Work That Exceeds Scope of Issued COA for the December 8, 2021, HDBR Meeting](#)

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

[28. Report on Work Performed Without a COA for the December 8, 2021 HDBR Meeting](#)

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

XII. REPORT ON ITEMS DEFERRED TO STAFF

[29. Stamped Drawings - December Report](#)

☞ [December 2021 REPORT.pdf](#)

[30. COA Inspections - December Report](#)

☞ [December 2021 - REPORT.pdf](#)

[31. Items Deferred to Staff - December Report](#)

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

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[32. Resolution of Appreciation: Rebecca P. Lynch](#)

Mr. Stephens read the Resolution of Appreciation for Ms. Lynch from the Historic Board of Review.

XIV. OTHER BUSINESS

[33. Chairman to Appoint 3-Person Nominating Committee for 2022 Chair and Vice-Chair](#)

Ms. Melissa Memory, Mr. Steven Bodek, and Ms. Ellie Isaacs were appointed as the HDBR nominating committee.

XV. ADJOURNMENT

[34. Next Regular HDBR Meeting - Wednesday, January 12, 2022 at 1pm](#)

[35. Adjourn](#)

There being no further business to present before the Board, the December 8, 2021 HDBR meeting adjourned at 3:50 p.m.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

/bm

Motion

3;50

Vote Results (Not Started)

Motion:

Second:

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.