



Savannah Historic District Board of Review

Hybrid Meeting
March 9, 2022 1:00 PM
MINUTES

March 9, 2022 Historic District Board of Review

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

Members Absent: 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
Julie Yawn, System Analyst

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Paul Belliveau | 22-000529-COA | 548 East Jones Street | Fence](#)

- ☞ [Staff Recommendation - 22-000529-COA - 548 East Jones Street.pdf](#)
- ☞ [Submittal Packet- app, narrative, elevation drawings.pdf](#)
- ☞ [Submittal Packet- site plan.pdf](#)
- ☞ [Submittal Packet- photos.pdf](#)

Motion

The Historic District Board of Review motioned to APPROVE a new fence and configuration at the property located at 548 East Jones Street, with following condition, to be submitted to Staff for final review, otherwise because the work proposed is visually compatible and meets the standards:

Five (5) feet must be provided between fence and building where they are parallel.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stan Houle

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

[2. Petition of Michael Blakemore | 22-000533-COA | 604 Lincoln Street | Alterations](#)

[📎 Staff Recommendation - 22-000533-C0A - 604 Lincoln St.pdf](#)

[📎 Submittal Packet - Description, Materials, and Colors.pdf](#)

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

Motion

The Historic District Board of Review motioned to APPROVE of the alterations to the front and rear facade of the property located at 604 Lincoln 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. Clarify the window type in the final drawings and ensure all windows facing Lincoln Street are double hung.
2. Ensure the metal roof over the portico has a metal drip edge.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stan Houle

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

[3. Petition of Patrick Johnston | 22-000660-COA | 23 West Broughton Street | Alterations](#)

- 🔗 [Staff Recommendation - 22-000660-COA - 23 Broughton St.pdf](#)
- 🔗 [Updated Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Project Description and Specifications.pdf](#)
- 🔗 [Staff Decision - 21-006811-COA - 23 W Broughton St.pdf](#)
- 🔗 [Staff Research - Sanborn Map and Historic Photo.pdf](#)

Motion

The Historic District Board of Review motioned to APPROVE of the one (1) new lane door opening and repairs for the property located at 23 West Broughton Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1. Prior to staff stamping the permitting drawings, revise the drawing packet to reflect 1/1 windows throughout the building.
2. Provide staff with the metal door finish for final review and approval.
3. Ensure the new door frame is inset no less than three (3) inches from the exterior surface of the facade of the building.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stan Houle

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

4. Petition of GM Shay Architects | 22-000649-COA | 600 East Bay Street | Signs

- 🔗 [Staff Recommendation - 22-000649-COA 600 E Bay St.pdf](#)
- 🔗 [Submittal Packet.pdf](#)

Motion

The Historic District Board of Review motioned to APPROVE to mount ten signs of various types on a new construction, the AC Hotel, located at 600 East Bay Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stan Houle

Dwayne Stephens	- Aye
Melissa Memory	- Aye

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

5. Petition of Greenline Architecture | 22-000652-COA | 301 East Harris Street | Porch/Fence Alterations

- 🔗 [Staff Recommendation-22-000652-COA.pdf](#)
- 🔗 [Submittal Packet-Application and Checklist.pdf](#)
- 🔗 [Submittal Packet-Drawings.pdf](#)
- 🔗 [Submittal Packet-Photographs.pdf](#)

Motion

The Historic District Board of Review motioned to APPROVE of the installation of a rear wood porch and stair to replace the existing non-historic metal porch and stair, and the installation of a brick privacy wall to replace the existing non-historic brick privacy wall for the property located at 301 East Harris Street with the following condition to be provided to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. The distance between balusters must not exceed 4 inches measured from on center.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stan Houle

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

6. Petition of Lynch Associates Architects | 22-000654-COA | 400 West Congress Street | Amendment to Mixed-Use Building

- 🔗 [Staff Recommendation - 22-000654-COA 400 W Congress St.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Previous Submittal Packet - Narrative and Material Samples.pdf](#)
- 🔗 [Previous Submittal Packet - Part II Photos and Drawings.pdf](#)

Motion

The Historic District Board of Review motioned to APPROVE of amendments to a previously approved Certificate of Appropriateness for the property located at 400 West Congress Street as requested because the

proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Stan Houle

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

IV. ADOPTION OF THE AGENDA

[7. Adoption of the March 9, 2022 Agenda](#)

Motion

The Historic District Board of Review motioned to ADOPT the March 9, 2022 HDBR Agenda as presented.

Vote Results (Approved)

Motion: David Altschiller

Second: Melissa Memory

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

V. APPROVAL OF MINUTES

[8. Approval of February 9, 2022 Meeting Minutes](#)

[📎 02.09.22 MEETING MINUTES.pdf](#)

Motion

The Historic District Board of Review submitted to CORRECT the February 9, 2022 Meeting Minutes: re-present for approval.

Vote Results (Not Started)

Motion:

Second:

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

VII. CONTINUED AGENDA

[9. Petition of Array Design | 21-006818-COA | 18 East Jones Street | New Construction, Accessory Building \(Part I and II\)](#)

Motion

Continue

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[10. Petition of Eli Lurie | 21-006813-COA | 113 East Gordon Street | New Construction Accessory Building \(Part 1 and 2\)](#)

Motion

Continue

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[11. Petition of Hallett & Co. | 22-000179-COA | 3 West Perry Street | New Construction, Part I: Height and Mass and Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[12. Petition of LS3P Associates | 22-000172-COA | 700 Drayton Street / 701 Abercorn Street | New Construction, Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[13. Petition of LS3P Associates | 22-000171-COA | 3 Martin Luther King Jr. Boulevard | Roof Addition](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Ellie Isaacs

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Aye

Ellie Isaacs - Abstain

[14. Petition of González Architects | 22-000178-COA | 215 Whitaker Street | Demolition of Non-contributing Building and New Construction \(Part I\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[15. Petition of SHEDDarchitecture | 22-000643-COA | 413 East Jones Street | Demolition of a Non-contributing Building and New Construction: Small, Parts I and II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[16. Petition of GM Shay Architects | 22-000648-COA | 600 East Bay Street | Amendment to Hotel](#)

📎 [Staff Recommendation - 22-000648-COA 600 E Bay St.pdf](#)

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

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

- ④ [September 2021 Submittal Packet - Narrative and Material List.pdf](#)
- ④ [September 2021 Submittal Packet - Continuity and Connectivity Study.pdf](#)
- ④ [December 2018 Submittal Packet - Drawings, Renderings, and Photographs.pdf](#)
- ④ [December 2018 Submittal Packet - Specifications and Materials.pdf](#)

Ms. Leah Michalak presented the petitioner's request for approval to amend a previously approved Certificate of Appropriateness for 600 East Bay Street (AC Hotel) as follows:

Per the petitioner:

The Petitioner seeks to make modifications to improve the appearance of the south side of the previously approved top floor of the AC Hotel; and to substitute a glazed balcony railing system; and to confirm exterior signage locations and design. These will retain the previously approved design for over 95% of the building exterior.

The previously approved design invoked the memory of the Mid-Century Modern office building on the site, which had to be demolished due to severe friable asbestos contamination. Its place was approved a place of environmental excellence, eliminating the asbestos, remediating the ground contamination from the Atlanta Gas Light Company, and adding a building that is currently on track to earn a LEED Platinum level certification. Additionally, the "valley" between the AC Hotel and existing Homewood Suites Hotel will be improved for public access with a monumental stairway and an ADA public elevator. The pedestrian bridge previously proposed is NOT part of this request.

The reasons for the proposed changes are as follows:

- The proposed glazed balcony railings are sturdier, providing greater safety.*
- The "rooftop" swimming pool was not approved by the Health Department.*
- The developer chose to eliminate the highly activated "party" spaces facing the adjacent Downtown Neighborhood.*
- Minor changes in the previously approved brick color and texture due to availability.*
- Signage drawings confirm previously approved locations for AC Hotel signage and add a small identification signage for the previously approved Café.*
- Overall, these changes result in an improved visual compatibility.*

The signs, although in the list, are part of another COA application currently under review [File No. 22-000649-COA].

The subject property was historically the site of Novelty Iron Works of Rourke and Sons which was established between 1884 and 1888. The site evolved to contain a number of wood and masonry buildings of varying heights through 1960. The buildings were demolished in circa 1960 for the headquarters for Savannah Electric Power Company (SEPCO). The SEPCO building was built in 1962 by Stone & Webster and was designed by Emory Ireland. The property is located outside the National Historic Landmark District, but within the local Savannah Historic District. There are few contributing buildings within the immediate context, except across Bay Street in the Trustees Garden area.

On April 8, 2015, the HDBR denied the request for demolition of the SEPCO building "because the building meets the criteria for historic status and the information provided regarding asbestos abatement does not justify the demolition." On May 28, 2015, the petitioner appealed the decision of the HDBR to the Zoning Board of Appeals [File No. 15-

002278-COA]. The ZBA reversed the HDBR's decision stating that the Board "abused its discretion in denying the demolition permit to the petitioners solely on the unrealized historic potential of the SEPCO building." After the denial of the demolition at the April HDBR meeting, the petitioner requested a continuance for New Construction Part I: Height and Mass for the proposed new hotel. At the December 9, 2015, HDBR Meeting Part I: Height and Mass was approved with conditions. The Board also recommended approval to the ZBA for a variance from the following window standard: *The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.* In order to maintain the proposed areas of "white" space on the north, east, and west facades. The ZBA granted the variance on February 25, 2016 [File No. 16-000577-ZBA].

The project then received a 12 month extension from the Board on November 9, 2016. The petitioner returned to the Board on November 8, 2017 with amendments to Part I: Height and Mass and Part II: Design Details. The Board approved Part I with conditions and Part II was continued. The Board asked the applicant to consider the following for the Part II continuance (the applicant did not provide comments for the items listed below):

1. Redesign all exterior building materials to be visually compatible with the industrial character of the area and to be masonry to meet the Character Area material standard.
2. Redesign all windows to be an operable type as permitted in the standards. Provide a full-sized sample and detailed specifications for the proposed Pella 450 window as this window had not been submitted for review by the Board in the past.
3. Redesign the storefront systems to extend from the sill or from an 18 to 24 inch tall base of contrasting material and to be inset a minimum of 4 inches from the face of the building to the glazing.
4. Redesign the wood louver awnings to be constructed of canvas, other equivalent cloth, metal, or glass.
5. Provide additional information regarding balusters and railings.
6. Ensure that all fences and walls meet the standards.
7. Incorporate additional solids on the ground level between the two supporting columns to better form a wall of continuity at the valet parking area along River Street.
8. Incorporate a string course on all roof parapet walls.

At this meeting, the Board also recommended approval to the Zoning Board of Appeals for a variance from the standard that reads: *Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.* It does not appear that this variance has been granted.

On August 8, 2018, the Board approved a series of amendments (with conditions) to the Part I approval; the conditions were as follows:

1. Add more articulation to the full width of the end architectural bays on the east facade.
2. Redesign the path from the stairs between the building to River Street to have a more direct route and be more open.
3. Remove the parapet wall at the courtyard roof.
4. Ensure that the base under the storefront along the Bay Street façade is 18-24 inches high.
5. Add a string course to the parapet walls.
6. Ensure that the sidewalk is a continuous uninterrupted pathway across the valet driveway in materials, configuration, and height.

7. Provide solar PV array calculations and a green roof certification from the City Manager.

On December 12, 2018, the Board approved Part I and II with conditions as follows:

Part I conditions to be submitted to staff for final review and approval:

1. Receive a variance from the Zoning Board of Appeals from the standard that reads:
Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.
2. Revise the storefront base to have a contrasting design or material.
3. Add a string course to all portions of the building that have a parapet wall or flat roof that reads as a parapet wall.
4. Provide a copy of the City Manager's sustainable roof certification.

Part II conditions to be submitted to staff for final review and approval:

1. Revise the spandrel panels to a visually compatible material.
2. Provide a sample of the architectural concrete awning or change to be a permitted material.
3. Revise the flush steel door on the Bay Street façade to be a type and style more commonly found on a front façade.
4. Revise fixed storefront windows on the tower elements to be an operable type.
5. Provide detailed drawings of all fence types proposed including but not limited to those in the area between this building and the hotel to the east and at the valet area. Ensure that all fence standards are met.

On September 9, 2021, the Board approved amendments "to the valley between the AC Hotel and the adjacent Homewood Suites". A pedestrian bridge to the west of the AC Hotel was also proposed; however, it was continued by the Board and then later withdrawn by the city departments.

City Council adopted a series of changes to the Historic District ordinance at their July 5, 2018 meeting. Because this project was under review prior to the changes, the project can continue its review under the previous ordinance; however, the applicant stated in a previous submittal packet that "...where possible, we will try to comply with the 2018 guidelines." Under the previous ordinance, new construction on Factors Walk is exempt from commercial and large-scale development standards.

At the southwest corner of the building another floor of openings has been added where the open-air rooftop bar and pool were located; the rhythm matches the openings below and is visually compatible. The material and color palette has been revised including brick, stone, metal elements, windows, louvers, and stucco. The overall result is a more visually compatible palette and staff recommends approval. The roof shape over the southwest area of the building has been revised to a simplified and continuous flat/parapet roof with an overhang. The shape is visually compatible. The scale of the building, as amended, is visually compatible.

PETITIONER COMMENTS:

Mr. Patrick Shay and **Ms. Ana Manzo**, petitioners, stated they feel the changes are more compatible and look more complete. The drawings are more accurate than previously submitted. Some of the brick availability mandated changes, as some products are no

longer available.

Ms. Memory asked if the pool was removed. **Mr. Shay** stated the developer did remove the previously approved pool.

PUBLIC COMMENT:

There were no public comments.

BOARD DISCUSSION:

The Board expressed appreciation for the modifications and agree with Staff recommendations.

STAFF RECOMMENDATION:

Approval to amend a previously approved Certificate of Appropriateness for 600 East Bay Street (AC Hotel) as requested because the proposed changes are visually compatible and meet the standards.

Motion

The Historic District Board of Review motioned to APPROVE to amend a previously approved Certificate of Appropriateness for 600 East Bay Street (AC Hotel) as requested because the proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Melissa Memory

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

[17. Petition of Array Design, Shauna Kucera | 21-006787-COA | 420 East Liberty Street | Demolition of Non-contributing Building and New Construction: Small, Parts I and II](#)

🔗 [Staff Recommendation - 21-006787-COA - 420 E Liberty Street.pdf](#)

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

🔗 [Submittal Packet - Easement Legal Letter.pdf](#)

🔗 [Staff Research - Sanborn and Parking Maps.pdf](#)

Ms. Aislinn Droski presented the petitioner's request of approval for the demolition of a non-contributing one-story garage structure and New Construction, Small, Parts I and II for a two-story carriage house for the property located at 420 East Liberty Street. The new two-story carriage house is to be situated along East Perry Lane. An existing non-historic garage is proposed to be demolished in order to construct the new carriage house. See 'Context' for information regarding the existing, non-conforming property lines.

The applicant is also requesting a recommendation of approval to the Zoning Board of Appeals for a variance from the following standard in Section 8.7.4.d.i:

“The footprint of the accessory dwelling unit shall be a maximum of 40% of the habitable floor area of the principal dwelling.”

To allow for the accessory dwelling unit to be 47% of the habitable floor area of the principal dwelling. The applicant has indicated that this is “the minimum variance required in order to accommodate vehicle parking within the garage”.

After examining the Sanborn Maps from 1916 to 1973 for this property, staff determined that the existing garage structure at 420 East Liberty Street was built sometime after 1973, as it does not appear on this map. The existing structure is non-historic and was constructed to sit over the property line, which angles in from the rear of the main building by about 1'-2" along the lane. The property owners at 420 East Liberty Street and 422 East Liberty Street have reached an easement agreement to allow for the new construction carriage house to remain in the longitudinal footprint of the existing garage. The easement is for a total of 45 square feet between the two properties, and staff was provided with a legal letter verifying this agreement.

Staff finds the variance criterion to be satisfied. The variance to allow for the carriage house to be 47% of the main building's habitable area allows for parking to be maintained on the site, as required by the ordinance. The variance request is therefore consistent with the intent of the ordinance. The need for the variance is created by the existing conditions of this site and principal building and not from the actions of the applicant. The literal interpretation of the ordinance would disallow the applicant from retaining parking on the site, a right which is commonly enjoyed by other properties in the same zoning district. The variance being requested is the minimum depth required for the carriage house to accommodate parking on the interior.

Staff finds that the granting of this variance would not confer any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district. The variance will allow for parking to be maintained on the site, which is a condition that many other properties in the zoning district enjoy.

The main building at 420 East Liberty Street was constructed in 1871 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

Staff finds that the existing one-story CMU garage structure does not meet the criteria for contributing status. The structure was constructed on the property sometime after 1973 (See Sanborn Maps) and has not gained historic integrity or significance based on the criteria. The demolition standard does not apply, however the plans for the new construction carriage house were provided as a component of this application.

The information provided and found by staff to verify the building's status as non-contributing, to the degree possible. An exact construction date was not provided; however Sanborn Maps verify it was not on the property in 1973 and was likely constructed after this time. The lot width, with the easement, is to be 20' – 4". With the easement, the square footage of the lot is to be 1,845, and the proposed building coverage is to be 1,370 square feet, or 74.3%.

The new carriage house is proposed to be two-stories tall and 24'-6" in height, which is lower than the height of the main building. The front façade of the building will align with the

neighboring two-story ADU and one-story CMU garage structure and will maintain a visually compatible wall of continuity along the lane. The overall scale, height, and directional expression of the carriage house are visually compatible with carriage houses in the district and to which it will be visually related. The roof is to be flat with a parapet. There are several accessory dwelling units along the lane which have a flat roof; staff finds the roof shape to be visually compatible.

On the first floor, the applicant is proposing a 7'-0" wide opening to allow for vehicular access. Three window openings are proposed for the second floor of the building, the proportions of which are visually compatible with openings on contributing buildings and structures to which the carriage house will be visually related. Staff additionally finds the rhythms of solids to voids and the location of the entrance on this façade to be visually compatible.

The following materials are proposed to be utilized:

- Exterior Walls: Texture finish stucco, in *Benjamin Moore* Yorktown Green, with smooth coat stucco accent bands
- Windows: *Marvin Ultimate* G2 Series, aluminum clad-wood, double hung, in Stone White
- Garage Door: Wood French garage door, "dark" painted finish
- Downspouts: Aluminum, dark bronze finish
- Lighting: *Hinkley* reverse lantern fixture

Provide the stucco material specification and the finish of the garage door. Staff otherwise finds the materials, textures, and colors proposed for the new construction carriage house to be visually compatible.

The foundation will be at grade, as is appropriate for ADU's along the lane.

The new carriage house will feature stucco. Provide staff with the stucco specification for final review and approval.

The color of the stucco is to be *Benjamin Moore* Yorktown Greene, which is a dark green color, that is visually compatible with contributing resources within the ward.

Ensure the frame of the garage door is inset not less than three (3) inches from the exterior surface of the façade of the building.

The windows do not face a street; regardless, the standards are met. The windows feature appropriate trim for a stucco building.

Ensure the windows are inset a minimum of three (3) inches from the façade of the building.

The carriage house is to feature a flat roof with a parapet. Staff finds the flat roof to be appropriate for a carriage house and the standard to be met.

The roofing material will be TPO and will not be visible from the public right-of-way.

While there is no driveway apron proposed for this project, it does appear that the garage door is proposed to swing into the public right-of-way. Staff recommends revising the garage door type to ensure it does not encroach on the public right-of-way and providing the revised door to staff for final review and approval.

The accessory dwelling unit will not be over 25 feet in height.

The Building Size standard is not met. The applicant is requesting a recommendation to the Zoning Board of Appeals for a variance from this standard.

Staff finds the Architectural Style standard to be met. The new carriage house is in a historically appropriate architectural style.

The applicant is proposing that the parking be located within the carriage house – however, the door proposed on the carriage house is 7'-0"; staff recommends revising the garage opening to be a minimum of eight (8) feet.

PETITIONER COMMENTS:

Ms. Shauna Kucera, petitioner, requested garage doors to swing out. Designed as a 7-foot to 7.5 wide door to keep simple and use of one the leaves. only passage to courtyard and lane. Will be used for human usage as well, not just vehicular. **Ms. Michalak** stated there may be historic doors that swing into the lane; the City will not allow new ones as they hazard into the lane. It is a required parking space; 7-feet wide is particularly small. **Ms. Kucera** stated they will comply.

PUBLIC COMMENT:

There were no public comments.

BOARD DISCUSSION:

The Board agreed with Staff Recommendations.

STAFF RECOMMENDATION:

Approval for the demolition of a non-contributing one-story garage structure and New Construction, Small, Parts I and II for a two-story carriage house for the property located at 420 East Liberty 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. Provide the stucco material specification and the finish of the garage door.
2. Revise the garage door opening to be a minimum of eight (8) feet and to ensure it does not encroach on the public right-of-way.
3. Ensure the frame of the garage door is inset not less than three (3) inches from the exterior surface of the façade of the building.
4. Ensure the windows are inset a minimum of three (3) inches from the façade of the building.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the following standard in Section 8.7.4.d.i:

“The footprint of the accessory dwelling unit shall be a maximum of 40% of the habitable floor area of the principal dwelling.”

To allow for the accessory dwelling unit to be 47% of the habitable floor area of the principal dwelling because the variance criteria are met.

Motion

The Historic District Board of Review motioned to APPROVE for the demolition of a non-contributing one-story garage structure and New Construction, Small, Parts I and II for a two-story carriage house for the property located at 420 East Liberty 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. Provide the stucco material specification and the finish of the garage door.

2. Revise the garage door opening to be a minimum of eight (8) feet and to ensure it does not encroach on the public right-of-way.
3. Ensure the frame of the garage door is inset not less than three (3) inches from the exterior surface of the facade of the building.
4. Ensure the windows are inset a minimum of three (3) inches from the facade of the building.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the following standard in Section 8.7.4.d.i:

";The footprint of the accessory dwelling unit shall be a maximum of 40% of the habitable floor area of the principal dwelling.";

To allow for the accessory dwelling unit to be 47% of the habitable floor area of the principal dwelling because the variance criteria are met.

Vote Results (Approved)

Motion: Stan Houle

Second: Dwayne Stephens

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

[18. Petition of LESATELE, LLC | 22-000170-COA | 720 Habersham Street | New Construction \(Accessory Building, Parts I and II\)](#)

- 🔗 [Staff Recommendation - 22-000170-COA.pdf](#)
- 🔗 [Submittal Packet - Application and Checklist.pdf](#)
- 🔗 [Submittal Packet - Narrative and Drawings.pdf](#)
- 🔗 [Submittal Packet - Material Specifications.pdf](#)
- 🔗 [Zoning Confirmation Request \(Email\).pdf](#)
- 🔗 [Submittal - Zoning Confirmation Letter.pdf](#)
- 🔗 [Petitioner's Response to Staff's Report.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request of approval for a *New Construction, Accessory Building (Parts I and II)* at 720 Habersham Street.

Located on this parcel is the original *Leopold's Ice Cream* location. *Per the petitioner*, "...the

Leopold's wish to extend the existing ice cream store outward onto the adjacent open field, providing a courtyard/kids play area in the middle, with the accessory structure acting as a terminus butted to Hall Lane. The accessory structure will host ice cream events, such as birthday parties, that will be open to the courtyard and help activate this quiet corner."

The accessory building will be located on the North-side of the parcel and will be situated along Hall Lane with the West-facade running adjacent to Habersham Street. The building is proposed to be 1,423-square-feet and will increase the lot coverage by approximately 15.2%.

A new masonry and wrought iron fence, with a compatible iron pedestrian gate, is proposed to be installed along Habersham Street, as well as the North-East facing corner of the property.

The Board first heard this petition at the March 9, 2022, HDBR Meeting. At this time, the Board commended the applicant for presenting a new, contemporary design that is more reflective of modern-day architecture. However, the Board concurred that there are some items that need to be restudied; to help strengthen the building's overall compatibility with the surrounding contributing buildings.

Therefore, the petition was *continued* to the April 13th HDBR Meeting in order for the petitioner to address the following:

1. Revise the design of the accessory building to meet the Visual Compatibility Criteria, and revise the building form to be compatible with the adjacent contributing resources. The rear yard setback must be reduced to (5) feet.
2. The front façade of the accessory building shall have an appropriate door with a door frame that is inset not less than (3) inches from the exterior surface of the façade, or a Special Exception shall be requested from the appropriate standard.
3. The storefront windows shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel, and the storefront type and glazing transparency shall be provided to Staff.
4. All areas of flat roof must be hidden by a parapet.
5. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.
6. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.
7. Any signs must be appropriately applied for and reviewed.
8. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

On March 23rd, the petitioner provided Staff with a revised submittal packet. Staff determined that the revisions address most of the conditions of the prior continuance. However, conditions 6, 7, and 8 will be submitted at a later date. On March 24th, Staff received a Zoning Confirmation Letter regarding condition 1. Essentially, the Zoning Administration has determined that 720 Habersham Street is allowed to have the proposed rear yard setback.

720 Habersham Street, the original *Leopold's Ice Cream* location, is currently listed as a non-contributing building within the *Savannah National Historic Landmark District* and the

Savannah Local Historic District. Although constructed in 1888, the building was officially de-listed in 2011.

The historic, principal building was integrated with its carriage house at a later date. The two buildings have likely been merged for a long enough period of time that, now, the entire (combined) structure is considered the permitted, principal use for the property. Although this application is for the proposed accessory building, it is clear to Staff that the principal building is proposed to undergo a restoration. A terrace is, also, proposed to be located atop the existing, one-story connector. This leisure space will, therefore, be situated between the second story of the historic, principal building and the second story of the carriage house. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

On February 15, 2022, Staff received a Zoning Confirmation Letter from Candra Teshome, a *Senior Planner* with the City of Savannah, verifying that only 3 off-street parking spaces are required per the Ordinance. On March 24th, Staff received a Zoning Confirmation Letter regarding condition 1. Essentially, the Zoning Administration has determined that 720 Habersham Street is allowed to have the proposed rear yard setback.

Although located in the *Savannah Downtown Historic District*, the property is zoned as TC-2. The lot dimensions are pre-existing conditions that are not proposed to be altered in any way. The lot coverage is proposed to increase from 31.7% to a total of 46.9%; however, there is no maximum building coverage for this zoning district. The accessory building is proposed to have a rear yard setback of approximately 10-feet and an (interior) side yard setback of 17.4-feet. Staff would like to note that this property is not adjacent to a TC zoning district; it is D-R. On March 24th, Staff received a Zoning Confirmation Letter declaring that 720 Habersham Street is allowed to have the proposed rear yard setback.

The accessory building is proposed to be one-story in height. The *Maté Factor* (located at 401 East Hall Street) is, also, one-story in height. However, the majority of the contributing resources to which the accessory building will be visually related are two-stories in height.

Staff has determined that the proportion of the width of the accessory building to the height of its front façade is not visually compatible to the contributing buildings to which the New Construction will be visually related. However, these proportions are indicative of the modern, contemporary design of the proposed building.

Staff has determined that the proportion of openings and the rhythm of solids to voids on the facades visible from the public right-of-way are not visually compatible with the contributing buildings to which the accessory building will be visually related. However, these elements are indicative of the modern, contemporary design of the proposed building.

Staff has determined that the centrally located, courtyard / play area will be screened by a side masonry wall / privacy fence; therefore, it will be minimally visible from the public rights-of-way.

The South-facing façade is proposed to have an entrance incorporated into the storefront windows / sectional garage doors. Additionally, the aluminum pergola that is proposed to extend from the South-façade of the accessory building will be highly visible from the public right-of-way.

The accessory building is proposed to be constructed mainly of concrete, brick, stucco, and steel. Hollow metal doors are proposed to be installed, sectional overhead garage doors,

and aluminum-framed entrances and storefronts. The fences are proposed to be brick with wrought iron and accompanying wrought iron gates. Staff has determined that these materials, textures, and colors are compatible with the surrounding buildings (especially, the non-contributing / commercial structures).

The majority of the accessory building is proposed to have a flat roof shape. A section of the building that extends from the East-facing façade is proposed to have a brick parapet that expands 2-feet above the surrounding roof.

Black wrought iron fences are proposed with masonry bases. These fences will be located along Habersham Street, and Hall Lane.

The accessory building is proposed to have a strong horizontal expression that is clearly contradictory to the contributing buildings in the neighborhood that have a strong vertical presence. Additionally, the scale of fenestrations, and inclusion of an extensive number of voids, is incompatible with the adjacent contributing buildings. However, these elements are indicative of the modern, contemporary design of the proposed building.

A sign is proposed to be located along the masonry fence on the Habersham Street frontage. Any signs must be appropriately applied for and reviewed.

The accessory building is proposed to serve a commercial purpose. The exterior expression of the height of the ground floor is only proposed to be 13'-6"; however, the exterior expression of the entire building is 14'-6". The first story is proposed to be designed as a storefront; however, since the building is only proposed to be one-story in height, the façade is not traditionally subdivided horizontally. The subdivision of the building's façade is implied using a contrasting base material (brick) and the integration of a modern stringcourse. The accessory building is proposed to take inspiration from the building form of the *Maté Factor* (located at 401 East Hall Street). The building is proposed to have a strong horizontal expression that is clearly contradictory to the contributing buildings in the neighborhood that have a strong vertical presence. Additionally, the scale of fenestrations, and inclusion of an extensive number of voids, is incompatible with the adjacent contributing buildings. However, these elements are indicative of the modern, contemporary design of the proposed building.

Since the property is zoned as TC-2, setbacks are required. Reference, *Article 5 - Base Zoning Districts*.

The accessory building is proposed to have a slab-on-grade foundation. Staff has determined that this is an appropriate foundation type for New Construction, accessory buildings that abut Hall Lane. The accessory building is proposed to have exterior walls that are pre-cast concrete panels with a finish to simulate a stucco texture. The colors, and finishes, will be visually compatible with the principal building. The standards are met.

A main entrance is proposed to be incorporated into the South-facing façade's fenestration. The secondary entrances are proposed to be glass, sectional garage doors with aluminum frames. An additional steel door is proposed along the East-facing façade of the accessory building.

Aluminum storefront windows are proposed to be installed to match the existing storefront on the principal building. The windows will be inset 5 ½ inches from the face of the building. The storefront windows are proposed to extend from a base of contrasting materials (brick and an aluminum flashing / groove).

An aluminum pergola is proposed to extend from the South-façade of the accessory building, and will be highly visible from the public right-of-way. Staff determined that this prefabricated shade structure, will be custom designed for this accessory building.

The majority of the accessory building is proposed to have a flat roof shape. A section of the building that extends from the East-facing façade is proposed to have a brick parapet that expands 2-feet above the surrounding roof. The roof is proposed to be finished in a PVC roofing membrane and will have a powder-coated aluminum stringcourse / coping, and a drip edge that is integrated with the stringcourse.

The height and mass of the primary building will not be exceeded by the proposed accessory building, meeting the standard. The accessory building is proposed to be one-story in height, meeting the standard.

The accessory building is proposed to have a rear yard setback of approximately 10-feet. Staff would like to note that this property is not adjacent to a TC zoning district; it is D-R.

On March 24th, Staff received a Zoning Confirmation Letter declaring that 720 Habersham Street is allowed to have the proposed rear yard setback.

The roofs are proposed to be flat, except only a portion of the flat roof will be hidden by a parapet. The driveway aprons are proposed to be located within the property lines; however, the rear apron will be located parallel to the public right-of-way.

The electric meter is proposed to be located along the East-facing façade of the accessory building. The condensing unit for the accessory building will be located atop the roof, and an MEP will be located in the courtyard and screened from the public right-of-way. The refuse storage area is proposed to be shared with the *Maté Factor* (located at 401 East Hall Street). *Per the applicant*, a refuse area will also be located within the accessory building; however, that was not noted on the drawings that were provided to Staff. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.

No lighting specifications were provided to Staff for review. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.

(2) parking areas are proposed. (1) will be located along the rear of the property, parallel to East Hall Lane, and (1) will be located along the East-side of the property. A total of (4) parking spots are proposed to be provided; however, (2) of those spots will be tandem. The vehicular access is proposed to be from East Hall Lane. The parking area proposed to be located along the rear of the property, parallel to East Hall Lane, will measure 40-feet. The parking area along the East-side of the property will measure 10-feet in width. Sand base concrete pavers are proposed for all paved areas, meeting the standard.

The fence proposed to be installed along Habersham Street will consist of a 1'-4" masonry base with wrought iron fencing that will be 6'-4" in height. A masonry wall, proposed to be located adjacent to the principal building along Habersham Street, will be 10'-3 ½" tall. A wrought iron gate will be located between the principal building and the new masonry wall. A masonry wall is, also, proposed to be installed along the East-side of the property. The wall will measure 7'-6" in height. A wrought iron pedestrian gate and a matching masonry/wrought iron fence will, also, be installed. These fences will measure 7'-2". A minimum of five (5) feet will be provided between the fence and accessory building where they are parallel.

The accessory building is proposed to be clearly incidental and subordinate to the permitted principal use, meeting the standard. A permitted principal use is already established on the site, meeting the standard. The accessory building will be located on the same property as the principal use building, meeting the standard. The accessory building is proposed to service a use that is in keeping with the character of the principal use. The standard is met.

A building permit must be obtained from the City.

The accessory building is proposed to be located in the rear yard of the principal building. The accessory building's height is not proposed to exceed the height of the principal building. The accessory building is zoned as TC-2. The standards are met.

PETITIONER COMMENTS:

Mr. Talanoa Lesatele, petitioner, disagreed with the Staff recommendation. He stated that the design proposed is not requesting any exceptions, and was approved February 15, 2022. Per the ordinance, the one story requirement is met. There is only one other structure on Habersham. Two stories will overshadow the other structures. The proposed structure is in proportion of the other existing structures. The fence will match Mate Cafe'. Petitioner feels it is appropriate and will activate the area, and protect from drivers during events. Mate Cafe' is a principal building on Hall Street, not Habersham. The doors proposed are usually used for human use, not automotive. Precedent of sectional doors is Zunzi's on Drayton. The porch located on South facade, existing ones in area are not same size or materials. Metal pergolas are in various parts of historic district. The Ordinance permits flat roofs for existing structures. The proposed horizontal building is more appropriate with Mate Cafe' than a vertical one. The south half of the city block has a void; open parking. A gazebo-like structure contributes to the openness; the closed proposed accessory structure breaks the openness. The standard does not require buildings to be more than one-story. 720 Habersham is outside the Oglethorpe plan. The sectional doors are section walls, not curtain walls. Standards only present permitted and prohibited materials. There is no garage proposed; anything regarding garages are not applicable. Standards are not to promote copies of the past, but to complement existing structures. A glass structure on Ellis square is similar to proposed accessory structure.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, supports staff recommendations for continuance. He stated they have concerns with the building orientation: it should activate and face the frontage. There is a lot of dead space. It does not relate well to the context of the block. Cannot focus only on the one structure of Mate Cafe' as a basis for the proposed accessory structure.

Mr. Nehemiah Jayne: Mate Factor Cafe', supports the petitioned request.

Mr. Stratton Leopold, owner, stated the accessory building is not designed to access the main street: it has to be accessed from the main structure. They would like to start with interior work of existing main structure while the exterior issues are being resolved. **Ms. Michalak** stated nothing was submitted regarding the existing structure.

Mr. Lesatale stated because there were no interior changes, the main building information was not submitted. **Ms. Michalak** stated the interior information was not submitted and we do not review interior.

BOARD COMMENTS:

The Board recommended a continuance due to many issues. The Board was happy to see

development in the area. Contemporary design presents a challenge to compliment the historic. Sympathetic to some of architectural decisions, however, the majority has a different style, rhythm and fenestration. There is opportunity to explore the full context. The reference of the Ellis Square building is not a good example; Habersham is 80/20 residential, Ellis Square is greatly commercial. We don't have the luxury to get this wrong, as someone else will use this proposed structure as a precedent. Appreciate the opportunity to relate to the greenspace. Would like to see some of the petitioner's designs incorporated. Make more street-friendly on Habersham. A Board member commented he finds it hard to believe that there is no plan to do any exterior work to a 20-year vacant building (existing main structure). The Habersham facade needs work to be more-user friendly. To give appearance of activation, consider fenestration on west side of building on Habersham, courtyard, give more of a human feel; less blank scale. The Board recommended the petitioner to work with staff. **Mr. Lesatole** stated they are willing to work with Staff to move forward.

STAFF RECOMMENDATION:

Approve the petition for a New Construction, Accessory Building (Parts I and II) at 720 Habersham Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1. The main door frame shall be inset not less than (3) inches from the exterior surface of the façade.**
- 2. The storefront base of contrasting design / materials shall be at least 18-inches in height.**
- 3. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.**
- 4. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.**
- 5. Any signs must be appropriately applied for and reviewed.**
- 6. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.**

Motion

The Historic District Board of Review motioned to CONTINUE the petition for a New Construction, Accessory Building (Parts I and II) at 720 Habersham Street to the April 13th HDBR Regular Meeting, in order for the petitioner to address the following:

1. Revise the design of the accessory building to meet the Visual Compatibility Criteria, and revise the building form to be compatible with the adjacent contributing resources.
2. The front facade of the accessory building shall have an appropriate door with a door frame that is inset not less than (3) inches from the exterior surface of the facade, or a Special Exception shall be requested from the appropriate standard.
3. The storefront windows shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel, and the storefront type and glazing transparency shall be provided to Staff. Additionally, any storefront glazing in subdivided sashes must be inset a minimum of four (4) inches from the face of the building.
4. All areas of flat roof must be hidden by a parapet.
5. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.

6. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.
7. Any signs must be appropriately applied for and reviewed.
8. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

Vote Results (Approved)

Motion: Stan Houle

Second: David Altschiller

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

[19. Petition of Ogletree Design, Inc. | 22-000650-COA | 221 East Broad Street | New Construction, Part I: Height and Mass](#)

📎 [Staff Recommendation 22-000650-COA.pdf](#)

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

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

📎 [Submittal Packet - Context Photographs and Mass Model.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for *New Construction, Part II: Design Details*, of (2) townhouses that will be located at 221 East Broad Street. The curved design of the feature is not visually compatible.

The two (2) attached, townhouses are proposed to be located at the corner of East Broad Street and East McDonough Street. The front facades are proposed to face East McDonough Street. The townhouses will be two-stories in height with a raised basement.

On March 9, 2022, the Board approved *New Construction, Part I: Height and Mass* of (2) townhouses that will be located at 221 East Broad Street, with the following conditions to be submitted / clarified to the Board with *New Construction, Part II: Design Details*, because otherwise the work is visually compatible and meets the standards:

1. Provide information to Staff regarding any future plans to sub-divide the existing lot.
2. Revise the garden-level openings on the North-facing façade to be compatible with contributing resources in the area.
3. Provide clarification regarding the rear porches support system, and revise the proposed brick divider. Provide information regarding the brick wall / brick lattice enclosure, including the features height(s), and clarify where the brick wall is proposed to be located.
4. The door frames at the garden-level shall be inset not less than (3) inches from the exterior surface façade of the building. All framing members shall be covered with

appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

5. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.
6. Eaves shall extend no less than 12 inches beyond supporting walls, and gable end rakes shall overhang at least eight (8) inches.
7. All HVAC units, electrical vaults / meter boxes, and refuse areas, shall be appropriately screened from all public rights-of-way.

On March 16th, 2022, Staff received the submittal packet for *Part II, Design Details*. Staff determined, through the review of Part II, that conditions 2, 3, 5, 6, and 7 have been met. Condition 1 was clarified, verbally, by the petitioner at the March 9th HDBR Meeting, and a portion of condition 4 was submitted; although, it was unclear to Staff if the garden-level door frames are inset no less than (3) inches from the exterior façade of the building.

Currently, the parcel is vacant; however, (4) attached townhouses are visible on the 1898 *Sanborn Map*. These dwellings were oriented toward East Broad Street. On the 1916 *Sanborn Map*, the (4) dwellings share the trust lot with (2) "Female Boarding" houses. At this time, many buildings surrounding Crawford Square are noted as serving a multi-residential purpose as "F.B"s or "Female Boarding" houses. Many of the boarding houses located in this ward developed into apartment buildings. One of which, is the adjacent building located at 548 / 550 East McDonough Street. The (4) dwellings located at 221 East Broad Street were demolished between 1955-1973, leaving the parcel empty since that time.

The following materials are proposed:

Exterior Walls:

Garden-level: Brick in "Brookstone" by *ACME* with *Argos* mortar in "Savannah Ivory"

Upper Floors: 6" *Hardie* horizontal siding with a smooth finish in the color "Analytical Gray" by Sherwin Williams (SW 7051)

Exterior Trim: *Hardie* in the color "Nuance" by Sherwin Williams (SW 7049)

Windows: *Sierra Pacific*, "Westchester" series in the color "Black #023"

Shutters: *Atlantic Premium Shutters*, with louvers (pultruded structural fiberglass) and rails (structural PVC with smooth outer skin)

Doors: *Tucker Doors*, raised panel with ovolo sticking doors in Fir (2130FRE)

Roof: *Owens Corning*, "Oakridge" series architectural shingles in the color "Black Onyx"

Front Portico / Rear Deck:

Front Portico: *PERMACast*, 8" round Tuscan columns and metal standing seam roof

Rear Deck: with brick half-wall / divider

Decking: *TimberTech*

Supports: Brick veneered piers

Staff determined that the *Sierra Pacific*, "Westchester" series has been previously approved by the Board and determined to be appropriate for use on New Construction, and visually compatible.

A wood or wood composite shutter (instead of the proposed pultruded structural fiberglass and PVC) shall be submitted to Staff for review prior to installation.

Staff found the proposed door design / configuration incompatible with the surrounding contributing resources; however, that style of door has been previously approved on similar new construction in the area. Therefore, Staff recommends considering a (4) panel door, instead of (6). All wood elements shall be painted. It appears to Staff that the front doors will

be red, and the front portico / deck will be white; however, a final color scheme must be submitted to Staff for review.

The principal building is proposed to have a side gable roof shape, while the front porticos will each have a half-hip roof. Staff determined that the adjacent, contributing resources all appear to have flat, portico roofs. Revise the shape of the front portico roofs to be flat.

The foundation is proposed to be concrete, slab-on-grade. Staff determined that this is an appropriate foundation material for new construction, townhouses with a garden-level. The standard is met.

The garden-level is proposed to be finished in brick in "Brookstone" by ACME with Argos mortar in "Savannah Ivory." The upper floors are proposed to be finished in 6" Hardie horizontal siding with a smooth finish in the color "Analytical Gray" by Sherwin Williams (SW 7051). Staff has determined that the materials and colors are appropriate for new construction, and visually compatible with the contributing resources within the ward.

The front entrances are proposed to be *Tucker Doors*, raised panel with ovolo sticking doors in Fir (2130FRE). Staff determined that the proposed door design / configuration is not visually compatible with the surrounding contributing resources; however, that style of door has been previously approved on similar new construction in the area. Therefore, Staff recommends considering a (4) panel door, instead of (6).

All windows are proposed to be *Sierra Pacific*, "Westchester" series in the color "Black #023." Staff determined that the *Sierra Pacific*, "Westchester" series has been previously approved by the Board and determined to be appropriate for use on New Construction, and visually compatible. At the garden-level, all windows are proposed to have a sloped brick sill, brick mould, and brick soldier course header. The windows will be inset a minimum of 3-inches from the façade of the building. On the upper floors, all windows are proposed to have a pronounced sill with a historic profile, 5/4" *Hardie* trim surrounds, and a drip cap.

Shutters are shown on the South and East elevations. It appears to Staff that the placement of the horizontal rails are proposed to correspond with the location of the windows' meeting rails. The shutters are proposed to be *Atlantic Premium Shutters*, with louvers (pultruded structural fiberglass) and rails (structural PVC with smooth outer skin). A wood or wood composite shutter (instead of the proposed pultruded structural fiberglass and PVC) shall be submitted to Staff for review prior to installation, and shall be hinged and operable and sized to fit the window opening.

The front portico, and rear deck, supports are proposed to be of the same material (brick) as the garden-level walls that face East McDonough Street and East Broad Street. The front porticos are each proposed to have (2) *PERMACast*, 8" round Tuscan columns that extend slightly outward of the porch architrave. Each column will have a cap and base molding. The accompanying stoop is proposed to be 9-feet, 4-inches in height.

The uncovered decks are proposed to be located on the rear of the townhouses; however, since this is a corner lot, the rear decks will be visible from East Broad Street. A brick divider will be located between the rear decks to provide each townhouse with privacy. The divider will be approximately 7-feet, 6-inches in height. All decking will be *TimberTech*. All balusters appear to be placed between upper and lower rails. The distances between balusters shall not exceed four (4) inches on center, and the height of the railing shall not exceed 36 inches. Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building.

The side gable roof is proposed to have a roof pitch of 4:12, and eaves / rakes that extend, and overhang, 12-inches. The roof will be finished in *Owens Corning*, "Oakridge" series architectural shingles in the color "Black Onyx". The front porticos will each have a standing seam metal, half-hip roof. Staff determined that the adjacent, contributing resources all appear to have flat, portico roofs. Revise the shape of the front portico roofs to be flat.

All mechanical equipment, electrical meters, and HVAC units are proposed to be located in the rear yard under the deck. The refuse will be located in the rear yard, as well, between the two townhouses. 6-foot-tall, brick, service walls are proposed to screen the refuse areas from the public right-of-way. The HVAC units shall be appropriately screened from Hull Street. Lighting specifications were not provided to Staff for review.

The townhouses are proposed to have parking areas located in the rear yard. The curb cuts (concrete aprons) are proposed to be 18-feet in width, and the vehicular access will be from Hull Street (the east-west connecting street, adjacent to this trust lot). The parking areas are proposed to be finished in pervious pavers. The standard is met.

A brick wall is proposed to be located along the side yard that is parallel to East Broad Street. No privacy fences or walls are proposed along the rear property line; however, a lattice brick wall is proposed to be constructed between the new construction, townhouses and the adjacent, historic townhouses located at 548 and 550 East McDonough Street. The wall will be 6-feet in height and will have a 2-foot setback from the front façades of the buildings. The proposed side yard masonry wall must not exceed 11-feet in height.

PETITIONER COMMENTS:

Mr. Harley Krinsky, petitioner, stated he is not sure about the curve staff is referring to.

Ms. Michalak stated they are referring to the divider wall. **Mr. Krinsky** stated they would happy to make it straight.

Mr. Roy Ogletree, petitioner, stated these will be sub-divided into two separate parcels, meeting the parcel requirements. The doors on the North side, garden level is to create access to main entrance and separate entrance to the garden level from Hall Street. He did not think the side-by-side doors would be an issue, as not in public view and cars parked in front. Two parking spaces per unit/townhome; the brick wall is supporting wall and gives continuity. The columns are because there is no need for screening on westside of main level; can be brick column or wall. No wall can be put on Hall and provide parking. No space on Hall Street, as the City will not allow. The shape of the brick wall allows for trash storage. Three-inch inset of the doors will be done.

PUBLIC COMMENT:

There was no public comment.

BOARD DISCUSSION:

The Board appreciated the petitioner's willingness to work with Staff and agrees with Staff's recommendation.

STAFF RECOMMENDATION:

Approve New Construction, Part II: Design Details, of (2) townhouses that will be located at 221 East Broad Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

- 1. Revise the shape of the front portico roofs to be flat.**
- 2. Consider a (4) panel door, instead of (6). A wood or wood composite shutter shall be submitted to Staff for review prior to installation. Supported front**

porticos shall be constructed of wood unless the proposed material matches other facade details on the same building. All wood elements shall be painted, and a final color scheme must be submitted to Staff for review.

- 3. The distances between balusters shall not exceed four (4) inches on center, and the height of the railing shall not exceed 36 inches.**
- 4. The HVAC units shall be appropriately screened from Hull Street.**
- 5. The proposed side yard masonry wall must not exceed 11-feet in height.**

Motion

The Historic District Board of Review motioned to APPROVE the New Construction, Part I: Height and Mass, of (2) townhouses that will be located at 221 East Broad Street with the following conditions to be submitted / clarified to the Board with New Construction, Part II: Design Details, because otherwise the work is visually compatible and meets the standards:

1. Provide information to Staff regarding any future plans to sub-divide the existing lot.
2. Revise the garden-level openings on the North-facing facade to be compatible with contributing resources in the area.
3. Provide clarification regarding the rear porches support system, and revise the proposed brick divider. Provide information regarding the brick wall / brick lattice enclosure, including the features height(s), and clarify where the brick wall is proposed to be located.
4. The door frames at the garden-level shall be inset not less than (3) inches from the exterior surface facade of the building. All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
5. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.
6. Eaves shall extend no less than 12 inches beyond supporting walls, and gable end rakes shall overhang at least eight (8) inches.
7. Ensure that all HVAC units, electrical vaults / meter boxes, and refuse areas, are appropriately screened from all public rights-of-way.

Vote Results (Approved)

Motion: Stan Houle

Second: Kevin Dodge

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

X. APPROVED STAFF REVIEWS

[20. Acknowledgement and approval of Staff-approved decisions as presented.](#)

Motion

The Historic District Board of Review motioned to acknowledge and approve of the Staff decisions as presented.

Vote Results (Approved)

Motion: Melissa Memory

Second: Dwayne Stephens

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

[21. Petition of WINDOW WORLD, Richard King | 22-000421-COA | 114 EAST JONES STREET | Window replacement \(1- facing lane\)](#)

[☞ SIGNED Staff Dec - 22-000421-COA 114 East Jones Street.pdf](#)

[22. Petition of THE HOUSE DOCTOR, Charles Angell | 22-000443-COA | 402 EAST STATE STREET | Repaint and in-kind wood siding repairs](#)

[☞ SIGNED Staff Dec - 22-000443-COA 402 E State Street.pdf](#)

[23. Petition of WRIGHT SQUARE HOLDINGS, LLC., Michael Higgins | 22-000526-COA | 21 WEST YORK STREET | Sign replacement](#)

[☞ SIGNED Decision 22-000526-COA 21 West York Street.pdf](#)

[24. Petition of WARD ARCHITECTURE, Josh Ward | 22-000567-COA | 306 WEST STATE STREET | Brick repointing \(South and West facades\)](#)

[☞ SIGNED Staff Decision -22-000567-COA - 306 W State.pdf](#)

[25. Petition of LONG RUN GUTTER SYSTEMS & RESTORATIONS, Robert page | 22-000608-COA | 311 EAST CHARLTON STREET | Aluminum gutter, guard, and hanger system, with downspout replacement](#)

[☞ SIGNED Staff Dec - 22-000608-COA 311 E Charlton St.pdf](#)

[26. Petition of SOUTH SHORE ROOFING, Kyle Patrick | 22-000668-COA | 238 HABERSHAM STREET | Roof replacement \(in-kind\)](#)

[☞ SIGNED Staff Dec - 22-000668-COA 238 Habersham St.pdf](#)

[27. Petition of ALAIR HOMES, David Balza | 22-000696-COA | 217 EAST GASTON STREET | AMENDMENT \(21-000282-COA\): Alteration of approved rear porch addition](#)

[☞ SIGNED Staff Decision - 22-000696-COA - 217 E Gaston St.pdf](#)

[28. Petition of ALCHEMY RESTORATION, Michael Gonzalez | 22-000746-COA | 11 EAST JONES STREET | Masonry gate/exterior wall reconstruction](#)

[☞ SIGNED Decision 22-000746-COA 11 East Jones Street.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[29. Report on Work That Exceeds Scope of Issued COA for the March 9, 2022, HDBR Meeting](#)

📎 [Work That Exceeds Scope of Issued COA_March Report.pdf](#)

[30. Report on Work Inconsistent With Issued COA for the March 9, 2022, HDBR Meeting](#)

📎 [Work Inconsistent with Issued COA_March Report.pdf](#)

[31. Report on Work Performed Without a COA for the March 9, 2022 HDBR Meeting](#)

📎 [Work Performed Without a COA_March Report.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[32. Stamped Drawings - March Report](#)

📎 [March 2022 REPORT.pdf](#)

[33. Items Deferred to Staff - March Report](#)

📎 [Items Deferred to Staff - MARCH 2022 Report.pdf](#)

[34. COA Inspections - March Report](#)

📎 [March 2022 - REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

NEW BUSINESS

[35. Chair to Select a Nominating Committee for Vice-Chairperson](#)

Ms. Michalak stated it will have to be postponed, due to term lengths of the existing Board meetings.

[36. Discuss Historic Resources Survey Status](#)

📎 [3-3-2022 Downtown Contributing Resources Map Update DRAFT.pdf](#)

[37. Policies and Procedures for Demolishing Properties](#)

📎 [011422 Policies and Procedures for Demolishing Properties.pdf](#)

XV. ADJOURNMENT

[38. Next HDBR Pre-Meeting - Wednesday, April 13, 2022 at 12pm](#)

[39. Next HDBR Regular Meeting - Wednesday, April 13, 2022 at 1pm](#)

[40. Adjourn](#)

There being no further business to present before the Board, the March 9, 2022 HDBR meeting adjourned at 3:17 p.m.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

/bm

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.