



## Savannah Historic District Board of Review

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Virtual Meeting  
November 10, 2021 1:00 PM  
MEETING MINUTES

### November 10, 2021 Savannah Historic District Board of Review

**Members Present:** Dwayne Stephens, Chair  
Ellie Isaacs, Vice-Chair  
David Altschiller  
Stephen Bodek  
Kevin Dodge

Becky Lynch  
Nan Taylor

**Members Absent:** Stan Houle  
Melissa Memory

**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 Array Design | 21-005430-COA | 117 West Jones Street | Fence Replacement](#)

[☞ Staff Recommendation - 21-005430-COA 117 West Jones Street.pdf](#)

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

#### **Motion**

Approve a new masonry wall on West Jones Lane at property 117 West Jones Street, with the following condition, to be submitted to staff for final review and approval because the work is visually compatible and meets the standards

- 1) Provide a proposed brick and mortar sample.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

[2. Petition of Doug Bean Signs Inc. | 21-005688-COA | 420 East Broughton Street | Illuminated Signs](#)

📎 [Staff Recommendation - 21-005688-COA - 420 E Broughton St.pdf](#)

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

**Motion**

Approve two (2) internally illuminated projecting signs for the property located at 420 East Broughton Street with the following condition because the proposed work is otherwise visually compatible and meet the standards:

1. Ensure the signs are mounted within the mortar joints.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

[3. Petition of Kent and Helena Plemons | 21-005725-COA | 509 Tattall Street | New Openings](#)

📎 [Staff Recommendation 21-005725-COA 509 Tattall Street.pdf](#)

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

**Motion**

Approve to remove a door and window on the rear facade, install a double swing door and repair the stucco at property 509 Tattnall Street, as requested, because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

[4. Petition of Kern & Co., LLC | 21-005728-COA | 223 West River Street | Alteration of Infilled Window Opening](#)

- [☞ Staff Recommendation 21-005728-COA.pdf](#)
- [☞ Submittal Packet - Application, Checklist, Narrative.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal - River Street Precedent.jpg](#)

**Motion**

Approve the alteration of an infilled window opening at 223 West River Street (to allow for the installation of a secondary entrance) with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. Revise the door setback / location to align with the principal entrance, or the adjacent entrance to which the door will be visually related (225 West River Street), to maintain the overall rhythm of entrances along this span of West River Street.
2. Ensure that the alterations do not exceed the existing width of the original window opening, and that the remaining flat arched soldier course is left intact.
3. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials (outside of the area proposed to be altered), and that all work is undertaken in such a manner that if removed in the future, the essential form and overall integrity of the historic property and its environment remains relatively unimpaired.
4. Ensure that no other style of Pella entry door is used beside the proposed wood door. Ensure that the wood door is either painted or stained, and that color specifications are provided to Staff accordingly.
5. Ensure that the steps do not extend any further than the steps providing access to the principal entrance at 223 West River Street.

**Vote Results ( Approved )**

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

[5. Petition JDH Decks and Fences | 21-005729-COA | 111 West Bay Street | Fence](#)

- [Staff Recommendation - 21-005729-COA 111 West Bay Street.pdf](#)
- [Submittal Packet- Narrative, photo and drawings.pdf](#)
- [Staff Research.pdf](#)

**Motion**

Approve a fence and gate in the courtyard of Ruth's Chris Steakhouse at property 111 West Bay Street, as requested, because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

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

[6. Petition of Your Exterior Pros | 21-005734-COA | 408 East Hall Street | Siding Replacement](#)

- [Staff Recommendation 21-005734-COA 408 E Hall St.pdf](#)
- [Submittal Packet.pdf](#)
- [Staff Research.pdf](#)

**Motion**

Approve to replace all siding on both side facades and the rear facade for the property located at 408

East Hall Street with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

Provide paint color selection for siding and window trim and sills.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

**IV. ADOPTION OF THE AGENDA**

[7. Adopt the November 10, 2021 Agenda](#)

**Motion**

Adopt November 10, 2021 agenda as approved.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: David Altschiller

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

**V. APPROVAL OF MINUTES**

[8. Approve the October 13, 2021 Meeting Minutes](#)

📎 [10.13.21 MEETING MINUTES.pdf](#)

**Motion**

Approve the October 13, 2021 HDBR Meeting Minutes

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Nan Taylor

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

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

**VII. CONTINUED AGENDA**

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

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Nan Taylor

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

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Nan Taylor

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

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Nan Taylor

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

[12. Petition of Ward Architecture + Preservation | 21-005248-COA | 3 West Gordon Street | Accessory Building, Alterations, and Additions](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Nan Taylor

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

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Becky Lynch

Second: Nan Taylor

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

[14. 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 \(Parts I and II\)](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Nan Taylor

Becky Lynch	- Aye
Dwayne Stephens	- Abstain
Melissa Memory	- Not Present
David Altschiller	- Aye
Nan Taylor	- Aye



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

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### [15. Petition of Signarama, Andy Bonner | 21-005427-COA | 1 West Broughton Street | Illuminated Signs](#)

☞ [Staff Recommendation - 21-005427-COA - 1 W Broughton St.pdf](#)

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

☞ [Staff Research - Historic and Current Context for Neon Signs.pdf](#)

**Ms. Aislinn Droski** presented the applicant's request for approval for one illuminated wall sign and one illuminated projecting sign for the property located at 1 West Broughton Street. The wall sign is proposed to be on the Broughton Street façade and the projecting side is proposed to be located on the Bull Street façade.

1 West Broughton Street was constructed in 1854 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The wall sign is to be mounted flush to the stucco on the Broughton Street façade utilizing 3/8" bolts. The projecting sign is to be on the corner of the building, between the Bull Street and Broughton Street façade and is to be attached to the stucco utilizing 3/8" bolts on a corner plate. The signs shall not obscure or damage any historic materials or distinctive features.

The following materials are proposed for the wall and projecting sign:

- Lighting: Neon tubing in yellow, red, and white
- Sign Cabinet and Face (Excludes Lettering and Logo): Aluminum, painted beige
- Sign Detailing ("Toast" and "ALL DAY" lettering and drink flutes logo): Digitally printed and laminated vinyl "die-cut" to the size of the individual letters/logos
- Corner Bracket: Steel in Black

Staff recommends that the applicant provide a material specification for the vinyl detailing, which shows thickness and size, to staff for final review and approval. The materials proposed are otherwise visually compatible.

Staff finds the neon lighted signs to be generally visually compatible, with the exception of the use of the vinyl material. Currently, a neon sign is located at 212 East Broughton Street, or Leopold's Ice Cream. Staff was also able to locate several historic photographs of neon signs present on Broughton Street. The color and type of neon lighting proposed is visually compatible with neon lighting, both historically and presently, present on contributing buildings on Broughton Street.

The wall and projecting signs are proposed to be located at 1 West Broughton Street, which is within the boundaries of the Broughton Street Sign District. Illumination is permitted in this Special Sign and Zoning district; the illumination is to be neon tubing applied atop the sign. No back lighting is proposed. The business maintains two frontages with an entrance providing public access, one on Broughton Street and the other on Bull Street. The applicant is proposing one wall sign for the Broughton Street façade and one projecting sign on the

corner of the Bull Street façade.

Both frontages hold less than 125 linear feet; the Bull Street frontages provides 90'-0" and the Broughton Street frontage provides 60'-9.5". The projecting sign is to be 22.9 square feet and the wall sign is proposed to be 33.3 square feet. The standards are met.

The projecting and wall sign are to be illuminated utilizing the application of white, red, and yellow neon tubing. The projecting sign is to be 10'-10" above the pedestrian walkway, will not extend above the parapet wall of the building, and is to extend 5'-6" from the building. The wall sign on the Broughton Street façade is to be mounted flat to the stucco above the existing canopies.

**PETITIONER COMMENTS:**

**Mr. Andy Bonner**, petitioner, stated the vinyl overlay is to contribute to the illusion of sign. The specification and requirement of the vinyl can be provided.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, of Historic Savannah Foundation, expressed concern with additional neon signs, particularly since the City went through great effort to remove much of the neon signage. The neon sign for the petitioned building is not visually compatible.

**Ms. Ellen Harris**, of the Downtown Neighborhood Association, stated they agree with the Historic Savannah Foundation regarding lack of visual compatibility of the sign and the precedent it sets on Broughton Street.

**BOARD DISCUSSION:**

Public comment and the Board discussed their concerns regarding the visual compatibility and precedent set by of the installation of a new neon sign along Broughton Street. The Board referenced the age of the building and did not find the neon sign as proposed to be historically appropriate or visually compatible.

**STAFF RECOMMENDATION:**

**Approval of one illuminated wall sign and one illuminated projecting sign for the property located at 1 West Broughton Street with the following condition to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:**

1. Provide a specification for the vinyl detailing which shows thickness and size.

**Motion**

The Savannah Downtown Historic District Board of Review does hereby deny the petition for one illuminated wall sign and one illuminated projecting sign for the property located at 1 West Broughton Street because the work as proposed is not visually compatible.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Ellie Isaacs

Becky Lynch

- Nay

Dwayne Stephens

- Abstain

Melissa Memory

- Not Present

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

[16. Petition of David Lerch | 21-004661-COA | 503 East Saint Julian Street | Alterations and Fence](#)

- 📎 [Staff Recommendation - 21-004661-COA - 503 E St Julian St.pdf](#)
- 📎 [Submittal Packet - Narrative and Drawings.pdf](#)
- 📎 [Staff Research - Sanborn Maps and Historic Photo.pdf](#)
- 📎 [Board Decision - 21-004037-COA - 503 E Saint Julian St.pdf](#)

**Ms. Aislinn Droski** presented the applicant's request for approval for alterations to an existing, after-the-fact rear porch and the rebuild/increase in height of an existing fence to 8 feet for the property located at 503 East Saint Julian Street. An air compressor unit, which was previously installed atop an existing accessory structure, is to be removed from view from the public right-of-way. The existing roof line of the after-the-fact rear porch is proposed to be lowered so as to be subordinate to the roofline of the portion of the building to which it is attached. The existing fence is to be rebuilt at 8 feet and shall minimize the view of the alterations from the public right-of-way.

On August 11, 2021, the Board denied the petition for the after-the-fact installation of a roof over an existing rear deck, roof replacement for an existing storage structure, and installation of mechanical equipment, as well as the increase in height of the existing fence along the rear of the property to 10-feet, the installation of a new 10-foot fence along the side yard, the replacement of deteriorated wood elements on the front porch and rear fence and the replacement of a downspout facing East St. Julian Street for 503 East Saint Julian Street [File No. 21-004037-COA]. Following the denial, the applicant submitted a new application [File No. 21-004661-COA]. This submittal was continued during the September and October meetings, due to a lack of changes from the petition which was denied by the Board. As of the deadline for the November 10, 2021, meeting, the applicant provided new drawings which depict the porch roof as subordinate to the roof of the building to which it is attached, removing the mechanical equipment, and increasing the height of the fence by one foot. The applicant is additionally proposing to alter the existing accessory structure to add siding, a window, and a door. These alterations will not be visible from the public right-of-way due to the fence and are not included in staff's review of the petition. Additionally, on October 6, 2021, Staff approved the replacement of downspouts and gutters on the front façade, as well as the in-kind repair of the front porch floor [File No. 21-005478-COA].

The roof over the existing deck structure extends 7'-0" from the principal structure and has a width of 16', for a total area of 112 square feet. The total building coverage, with the addition of the new rear porch is to be approximately 66%. The deteriorated rear wooden fence is to be rebuilt utilizing wood, and increased to a height of 8-feet, which is historically appropriate and compatible with fence heights of adjacent historic properties. The existing after-the-fact roof is proposed to be re-built to be subordinate to below the 4" fascia of the existing roof on the rear of the main building. The roof extends 7'-0" from the rear wall, to cover a deck. Below the roof is not visible from the public right-of-way.

Staff finds that the preservation standards are met. The alterations to the alter-the-fact roof to make it subordinate to the main building and rear addition shall make it minimally visible from the public right-of-way and will ensure that the roofline of the main building/rear addition is not obstructed. The revised roof over the rear deck is a shed roof shape that is to be subordinate to the fascia of the roof of the building to which it is attached. The new fence is to be re-built at a height of 8'-0", one foot taller than it currently stands. Staff finds the overall height and scale of these elements to be visually compatible.

The following materials were or are proposed to be utilized on the rear of the property:

- Roof Over Deck: No materials provided.
- Fence: Wood, painted to match existing.

While it may not be visible following the reconstruction of the 8'-0" fence, staff recommends providing the roofing material to staff for final review and approval. The material and color proposed for the fence are visually compatible. The fence is proposed to be replaced at an increased height of 8'-0". The fence is to be rebuilt with wood and to be painted the same color as existing. While the exact pitch of the roof was not provided, staff finds the pitch to be visually appropriate with regards to the existing historic structure. While it appears the roofing material is shingle, the exact material was not provided to staff. Staff recommends providing the roofing material to staff for final review and approval. The existing roof over the rear deck is to be subordinate to the structure to which it is attached and will be minimally visible from the public right-of-way.

**PETITIONER COMMENTS:**

**Mr. David Lerch**, petitioner, provided the history of his actions and apologized for his prior errors regarding his property in the Historic District.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, of Historic Savannah Foundation, stated they did try to provide technical assistance to the petitioner. They are happy to see him complying with Staff and Board's decisions.

**BOARD COMMENTS:**

There were no Board comments.

**STAFF RECOMMENDATION:**

**Approval of the alterations to an existing, after-the-fact rear porch and the rebuild/increase in height of an existing fence to 8 feet for the property located at 503 East Saint Julian Street with the following condition to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:**

1. **Provide the roofing material.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations to an existing, after-the-fact rear porch and the rebuild/increase in height of an existing fence to 8 feet for the property located at 503 East Saint Julian Street with the following condition to be submitted to staff for final

review and approval, because the work is otherwise visually compatible and meets the standards:

1. Revise the roofing material to be asphalt shingle or another appropriate roofing material for new construction additions.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

[17. Petition of Your Exterior Pros | 21-005720-COA | 227 Houston Street | Window Replacement with Unreviewed Window Type](#)

- [Staff Recommendation 21-005720-COA.pdf](#)
- [Submittal Packet - Application and Checklist.pdf](#)
- [Submittal Packet - Narrative and Window Specification.pdf](#)
- [Submittal Packet - Window Sample.pdf](#)

**Ms. Olivia Arfuso** presented the petitioner's request for approval for the replacement of windows at **227 Houston Street** with an unreviewed window type.

*Per the petitioner*, the windows on this building have deteriorated over time and need to be replaced. The existing windows are wood, single-pane windows. Prior to the installation of the replacement windows, any rotted trim will be repaired / replaced. All 19 windows on this building are proposed to be replaced.

The proposed replacement window type is *VictorBilt*, Traditions Series Windows. The series possesses some of the following characteristics:

- Traditions compression tilt insulated glass windows
- Treated sash and frame parts with woodlife 111 for long life
- Natural pine interior
- Primed exterior
- GBG, SDL, 1 lite options
- Energy efficient Low-E 366 glass
- Traditional wood sizing
- Custom sizes
- Retrofit sash packs
- Picture windows
- Transoms

- Estate Frame (PVC) option with wood sash and pine interior

Currently, only the following replacement window types have been previously approved by the Board for use on “New Construction, Additions, and Non-Historic Buildings”:

- Anderson*, A-Series (fibrex clad), 200 Series (clad), 400 Series Woodwright (clad), and Architectural Collection E-Series, Eagle, Talon (clad)
- Jeld-Wen*, Sitaline Series (formerly Premium Custom Collection)
- Marvin*, Wood Ultimate Double-Hung, Ultimate Storm Plus, Clad Ultimate Double-Hung, Ultimate Double-Hung Next Generation or G2
- Pella*, Architectural Series 850 and Reserve Series (can include integral hidden screens)
- Windsor*, Legend Series and Pinnacle Series
- PlyGem*, Mira (400 Series only in Cuyler-Brownville Historic District) (200 and 600 Series not permitted)
- Kolbe*, Vistaluxe Collection and Heritage / Sterling Series
- Sierra Pacific*, Premium, and Monument Double-Hung Series

The building was constructed in **1981** and is a non-contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The existing window openings on **227 Houston Street** are pre-existing conditions that are not proposed to be altered in any way. All windows on **227 Houston Street** are proposed to be replaced with *VictorBilt*, Traditions Series Windows. Per the order receipts that were submitted to Staff, it appears that “Traditions DH LOW-E PVC INT 7/8 SDL W/WOOD SASH PRIMED EXT/NAT INT 6/6” windows were purchased, with jamb white sash locks. No information regarding the proposed window paint color(s) were submitted to Staff.

Staff has determined that the PVC muntins are not visually compatible with the contributing buildings to which the structures are visually related.

Ensure that all wood is painted, and that information regarding the proposed paint colors are provided to Staff for review.

All windows on **227 Houston Street** are proposed to be replaced with *VictorBilt*, Traditions Series Windows. Per the order receipts that were submitted to Staff, it appears that “Traditions DH LOW-E PVC INT 7/8 SDL W/WOOD SASH PRIMED EXT/NAT INT 6/6” windows were purchased with jamb white sash locks. Any rotted trim will be repaired / replaced, as well. No information regarding the proposed window paint color(s) were submitted to Staff.

This replacement window type has not been previously approved by the Board. Staff has determined that the PVC muntins are not appropriate. PVC is also not a listed window material for “New construction, alterations to non-contributing resources and additions.” Ensure that the muntins are either made of wood, or clad wood. Additionally, the muntins on the sample provided are a “Colonial” muntins as opposed to the “simulated putty glazed” muntin that is permitted by the ordinance.

Ensure that all framing members are covered in appropriate trim, that any rotted trim is replaced in-kind, and that all glass is transparent with no dark tints or reflective effects. Ensure that all wood is painted, and that information regarding the proposed paint colors are provided to Staff for review.

**PETITIONER COMMENTS:**

**Mr. Eric McGee**, petitioner, stated he was not aware of the window restrictions. He indicated neighboring residences have similar windows and asked if that could be considered.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no Board comments.

**STAFF RECOMMENDATION:**

**Approve the replacement of windows at 227 Houston Street with the following conditions, because otherwise the work is visually compatible and meets the standards:**

- 1. Ensure that the muntins are either made of wood, or clad wood.**
- 2. Revise the muntin profile to be of a ‘simulated putty glazed’ profile as opposed to a ‘Colonial’ profile.**
- 3. Ensure that all framing members are covered in appropriate trim, that any rotted trim is replaced in-kind, and that all glass is transparent with no dark tints or reflective effects.**
- 4. Ensure that all wood is painted, and that information regarding the proposed paint colors are provided to Staff for review.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the replacement of windows at 227 Houston Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1.Ensure that the muntins are either made of wood, or clad wood.
- 2.Revise the muntin profile to be of a ‘simulated putty glazed’ profile as opposed to a ‘Colonial’ profile.
- 3.Ensure that all framing members are covered in appropriate trim, that any rotted trim is replaced in-kind, and that all glass is transparent with no dark tints or reflective effects.
- 4.Ensure that all wood is painted, and that information regarding the proposed paint colors are provided to Staff for review.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Steven Bodek

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

[18. Petition of J. Elder Studio | 21-005431-COA | 351-355 Martin Luther King, Jr. Blvd. | Rehabilitation](#)

☞ [Staff Recommendation - 21-005431-COA 351-355 MLK Blvd.pdf](#)

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

☞ [Submittal Packet- Material.pdf](#)

**Ms. Monica Gann** presented the applicant's request for approval for rehabilitation of the property located at 351 and 355 Martin Luther King, Jr., Blvd. The rehabilitation includes: a color change of the exterior façade, an addition of a cornice above the storefront, replacing the storefront system, all exterior doors to be repaired and replaced in-kind where needed, the existing top cornice to be repaired and painted, and existing ventilation grills to be repaired in-kind.

On October 29, 2021, the Preservation Officer (MPC Executive Director Designee) approved roof and window replacement [21-005431-COA].

The historic structure was constructed in 1897 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Downtown Historic District. The historic character of the property is to be retained and preserved. The historic features are to be repaired in-kind rather than be replaced. Ensure all work including any cleaning undertaken, uses the gentlest means possible as to damage any historic material.

The addition of a new cornice including custom wood brackets and on side of the new cornice new built-up wood brackets is proposed to be constructed in wood and painted Sherwin Williams "Tricorn SW 6258," to match a historic photos. The exterior brick façade is to be painted Sherwin Williams "Wrought Iron 214-10." The exterior doors are to be repaired and replaced in-kind if needed, with Marvin Ultimate Wood Doors and proposed to be stained "Special Walnut." The configuration is not to change. The existing deteriorated storefront window system is proposed to be replaced with a new wood storefront system and to be painted Sherwin Williams "Tricorn SW 6258." The configuration is not to change.

The previous COA [21-005907-COA] approved the proposed TPO roof replacement. Configuration is not to change. A new black metal coping is also proposed.

**PETITIONER COMMENTS:**

**Mr. Jerome Elder**, petitioner, stated the owner is currently focused on rehabilitating the building to reduce further deterioration. There are future plans to do a full restoration with historic details.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, of Historic Savannah Foundation, objected to the use of wood rather than tin on the storefronts. The flat brackets are a poor substitute. The flat, wood storefront is not visually compatible; a better design could be made if the balconies will not be replaced using a half measure.

**Mr. Elder** stated the storefront is wood. What is proposed meets the standards and is visually compatible. The balconies will be a future project.

**BOARD COMMENTS:**

**Ms. Isaacs** stated the balconies should be replaced.



**STAFF RECOMMENDATION:**

**Approval for rehabilitation of the property located at 351 and 355 Martin Luther King, Jr., Blvd., as requested, because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation of the property located at 351 and 355 Martin Luther King, Jr., Blvd. as requested, because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Nan Taylor

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

**X. APPROVED STAFF REVIEWS**

[19. Approval of Staff-approved Reviews presented on the November 10, 2021 HDBR Agenda](#)

**Motion**

Approve

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Nan Taylor

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

[20. Petition of ROOFCRAFTERS, Marty Peterson | 21-005549-COA | 534 PRICE STREET | In-kind roof](#)

[replacement/addition of metal capping](#)

☞ [SIGNED Staff Dec - 21-005549-COA 534 Price St..pdf](#)

[21. Petition of ROBIN RESTORATION, Brian Robin | 21-005474-COA | 119 EAST CHARLTON STREET | In-kind repairs/replacements](#)

☞ [SIGNED Decision 21-005474-COA 119 East Charlton Street.pdf](#)

[22. Petition of ANTHONY DEBRECENY, TONY HENSELY | 21-005483-COA | 621 DRAYTON ST: FORSYTH PARK, DUMMY FORT | Install seven \(7\) natural gas heaters](#)

☞ [SIGNED Revised Staff Decision - 21-005483-COA - Forsyth Park Dummy Fort.pdf](#)

[23. Petition of T-MOBILE, Charles Padgett | 21-005509-COA | 133 MONTGOMERY STREET | Antenna modifications](#)

☞ [SIGNED Decision Packet 21-005509-COA 133 Montgomery Street.pdf](#)

[24. Petition of YOUR EXTERIOR PROS | 21-005481-COA | 541 - 543 EAST HALL STREET | Roof replacement](#)

☞ [SIGNED Staff Dec. 21-005481-COA 541-543 East Hall Street.pdf](#)

[25. Petition of DAVID LERCH | 21-005478-COA | 503 EAST ST. JULIAN STREET | Replace downspouts and gutters/In-kind porch floor repair](#)

☞ [SIGNED Staff Decision - 21-005478-COA - 503 E St Julian.pdf](#)

[26. Petition of YOUR EXTERIOR PROS | 21-005480-COA | 524 - 532 EAST GWINNETT STREET | In-kind roof replacement, repaint siding \(same color\), rotted trim replacement](#)

☞ [SIGNED Staff Dec - 21-005480-COA 524 - 532 E Gwinnett Street.pdf](#)

[27. Petition of ROOFCRAFTERS, Kyle Conaway | 21-005542-COA | 526 & 528 EAST TAYLOR STREET | Roof Replacement](#)

☞ [SIGNED Decision 21-005542-COA 526 & 528 E Taylor Street.pdf](#)

[28. Petition of BISCUITS & BIRD DOG, LLC, Amy Baker | 21-005552-COA | 51 BARNARD STREET | Door and column color change](#)

☞ [SIGNED Staff Decision - 21-005552-COA - 51 Barnard St.pdf](#)

[29. Petition of FRANK PEEPLES | 21-005658-COA | 15 EAST GORDON STREET | Shutter replacement](#)

☞ [SIGNED Decision Packet 21-005658-COA 15 E Gordon Street.pdf](#)

[30. Petition of B. JUNE HUTCHINSON | 21-005767-COA | 518 EAST BRYAN STREET | Gate installation](#)

☞ [SIGNED Staff Decision 21-005767-COA 518 E Bryan St.pdf](#)

[31. Petition of SHAH ARCHITECTURE, Reshma Johnson | 21-005666-COA | 408 EAST TAYLOR STREET | Vent installation](#)

☞ [REVISED SIGNED Decision Packet 21-005666-COA 408 E Taylor St.pdf](#)

[32. Petition of ATLANTIC COASTAL SIGNS, John Nakelski | 21-005350-COA | 216 WEST BROUGHTON STREET | Projected non-illuminated sign](#)

☞ [SIGNED Staff Dec - 21-005350-COA 216 W Broughton St..pdf](#)

[33. Petition of GREENLINE ARCHITECTURE, Keith Howington | 21-005724-COA | 8 - 14 EAST STATE STREET | Window replacements \(9\)](#)

[☞ SIGNED Decision 21-005724-COA 8-14 East State Street.pdf](#)

[34. Petition of T-MOBILE, Charles Padgett | 21-005778-COA |24 DRAYTON STREET |Equipment modifications/additions](#)

[☞ SIGNED Decision 21-005778-COA 24 Drayton Street.pdf](#)

[35. Petition of COASTAL CANVAS, Joseph Corbin | 21-005686-COA | 51 BARNARD STREET | Recover existing awnings \(3\)](#)

[☞ SIGNED Decision 21-005686-COA 51 Barnard Street.pdf](#)

[36. Petition of MONIQUE MERRILL | 21-005726-COA | 508 EAST McDONOUGH STREET | Shutters](#)

[☞ SIGNED Staff Dec - 21-005726-COA 508 E McDonough St.pdf](#)

[37. Petition of ELLSWORTH DESIGN BUILD, Anderson Resende | 21-005715-COA | 1 WEST JONES STREET | Awning and door replacement](#)

[☞ SIGNED Staff Decision - 21-005715-COA - 1 W Jones St.pdf](#)

[38. Petition of ANTHONY DEBRECENY | 21-005730-COA | 410 EAST HUNTINGDON STREET | In-kind porch repair](#)

[☞ SIGNED Amended Staff Decision - 21-005730-COA - 410 E Huntingdon St.pdf](#)

[39. Petition of THE HOUSE DOCTOR, Charles Angell | 21-005805-COA | 213 WEST GORDON STREET | Color change, in-kind repairs, and remove storm windows](#)

[☞ SIGNED Staff Dec - 21-005805-COA 213 W Gordon Street..pdf](#)

[40. Petition of ZENO MOORE CONSTRUCTION, Tiger Moore | 21-005782-COA | 12 EAST BAY STREET | Window replacement \(4\)](#)

[☞ SIGNED Decision 21-005782-COA 12 East Bay Street.pdf](#)

[41. Petition of HALLET & CO., Matthew S. Hallett | 21-005784-COA | 229 EAST BROAD STREET | Mechanical screening installation](#)

[☞ SIGNED Staff Dec - 21-005784-COA 229 E Broad St..pdf](#)

[42. Petition of HANSEN ARCHITECTS, Patrick Phelps | 21-005872-COA | 256 EAST PERRY STREET | Roof replacement and shade installation](#)

[☞ SIGNED Staff Decision - 21-005872-COA 256 E Perry St.pdf](#)

[43. Petition of NATHAN GODLEY | 21-004625-COA | 303 EAST GASTON STREET | Mechanical screening installation](#)

[☞ SIGNED Decision 21-004625-COA 303 E Gaston Street.pdf](#)

[44. Petition of LORI SWANNER | 21-005792-COA | 516 EAST PERRY STREET | Stucco repair and shutter color change](#)

[☞ SIGNED Staff Decision - 21-005792-COA - 516 E Perry Lane.pdf](#)

[45. Petition of STEVEN BODEK, INC., Steven Bodek | 21-005744-COA | 518 EAST PERRY STREET | In-kind repair of front porch elements](#)

[☞ SIGNED Staff Decision - 21-005744-COA - 518 E Perry Lane.pdf](#)

[46. Petition of J. ELDER STUDIO, Jerome Elder | 21-005892-COA | 308 EAST LIBERTY STREET | Brick built-in planter replacement](#)

[☞ SIGNED Staff Dec - 21-005892-COA 308 E Liberty Street.pdf](#)

[47. Petition of ANTHONY DEBRECENY | 21-005928-COA | 2222 BULL STREET | Mechanical screening installation](#)

[☞ SIGNED Staff Dec - 21-005928-COA 2222 Bull Street.pdf](#)

[48. Petition of CUSTOM BUILDING DEVELOPMENTS | 21-005796-COA | 216 EAST STATE STREET | Repointing of non-historic masonry](#)

[☞ SIGNED Decision Packet 21-005796-COA 216 E State Street.pdf](#)

[49. Petition of METALCRAFTS, Katie Lee | 21-005929-COA | 32 ABERCORN STREET | Roof repair](#)

[☞ SIGNED Staff Decision - 21-005929-COA - 32 Abercorn St.pdf](#)

[50. Petition of J. ELDER STUDIO, Jerome Elder | 21-005907-COA | 351 & 355 MARTIN LUTHER KING, JR. BLVD. | Roof and window replacement](#)

[☞ SIGNED Staff Dec - 21-005907-COA 351 & 355 MLK, JR., BLVD.pdf](#)

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

[51. Report on Work Inconsistent With Issued COA for the November 10, 2021, HDBR Meeting](#)

[☞ Work Inconsistent with Issued COA\\_November Report.pdf](#)

[52. Report on Work That Exceeds Scope of Issued COA for the November 10, 2021, HDBR Meeting](#)

[☞ Work That Exceeds Scope of Issued COA\\_November Report.pdf](#)

[53. Report on Work Performed Without a COA for the November 10, 2021 HDBR Meeting](#)

[☞ Work Performed Without a COA\\_November Report.pdf](#)

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

[54. Stamped Drawings - November Report](#)

[☞ November 2021 REPORT.pdf](#)

[55. COA Inspections - November Report](#)

[☞ November 2021 - REPORT.pdf](#)

[56. Items Deferred to Staff - November Report](#)

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

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

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

#### **XV. ADJOURNMENT**

[57. Next Regular HDBR Meeting - Wednesday, December 8, 2021 at 1pm](#)

[58. Adjourn](#)

There being no further business to present before the Board, the November 10, 2021 Historic District Board of Review adjourned at 2:39 p.m.

Respectfully submitted,

Leah G. Michalak  
Director of Historic Preservation

***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.***