



Savannah Historic District Board of Review

Virtual Meeting
February 9, 2022 1:00 PM
DECISIONS

February 9, 2022 Historic District Board of Review

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

[1. New Chairperson and Vice-Chairperson to assume responsibilities](#)

II. SIGN POSTING

III. CONSENT AGENDA

[2. Petition of Anthony Debreceny | 22-000146-COA | 410 East Huntingdon Street | Alterations \(Skylights\)](#)

☞ [Staff Recommendation - 22-000146-COA - 410 E Huntingdon.pdf](#)

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

[3. Petition of VP2 Design, LLC | 22-000173-COA | 509 Tattnell Street | Fences and Rear Yard Alterations / Addition](#)

☞ [Staff Recommendation 22-000173-COA.pdf](#)

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

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

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

☞ [Board Decision 21-005725-COA.pdf](#)

☞ [Clarification From Petitioner \(Email\).pdf](#)

☞ [Updated Scope of Work \(Email\).pdf](#)

IV. ADOPTION OF THE AGENDA

[4. Adoption of the February 9, 2022 Agenda](#)

[📎 01.12.22 MEETING MINUTES.pdf](#)

Motion

Adopt as presented.

Vote Results (Not Started)

Motion:

Second: Nan Taylor

V. APPROVAL OF MINUTES

[5. Approval of December 8, 2021 HDBR Amended Meeting Minutes](#)

[📎 12.08.21 AMENDED MEETING MINUTES.pdf](#)

Motion

Approve

Vote Results (Approved)

Motion: Melissa Memory

Second: Steven Bodek

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

[6. Approval of the January 12, 2022 Meeting Minutes](#)

[📎 01.12.22 MEETING MINUTES.pdf](#)

Motion

Approve

Vote Results (Approved)

Motion: Melissa Memory

Second: Steven Bodek

Dwayne Stephens	- Aye
Melissa Memory	- Aye

David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

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

VII. CONTINUED AGENDA

[7. Petition of Patrick Johnston | 21-006811-COA | 23 West Broughton Street | Alterations and Repairs](#)

Motion

Continue

Vote Results (Approved)

Motion: Stan Houle
Second: Melissa Memory

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

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

[9. Petition of Array Design | 21-006787-COA | 420 East Liberty Street | New Construction, Accessory Building \(Parts 1 and 2\) and Variance Recommendations](#)

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

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

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[13. Petition of Savannah Hotel Investors, LLC | 21-006808-COA | 9 Lincoln Street | Reconsideration: Demolition of a Contributing Building](#)

[☞ Staff Recommendation 21-006808-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

Ms. Leah Michalak presented the petitioner's request for reconsideration of decision of continuance.

PETITIONERS COMMENTS:

Mr. Mark Dana, petitioner, stated he submitted a letter covering what was presented by staff. The building continues to be a threat to public safety; to deconstruct and salvage and repurpose materials.

Mr. Stephens asked if they would be willing to document the structure and its elements. Mr. Dana stated it would be worthy to document what historical elements remain.

PUBLIC COMMENTS:

Mr. Ryan Arvay stated they are still against the demolition. Disappointed in the process in which the demo order was obtain; circumventing the HDBR process. The City is rewriting to prevent this from happening in the future.

BOARD DISCUSSION:

The Board regrets the process has played out the way it has. Concerns about being on record as voting to demolish when that is not the desire of the Board. The Board is happy that the City is taking measures to deter this from happening again. Wish additional efforts were made for alternative plans when the structure was able to withstand rehabilitation. Regrets the manner of operation of the petitioner to obtain demolition.

Motion

The Historic District Board of Review motioned to APPROVE for the demolition of a contributing building for the property located at 9 Lincoln Street with the following condition because, per a court order, the building "is not structurally sound and constitutes an immediate danger to persons on or about the premises";:

- 1) The owner shall retain a deconstruction contractor and the building be "demolished" in a manner as to salvage all historic materials.
- 2) Have proper documentation of the structure based on preservation standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

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

[14. Petition of Ward Architecture + Preservation | 22-000177-COA | 331 Barnard Street | Rehabilitation and](#)

Addition

- 🔗 [Staff Recommendation - 22-000177-COA.pdf](#)
- 🔗 [Submittal Packet - Narrative and Research.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Submittal Packet - Color Selections and Specifications.pdf](#)
- 🔗 [Sanborn Maps Legend.pdf](#)

Ms. Leah Michalak presented the petitioners request of rehabilitation.

PETITIONER COMMENTS:

Mr. Josh Ward, petitioner, stated they will work with Staff regarding window and doors. Was excited to see the original cedar material for the roof.

PUBLIC COMMENTS:

Mr. Ryan Arvay stated they are pleased with the design submitted. Happy with the roof.

BOARD DISCUSSION:

The Board thinks the construction is positive and agrees with Staff's recommendation..

Motion

The Historic District Board of Review motioned to APPROVE for rehabilitation and additions for the property located at 331 Barnard Street, also known as the Israel Dasher House with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

Provide a window manufacturer and series. The window must meet all design standards.
The roof mounted equipment must be screened and a design for the screening provided.

Vote Results (Approved)

Motion: Steven Bodek

Second: Dwayne Stephens

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

[15. Petition of LS3P Associates | 22-000172-COA | 700 Drayton Street / 701 Abercorn Street | New Construction, Part I: Height and Mass \(and Special Exception Request\)](#)

- 🔗 [Staff Recommendation 22-000172-COA.pdf](#)
- 🔗 [Submittal Packet - Narrative.pdf](#)
- 🔗 [Submittal Packet - Research, Photos, and Drawings.pdf](#)

[Submittal Packet -ISOMETRICS.pdf](#)

Ms. Leah Michalak presented the petitioner's request.

PETITIONER COMMENTS:

Scott Cook, petitioner, stated the trellises will be removed; no screens the Balconies will be closed in, less railings. Will review the storefront bases to meet ordinance. Will enclose the gables to meet the rake. The electrical will be from internal source; not visible - hidden behind trees. The bar roof. will be a columned rood structure. The parapet may be lifted to match; more of a portico. If lowered, it may be too cramped.

PUBLIC COMMENTS:

Sue Adler, HSF, stated there is an easement on the preoperty and in conversation with devekoper.

Ms. Ellen Harris, DNA, commended the removal of so much surface parking. The connecting hypens are visually incompatible. Wpuold like to see Abercorn better addressed, creating a dead zone at East Hall. the stgreet corner can be meaningfully reclaimed, rather that surface parking.

Ms. Chasity Malloy, citizen, stated this plan inhibits pedestrian freedom. Would like to know the noise impact from the bar. This is a third build out as this property is expanded.

Mr. Cook stated they do have to meet a parking requirement. Believes they are presenting a restrained project to respect the historical development of the parcel.

BOARD COMMENTS:

The Board has concerns about the hyphen being precedent setting in this context, but is pleased with the presentation. Concerns with hyphen and open air bar.

Motion

The Historic Board of Review motioned APPROVAL for Alterations and New Construction, Part I: Height and Mass for the property located at 700 Drayton Street and 701 Abercorn Street with the following conditions to be submitted to the HPC with Part II: Design Details because the proposed work is otherwise visually compatible and meets the standards:

The Guest Room Building 3rd floor rear porch trellis screens must be redesigned (shape and pattern).

Add windows to the 3rd floor front facade of the Guest Room Building, at either end, in order for window spacing to be less than two times the width of the windows.

The storefront base at the Event Space Building must be increased to 18-24"; high or the base must be replaced with a sill.

The awning on the front facade of the Event Space Building must have a vertical clearance of 8 feet above the sidewalk.

For the Event Space Building, the gable end rakes on the must be at least 8 inches deep and the soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof.

Electrical meters/equipment must be located on a secondary facade (for each building) and shall be minimally visible from view.

Revise the connector due to visual incompatibility

AND

Approval for a Special Exception from the following standards:

Commercial buildings.

The exterior expression of the height of the ground floor shall be not less than 14 feet, six (6) inches.

The exterior expression of the height of the second story shall be not less than 12 feet.

In order for the floor-to-floor heights on the new construction to match those of the existing building because the Special Exception criteria are met.

Vote Results (Approved)

Motion: Stan Houle

Second: Kevin Dodge

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

[16. Petition of LS3P Associates | 22-000171-COA | 3 Martin Luther King Jr. Boulevard | Rehabilitation and Alterations](#)

🔗 [Staff Recommendation - 22-000171-COA- 3 MLK Blvd.pdf](#)

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

🔗 [Submittal Packet - Material Specifications.pdf](#)

🔗 [Previous Board Decision - 20-003379-COA.pdf](#)

🔗 [Staff Research - Street Views.pdf](#)

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

🔗 [Preservation Brief 14 - Additions to Historic Buildings.pdf](#)

Ms. Aislinn Droski presented the petitioner's request.

PETITIONER'S COMMENTS:

Ms. Katherine Schuff, petitioner, Stucco is proposed for the rooftop.

PUBLIC COMMENTS:

No public comments.

BOARD DISCUSSION:

The Board appreciated the explanation of the doors, but would still like to retain the recommendation regarding it. Concerns regarding seeing the addition from MLK.

Motion

The Historic District Board of Review motioned to APPROVE the rehabilitation and alterations to the building located at 3 Martin Luther King Jr. Boulevard 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. Create a four by four test patch of the proposed repointing be created and schedule a time with staff to review the test patch prior to full execution of the work.
3. Ensure the proper encroachment permits for the exterior stair along River Street are received, if needed, prior to commencement of work.

AND

Continue the one-story rooftop addition for the property located at 3 Martin Luther King Jr. Boulevard, for a maximum of 90 days, in order for the petitioner to provide information regarding the visibility and materiality of the addition.

Vote Results (Approved)

Motion: Steven Bodek

Second: Nan Taylor

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

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

- 📎 [Staff Recommendation 22-000178-COA.pdf](#)
- 📎 [Submittal Packet - Narrative and Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Letter of Opposition.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for demolition of a contributing building and new construction,

The Board expressed concern regarding lack of color and consideration of historic salvaging. **Ms. Arfuso** stated design details will be reviewed in design details and

PETITIONER COMMENTS:

Jose Gonzalez, stated they tried to design a building that required no to little special exceptions. Studies indicated the red brick color was not as appealing/compatible. It will be a white brick and stone facade. The concerns regarding the original building, exploration of any historic pieces will be implemented in the new structure, though there is not enough to retain the building.

PUBLIC COMMENTS:

Mr. John Callaway, significant parking issues in neighborhood. Was not notified by the petitioner or City. Requests a continuance

Mr. Ryan Arvay, HSF, believes there is still historic fabric left. Provide proof of such; alteration does not render void of historic fabric or eligible for demolition. Would like further study before rendering decision to demolition.

Ms. Melissa Ralph stated it should be made into residential housing with internal parking. No need for another hotel with two bars. This caters to the tourists rather than the resident locals. This is over-commercialization. Requests denial or continuance.

Mr. Gonzalez stated the Ordinance only allows what the community allows. No variances or anything outside of the zoning is requested.

BOARD DISCUSSION:

The Board stated it is in compliance with the design of the area and is well done, though sensitive to the area residents. There was still concern of demolishing a non-contributing historic structure. Additional research would be beneficial before allowing demolition.

Motion

The Historic District Board of Review motioned to CONTINUE to the MARCH 9, 2022 HDBR meeting, to provide the petitioner time to research the proposed structure for demolition for historical significance.

Vote Results (Approved)

Motion: Stan Houle

Second: David Altschiller

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

X. APPROVED STAFF REVIEWS

[18. Acknowledge and approve of Staff-approved decisions as presented.](#)

Motion

Acknowledge.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Not Present
David Altschiller	- Aye

Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

[19. Petition of PRO SIGN TECH, Terry Scott | 21-006160-COA | 108 EAST YORK STREET | Awning and non-illuminated sign](#)

[☞ SIGNED Decision Packet 21-006160-COA 108 East York Street.pdf](#)

[20. Petition of WUBBENA ARCHITECTS, James Wubbena | 22-000096-COA | 214 EAST BAY STREET | Install and screen of condensing unit](#)

[☞ SIGNED Staff Decision - 22-000096-COA - 214 E Bay St.pdf](#)

[21. Petition of DOUG BEAN SIGNS, Angela Bean | 22-000113-COA | 609 ABERCORN STREET | Historic sign restoration](#)

[☞ SIGNED Decision 22-000113-COA 609 Abercorn Street.pdf](#)

[22. Petition of ALLEGIANCE ROOFING & EXTERIORS, Kyle Redding | 22-000149-COA | 410 - 412 EAST BROUGHTON STREET | Copper gutter replacement](#)

[☞ SIGNED Staff Dec 22-000149-COA.pdf](#)

[23. Petition of DOUG BEAN SIGNS, Angela Bean | 22-000166-COA | 701 MONTGOMERY STREET | Two awning signs and on under-awning sign](#)

[☞ SIGNED Staff Decision 22-000166-COA 701 Montgomery St.pdf](#)

[24. Petition of FREDDY'S SERVICES, Jose Gonzalez | 22-000183-COA | 235 ABERCORN STREET | Color change](#)

[☞ Staff Decision 22-000183-COA 235 Abercorn St.pdf](#)

[25. Petition of STEVEN BODEK INC., Ashley Field | 22-000187-COA | 441 MONTGOMERY STREET | Facade awning](#)

[☞ SIGNED Staff Decision - 22-000187-COA - 441 Montgomery St.pdf](#)

[26. Petition of SIGNS BY JAMES, James Burnsed | 22-000188-COA | 38 WHITAKER STREET | Non-illuminated sign](#)

[☞ SIGNED Staff Dec - 22-000188-COA 38 Whitaker Street.pdf](#)

[27. Petition of DISH WIRELESS, Ashley Charbonneau | 22-000272-COA | 517T ABERCORN STREET | New equipment installation on existing telecommunication tower.](#)

[☞ SIGNED Decision Packet 22-000274-COA 517T Abercorn Street.pdf](#)

[28. Petition of TRINITY METHODIST CHURCH | 22-000302-COA | 225 WEST PRESIDENT STREET | Exterior stucco repair and paint](#)

[☞ SIGNED Staff Dec - 22-000302-COA 225 W President.pdf](#)

[29. Petition of SCAD, Tony Hensley | 22-000319-COA | 516 DRAYTON STREET | Canopy sign with dimensional writing](#)

[☞ SIGNED Staff Dec - 22-000319-COA 516 Drayton St.pdf](#)

[30. Petition of STEVEN BODEK INC., Ashley Field | 22-000324-COA | 424 E LIBERTY STREET | Rear wood repairs and brick repointing](#)

[☞ SIGNED Staff Decision - 22-000324-COA - 424 E Liberty.pdf](#)

[31. Petition of TOM SHARPE PROPERTIES, Tom Sharpe | 22-000432-COA | 310 - 315 EAST HALL STREET | In-kind replacement of 38 wood casement windows](#)

[☞ SIGNED Staff Dec - 22-000432-COA 310-315 E Hall St.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

XII. REPORT ON ITEMS DEFERRED TO STAFF

[35. Stamped Drawings - February Report](#)

[☞ February 2022 REPORT.pdf](#)

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

[☞ Items Deferred to Staff - FEBRUARY 2022 Report.pdf](#)

[37. COA Inspections - February Report](#)

[☞ February 2022 - REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[38. Next HDBR Pre-Meeting - Wednesday, March 9, 2022 at 12pm](#)

[39. Next HDBR Regular Meeting - Wednesday, March 9, 2022 at 1pm](#)

[40. Adjourn](#)

3:52

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.