



Savannah Historic District Board of Review

Hybrid Meeting
March 9, 2022 1:00 PM
DECISIONS

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](#)

Motion

The Historic District Board of Review motioned to APPROVE for a new fence and configuration at property 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 a fence and a 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](#)

Motion

The Historic District Board of Review motioned to APPROVE of the alterations to the front and rear facades for 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](#)

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:

Second:

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](#)

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](#)

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](#)

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](#)

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](#)

Ms. Leah Michalak presented the petitioner's request.

PETITIONER COMMENTS:

Mr. Patrick Shay and Ana Manzo, petitioner, 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 are no longer available.

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

PUBLIC COMMENT:

No public comment.

BOARD DISCUSSION:

Appreciated the modifications. Agree with Staff recommendations.

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](#)

Ms. Aislinn Droski presented the petitioner's request.

PETITIONER COMMENTS:

Shauna Kucera, petitioner, requested garage doors to swing out. Designed as a 7-foot to 7.5 wide door to

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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. Leah: 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-foot wide is particularly small. Ms. Kucera stated they will comply.

PUBLIC COMMENT:

No public comment.

BOARD DISCUSSION:

Agree with Staff Recommendations.

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 \(Accessory Building, Parts I and II\)](#)

Olivia Arfuso presented the petitioner's request.

PETITIONER COMMENTS:

Talanoa Lesatele, petitioner, disagrees with Staff recommendation. The design proposed is not requesting any exceptions. Was approved February 15, 2022. Per the ordinance, the one story requirement is met. Only one other structure on Habersham. Two stories will overshadow the other structures. The proposed structure are in proportion of the other existing structures. The fence will match Mate Cafe', It appropriate and will activate the area; protect from drivers during events. Mate Cafe' is a principal building on Hall St, not Habersham. The doors proposed are usually used for human use, not automotive. Precedent of sectional doors, Zunzi's on Drayton. Porch located on South facade, existing ones in area are not same size or materials. Metal pergolas are in various parts of historic district. 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 city block has a void; open parking. A gazebo-like structure contributes to the openness; the closed proposed accessory structure breaks the openness. Standard does not require buildings to be m 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:

Ryan Arvay: supports staff recommendations for continuance. Concerned with 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 one structure of Mate Cafe' as a basis for the proposed accessory structure.

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

Stratton Leopold: the accessory building is not designed to access the main street: it has to be accessed from the main structure. Would like to start with interior work of existing main structure. MS. Michalak stated nothing was submitted regarding the existing structure.

Mary Leopold: stated in the pre-meeting, everything was submitted, including for the interior design and main building.

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:

Recommend continuance due to many issues. 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; 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. 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. Work with staff. Petitioner stated they are willing to work with Staff to move forward.

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. Refuse storage areas shall be located within a building or to the side or rear of the building and screened from the public right-of-way. Information regarding all mechanical equipment and HVAC shall be provided to Staff and appropriately screened from the public rights-of-way.
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](#)

Olivia Arfuso presented the petitioner's request.
The curved design of the feature is not visually compatible.

PETITIONER COMMENTS:

Harley Krinsky: 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.

Roy Ogletree: 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. Did not think the side-by-side doors would be an issue, 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 St; 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:

No public comment.

BOARD DISCUSSION:

Appreciate petitioner willingness to work with Staff. Agrees with Staff's recommendation.

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 \(1- facing lane\)](#)

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

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

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

[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](#)

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

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

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

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](#)

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

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

XII. REPORT ON ITEMS DEFERRED TO STAFF

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

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

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

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

NEW BUSINESS

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

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

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

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](#)

3:17

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.