



Savannah Historic District Board of Review

Virtual Meeting
August 12, 2020 1:00 P.M.
MINUTES

AUGUST 12, 2020 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

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

Members Absent: Nan Taylor, Vice-Chair

MPC Staff Present: Leah Michalak, Director of Historic Preservation
Ryan Jarles, Cultural Resources Planner
Bri Morgan, Administrative Assistant

I. CALL TO ORDER AND WELCOME

[1. Introduce New Staff](#)

II. SIGN POSTING

III. CONSENT AGENDA

[2. Approve All Items on the Consent Agenda](#)

Motion

Approve

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Kevin Dodge

Becky Lynch - Aye

Dwayne Stephens - Abstain

Melissa Memory - Aye

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

3. Petition of Wubbena Architects | 20-002998-COA | 224 East Liberty Street | Rehabilitation

- [1903 224 East Liberty STOOOP AND DECK 20-002998.pdf](#)
- [Photos and Color Specs.pdf](#)
- [APP 224 Liberty St 20-002998.pdf](#)
- [CHKLIST 224 LIBERTY 20-002998.pdf](#)
- [Board Decision - 20-001934-COA.pdf](#)
- [Staff Rec - 20-002998.pdf](#)

4. Petition of Studio Architects | 20-003361-COA | 601 Indian Street | Amendment to New Construction Apartment Building

- [Staff Recommendation - 20-003361-COA.pdf](#)
- [Submittal Packet.pdf](#)

5. Petition of Sottile & Sottile | 20-003374-COA | 200-500 West River Street | Sign Master Plan Amendment (with Special Exception Request)

- [Staff Recommendation - 20-003374-COA.pdf](#)
- [City of Savannah Code of Ordinances - Special Sign Districts.pdf](#)
- [Myrtle & Rose Sign Example.pdf](#)
- [Starbucks Sign Example.pdf](#)
- [Submittal Packet.pdf](#)

IV. ADOPTION OF THE AGENDA

6. Adopt the August 12, 2020 Agenda

Motion

Adopt

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

V. APPROVAL OF MINUTES

[7. Approve July 8, 2020 Regular HDBR Meeting Minutes](#)

[📎 07.08.20 MEETING MINUTES.pdf](#)

Motion

Approve

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

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

VII. CONTINUED AGENDA

[8. Continue All Items on the Continued Agenda](#)

Motion

Continue

Vote Results (Approved)

Motion: Ellie Isaacs

Second: David Altschiller

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

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

[9. Petition of Gunn Meyerhoff Shay | 16-006852-COA | 630 East River Street | New Construction Parking Garage: Part II, Design Details](#)

[10. Petition of Gunn, Meyerhoff, Shay | 17-002122-COA | 602 East River Street \(Hotel Anne\) | New Construction Part II: Design Details](#)

[11. Petition of Ethos Preservation | 19-004724-COA | 219 East Charlton Street | Amendments and Alterations](#)

[12. Petition of GMSHAY Architecture | File No. 20-002646-COA | 225 East President Street | New Construction, Part: I Height and Mass](#)

[13. Petition of Hartman-Cox Architects | 20-002695-COA | 125 Bull Street | Rehabilitation, Alterations, and Additions](#)

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[14. Petition of Doug Bean Signs | 20-003365-COA | 10 East Oglethorpe Avenue | Sign Package](#)

📎 [APP 10 E Oglethorpe142 Bull 20-003365.pdf](#)

📎 [CHKLST 20-00365.pdf](#)

📎 [Ardis Wood Comment.pdf](#)

📎 [Staff Rec - 20-003365.pdf](#)

📎 [10 East Oglethorpe Drawings.pdf](#)

📎 [Ardis Wood Additional Comment.pdf](#)

Mr. Ryan Jarles presented the petition before Board, reminding that on November 13, 2020, the Board approved a petition for alterations and additions for the Juliette Gordon Low Birthplace located at 10 East Oglethorpe Avenue. [19-005946-COA]. Further, on March 11, 2020, the Board approved the petition for alterations to an historic wall/fence as well as the addition of vertical hardscaping elements for the Juliette Gordon Low Birthplace located at 10 East Oglethorpe Avenue [20-000882-COA]. The main house and west outbuilding (original stable/carriage house) were constructed c.1820 with major renovations and additions in 1886, including the addition of a side porch and third floor. A one-story addition was constructed the full width of the east façade between 1954-1973 (per the Sanborn Maps).

The attachment method for the mounting of the signs to the historic stucco and brick facades was not specified within the submittal; ensure that all mounting is undertaken within the mortar joints between the brick in order to retain and preserve the historic character and distinctive features of the building as well as making the work reversible.

The projecting sign is proposed to be constructed of sandblasted HDU to be painted green and white; the incidental sign is proposed to be constructed of painted bent aluminum; the wall sign is proposed to be constructed of painted bent aluminum; the ground sign is proposed to be constructed of painted bent aluminum. These materials are compatible. The proposed signs are visually compatible with the visually related contributing buildings and

structures.

A 1.8 square foot directional sign is proposed to be located on the south facing façade. This sign is proposed to direct the public to the various secondary uses of the property. No restricted materials listed are proposed within the submittal. The three (3) window signs are proposed as vinyl cut letters and symbols and are not to exceed 10% of the window area.

One (1) projecting sign, one (1) flat mounted wall sign, and one (1) ground sign are proposed for use as 'principal use' signs within the sign package. The projecting sign is proposed to be bracket mounted to the west facing façade of the west outbuilding (original stable/carriage house) and is to be the principal use sign for the Juliette Gordon Low Birthplace Store. The flat mounted wall sign is proposed for use as the principal use sign for the Juliette Gordon Low Birthplace Ticket building; this sign will be minimally visible from the public right of way. The ground sign is proposed for use as the principal use sign for the Juliette Gordon Low Birthplace Museum and Garden. The linear footage of business frontage maintained by the store is 20'-5" allowing for a maximum of 12 square feet; the projecting sign is proposed to be 9.8 square feet.

The linear footage of business frontage maintained by the ticket building is 82'-6" allowing for a maximum of 20 square feet; the wall mounted sign is proposed to be 7.3 square feet. The linear footage of business frontage maintained by the museum and garden is approximately 121'-2" allowing for a maximum of 12 square feet. The ground sign is proposed to be 9.2 square feet.

The ground sign, which is designed as a monument type, is proposed to be a height of 6'-0". Although not a decorative pole sign, staff believes the intent of the standard is met by the inclusion of modern design elements on the lower portion of the proposed ground sign. Ground signs located in the grass plat between the curb line and sidewalk along Oglethorpe Avenue are a common feature; ensure that all appropriate approvals are received prior to submitting drawings to staff to be stamped for permitting. The proposed wall and projecting signs are to be within the signable areas of the buildings. The wall sign is proposed to be mounted flat to the façade of the building and the projecting sign is 8'-6" above the sidewalk.

PETITIONER COMMENTS

Mr. Doug Bean, petitioner, stated he agrees with staff recommendations and will comply as requested.

PUBLIC COMMENT

Mr. Bob Rosenwald, with the Downtown Neighborhood Association, stated he was concerned about the tree lawn sign regarding the precedent it will serve for others who want to do this. This is by no means even close to a pole sign, and there are some other pole signs along Oglethorpe in that general area, but would like the board to consider looking at this very carefully, because this could be precedent setting in some fashion. He think it needs to be looked at carefully.

Ms. Ardis Wood's comments were expressed from her written submission, that she does not believe the sign is visually compatible within the city's pattern for signage.

Mr. Bean responded that tree lawn signs are allowed by the ordinance and he has met staff recommendations.

BOARD DISCUSSION

Ms. Memory stated she had concerns as well, regarding settin a precedent.

Ms. Lynch and **Mr. Dodge** stated they support staff's recommendations. **Mr. Altschiller** asked if there are other tree lawn signs. **Mr. Jarles** stated there is one across the street and a few others.

Mr. Stephens made special exception for **Ms. Woods** comment to be heard due to her technical difficulties. She asked where is it in the ordinance that if one does not have a sign it can be put in the tree lawn? All three signs are not decorative, as staff noted. Juliette Gordon Low was a fine artist who produced wonderful ironwork as shown in the pictures in her letter (summarized by Mr. Jarles). She believes the petitioner's submission is not appropriate on the three sides. Ms. Wood stated she has worked on the tree lawn ordinance over a year with members of the MPC and this an encroachment petition and not to be something that is standardized. She requests the petitioner go back to the drawing board.

Mr. Houle agreed with Ms. Memory's concerns regarding of the tree lawns being visually compatible with the rest of the area. **Mr. Bodek** stated he was concerned with the precedent, as they don't reflect what we typically talk about. He stated it looks more appropriate for another area. **Ms. Isaacs** stated she understands Ms. Wood's concern regarding visual compatibility. **Mr. Stevens** expressed the precedent being set and then the area will be littered with tree lawn signs.

STAFF RECOMMENDATION:

Approval for a sign package for the Juliette Gordon Low Birthplace property located at 10 East Oglethorpe Avenue with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meet the standards:

- 1. Ensure that all appropriate approvals are received by the City of Savannah for placing the ground sign within the grass plat between the curb and sidewalk.**
- 2. Ensure all sign mounting upon a historic façade is undertaken within the mortar joints between the brick.**

Mr. Houle motioned to agree with staff recommendation and to have petitioner submit redesign to staff, without coming back to the Board. **Ms. Isaacs** amended to require petitioner redesign the sign. The motion failed.

Motion

Continue to redesign lawn sign - September 9, 2020. The petitioner is to redesign the sign.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: David Altschiller

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

[15. Petition of The House Doctor | 20-003282-COA | 423 Bull Street | Addition](#)

📎 [Application and Drawings.pdf](#)

📎 [423 Bull Street Map.pdf](#)

📎 [Staff Recommendation - 20-003282.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval of a rear porch and stair addition to the non-historic rear façade of 423 Bull Street. The historic building was constructed in 1858 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Downtown Historic District. The scope of work includes the removal of a non-historic rear metal porch and stairs and the construction of a new rear metal porch and spiral staircase, with the loss of no historic materials. The porch is proposed to project from the rear façade 7'-0" with an additional 4'-0" landing and spiral staircase projection. The porch railing, baluster, and spiral staircase are proposed to be constructed of metal. The porch decking is proposed as AZEK wood composite. The addition of the porch and staircase will be entirely reversible.

The porch is proposed to be level with the second floor of the property and is visually compatible with the height of porches found on visually related contributing buildings; however, staff believes due to the height of the garden wall, the porch should be lowered to be below the height of the top of the garden wall. The petitioner needs to provide revised drawings showing the height of the porch being below the top of the garden wall. Staff was provided elevations from all three (3) sides of the proposed porch; however, these elevations do not include the balusters. The drawings state that the railing will match existing, but the drawings do not include the railing or baluster detailing. The drawings will need to be revised to show the proposed balusters. A detail drawing and section drawing of the railing and balusters is needed.

The porch is proposed to project 7'-0" from the rear façade with an additional 4'-0" landing and spiral staircase projection. This projection is visually compatible with visually related contributing buildings. The porch is proposed, however, to extend 29'-10" across the rear façade and is to come to rest over the brick and stucco garden wall. Staff finds it to not be visually compatible for the porch to be constructed over the existing garden wall. The petitioner will need to provide an updated site plan indicating the spiral stair projection and property lines, and all drawings will need to be revised to show the porch contained within the boundary of the garden wall. The rear porch is proposed to be constructed of "metal"; however, the material specification for the type of metal proposed was not included within the submittal. Provide staff with the material specification for review and approval.

PETITIONER COMMENTS

Mr. Charlie Angell of the House Doctor, stated the railings are matching the detailing of the grilles on the back windows. They will be duplicated to go across the back and down the spiral staircase. He agrees with dropping the deck.

PUBLIC COMMENT

Mr. Ryan Arvay, with Historic Savannah Foundation, agrees with staff recommendation and is appreciative of petitioner's being amenable to work with staff recommendations. With those changes, he will support the petition.

Mr. Angell stated the requested drawings can be supplied. He requested if it could be a

staff review when the drawings are submitted to reduce the time of the process.

BOARD COMMENTS

Ms. Isaacs has concern with the porch floor height and that there is too much for staff review only; will need to return to the Board. **Mr. Bodek** believes the drawings to be inadequate; an educated decision cannot be made from them. He supports staff recommendation, does not support weak sketches seeking approval. **Mr. Houle** had no comments. **Mr. Altshiller** and **Mr. Dodge** agree with staff recommendations and have no issue with changes being submitted to staff. **Ms. Lynch** agrees with staff recommendation and the submission is inadequate, and needs to return to the Board. **Ms. Memory** agrees with staff recommendation.

STAFF RECOMMENDATION:

Continue the petition for a porch and spiral staircase addition to the rear of 423 Bull Street to the September 9, 2020 HDBR regular meeting, to allow for the petitioner to provide the following:

1. **Site plan/survey indicating property lines and new porch location.**
2. **Revised drawings to show the proposed balusters, including detail drawing and section drawing of the railing and balusters.**
3. **Revise the porch floor height to be below the garden wall to show the porch contained within the boundary of the garden wall so as not to project over the garden wall.**
4. **Material specification for metal railing and balusters for review and approval.**

Motion

Continue the petition for a porch and spiral staircase addition to the rear of 423 Bull Street to the September 9, 2020 HDBR regular meeting, to allow for the petitioner to provide the following:

1. Site plan/survey indicating property lines and new porch location.
2. Revised drawings to show the proposed balusters, including detail drawing and section drawing of the railing and balusters.
3. Revise the porch floor height to be below the garden wall to show the porch contained within the boundary of the garden wall so as not to project over the garden wall.
4. Material specification for metal railing and balusters for review and approval.

Vote Results (Approved)

Motion: Steven Bodek

Second: Stan Houle

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

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

16. Petition of Greenline Architecture | 20-003376-COA | 202 East Gwinnett Street | Alterations

📎 [202 East Gwinnett Drawings.pdf](#)

📎 [Sanborn Maps.pdf](#)

📎 [APP 202 E Gwinnett 20-003376.pdf](#)

📎 [Staff Rec - 20-003376.pdf](#)

📎 [Andree Patterson Comment.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval for alterations to 202 East Gwinnett Street. The alterations include: replace the columns on the north façade with wood columns including Tuscan bases and capitols to match the columns on the east facing porch; remove small sections of the south facing façade to create uniform openings on the southern façade on both the parlor level and second story; replace the large plate glass windows with wood double-hung windows with muntins not to exceed 7/8 inches; replace the large plate glass windows on the ground floor sunroom with wood French doors with side-lites and fixed wood windows with muntins not to exceed 7/8 inches; remove the stucco from the rear addition and expose the historic wood lap siding; replace the two windows in the kitchen with 6/6 wood double-hung windows with muntins not to exceed 7/8 inches; remove the encapsulation around the window in the second floor bathroom.

The historic building was constructed in 1882 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The large rear porch was constructed during alterations to the building in 1895, and by 1916 the rear porch had been enclosed with wood siding. The rear porch addition is a historic addition; however, the stucco finish is a modern addition to the exterior façade. The applicant is proposing removing the modern stucco to expose the historic wood lap siding underneath. A small portion of the wall built to screen the staircase on the rear porch is proposed to be removed and the railing extended into its place. The non-historic porch columns are proposed to be replaced with wood columns custom designed to match the existing historic columns on the east facing porch.

The distinctive features and finishes are proposed to be retained and preserved. The removal of modern windows and siding materials does not damage or detract from the historic features and finishes. The removal of the modern materials and replacement with compatible materials is not proposed to damage any historic materials and is to be entirely reversible. All windows and door are proposed to be taller than they are wide and are compatible with the visually related contributing buildings. The windows are all proposed to be single pane double-hung wood windows custom built for the existing openings. The doors are all proposed to be wood with single pane glass and custom built for the existing openings. The columns are proposed to be custom built and constructed of wood. The wood siding, if found to need replacement, will be constructed of wood in-kind with existing. These materials are compatible. The non-historic stucco siding is proposed to be removed and the historic wood lap siding underneath is proposed to be retained and preserved. If the wood

lap siding is found to be deteriorated it is to be replaced with in-kind wood lap siding.

The exterior color choice for the wood lap siding is not provided within the submittal materials. Provide staff with the paint color for review and approval. The garden level sunroom is currently enclosed with fixed plate glass windows which are proposed to be removed and replaced with custom built wood French doors. The original design for the enclosure of the sunroom is unknown; however, visually related contributing building feature French door entrances to porches. The French door design is visually compatible with the visually related contributing buildings.

The existing windows proposed to be replaced are non-historic windows. The proposed replacement windows are to be custom constructed to be compatible with the remaining historic windows.

The rear porch is a historically enclosed porch; however, the porch has been altered with modern glazing. The modern glazing is proposed to be removed and replaced with a glazing more compatible with the historic building. The columns are proposed to be replaced with columns custom built to match the existing historic columns on the east facing porch. The railing is proposed to be retained and preserved to allow the rear porch to continue to read as a porch.

PETITIONER COMMENT

Mr. John Deering, of GreenLine Architecture, stated he had nothing to add, as he agreed with staff recommendation.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION

All of the Board agreed with staff recommendation.

STAFF RECOMMENDATION:

Approval for alterations to 202 East Gwinnett Street with the condition that the color selections be provided to staff for review and approval because otherwise the work is visually compatible and meets the standards.

Motion

Approval for alterations to 202 East Gwinnett Street with the condition that the color selections be provided to staff for review and approval because otherwise the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

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

[17. Petition of LS3P Associates Architects | 20-003349-COA | 611 West Jones Street | After-the-Fact Exterior Light Pole Fixtures](#)

📎 [Staff Recommendation - 20-003349-COA.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [Staff Research.pdf](#)

Ms. Leak Michalak presented the applicant's request for approval of an after-the-fact installation of light poles for the property located at 611 West Jones Street. Three (3) of the six (6) light poles are located on the public right-of-way (City of Savannah property). There are two pole/fixture styles: "Streetworks, Verd Verneon" in black and "Streetworks, PMM Mesa LED" in black.

Located in Choctaw Ward, 611 West Jones Street was constructed in 1960 and is not a contributing structure within the Savannah Local Historic District; it is outside the boundaries of the Savannah National Historic Landmark District. The building originally served as a manufacturing plant for Georgia Mattress Company. Additions, in 1966 and 1969, were added to the original portion of the structure located in the northwest corner of the lot. Much of the historic context has eroded in the Ward; however, the historic Central of Georgia Railway shops and terminal facilities are located to the north of the subject property. Light poles approved on public property are consistent in design with those approved in the Landmark District (see attached staff research). The "Savannah Julia" light fixture is the City and the HDBR's preferred light fixture for sidewalk lighting on the public right-of-way.

Within the last two years, COAs were approved to rehabilitate and alter this property from a warehouse site to a church property; these light poles are a part of that that project that were not included in the initial review [File Nos. 18-006771-COA and 19-003475-COA]. Preservation staff was notified by the City's Traffic Engineering Department regarding the installation of the light poles. Approval was not received from the HDBR, the City's Traffic Engineering, or Real Estate Services Department (encroachment) to install the poles.

The light fixtures (and poles) are constructed from metal and glass and are black. Although the materials and color are visually compatible, the design of the light fixtures on the poles on the public right-of-way is not. Staff recommends that the three (3) light fixtures on the public right-of-way be replaced with the "Savannah Julia" fixture or another similar fixture previously approved by HDBR and City staff; if an alternative to the "Savannah Julia" fixture is sought, submit to HDBR and City staff for review and approval prior to installation. Light fixtures on private property vary greatly throughout the Downtown Savannah Historic District and those installed here are compatible on this private property.

PETITIONER COMMENTS:

Mr. Bryan Harder, of LS3P Assocites, stated the light fixtures were an oversight. They were selected fixtures to be visually appropriate. The church would like to keep the fixtures installed.

Mr. Dodge asked if City expressed their thoughts on the lights installed.

Mr. Harder responded no, they need to follow the procedures to file an encroachment

petition, as was done for landscaping. No concerns were expressed regarding the light fixtures. The property line is in front of the stair stoop. The church purchased the fixtures; they are not leased.

Ms. Isaacs asked if all the lights have been replaced as "Julia" fixtures. **Ms. Michalak** responded "no".

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION

Ms. Isaacs stated it is critical because of the precedent it sets, yielding difficulty is because of the current hodgepodge of lights. **Mr. Houle** has precedence concerns, however, the styles conflict within the property and on the side of road. **Mr. Altschiller** agrees with the City and that their should be a standard. **Mr. Dodge** stated he would like to have the City's input, if they would require the change; **Ms. Michalak** stated she spoke with Traffic Engineering and they are not satisfied with what was put on their property. They brought it to the attention of HDBR. **Ms. Lynch** stated she had no comment. **Ms. Memory** stated she agrees with staff recommendation, though it is not a desired condition. The Board should be concerned with consistency and implementing.

STAFF RECOMMENDATION:

Approval for after-the-fact installation of light poles for the property located at 611 West Jones Street with the following condition because the work is otherwise visually compatible and meets the standards:

- Replace the three (3) light fixtures on the public right-of-way with the "Savannah Julia" fixture or another similar fixture previously approved by HDBR and City staff; if an alternative to the "Savannah Julia" fixture is sought, submit to HDBR and City staff for review and approval prior to installation.**

Motion

Approval for after-the-fact installation of light poles for the property located at 611 West Jones Street with the following condition because the work is otherwise visually compatible and meets the standards:

- Replace the three (3) light fixtures on the public right-of-way with the ";Savannah Julia"; fixture or another similar fixture previously approved by HDBR and City staff; if an alternative to the ";Savannah Julia"; fixture is sought, submit to HDBR and City staff for review and approval prior to installation.

Vote Results (Approved)

Motion: Steven Bodek

Second: David Altschiller

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

Ellie Isaacs	- Aye
Steven Bodek	- Aye

[18. Petition of Barnard Architects | 20-003369-COA | 225 West Broughton Street | Storefront Alterations](#)

- 🔗 [Staff Recommendation - 20-003369-COA.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Preservation Brief 11_ Rehabilitating Historic Storefronts.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval of storefront alterations for the property located at 225 West Broughton Street. The alterations consist of the following:

- Install a new entrance set at the end of the existing curved glass (approximately 4'-4" from the sidewalk); which will be a pair of wood and glass doors.
- Remove the east side squared glass, its knee wall and overhead bulkhead.
- Add a wood panel design above the storefront and on the storefront curved knee walls.
- Remove all of the glass and glass stops at the interior side of the new entrance; replace with wood sill and stops.
- Remove the inner storefront entrance, its transom and wood frame.
- Remove approximately six (6) linear feet of knee wall on each side, leaving approximately five (5) linear feet on each side in place.
- Remove all traces of the overhead black plastic panels off of the bulkhead and the ceiling; the new overhead ceiling will be wood butt board.
- The tile floor will be retained.
- The overhead bulkhead will be retained.
- The existing round projecting sign will move onto the east pilaster (not part of this scope of work).
- A new awning will be installed above the storefront fascia (not part of this scope of work).
- New exterior colors are proposed to be Oyster Bay and White Duck.

The historic building at 225-227-229 West Broughton Street was constructed in 1896 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. In 1905, the mansard roof was added and c.1920-30, the Art Deco storefronts were added. On the 1995 survey form, it was noted that "This building has gone through many changes, and now possess a certain character that many Broughton St. properties lack. It is important to note the clash of styles present in the building. The signage is something which sets the structure apart from its neighbors.

Staff could not locate any photographic documentation of the building prior to the installation of the Art Deco storefronts and mansard roof. The majority of the Art Deco storefront remain, including the curved glass on the west side, the stucco knee walls with butted glass, and "Ben's" tiled floor. The east side of the curved glass disappeared between 1984 and 1995 as did the signage area above the storefront. The paneled wood areas to either side of the storefront do not appear in the historic photos and, upon staff's inspection, appear to be very new. Ben's Men and Boys Shop (and then Den's) existed in this location, with this storefront, for at least 40 years as evidenced by the sign in the 1940s photo and then in the 1990s photo. Den's Men and Boys Shop is still located on Broughton Street at 128 E. Broughton Street.

The removal of all of the glass and glass stops at the interior side of the new entrance, the removal of the inner storefront entrance, its transom and wood frame, and the removal of approximately six (6) linear feet of knee wall on each side alters features and spaces that characterize the property.

Adding a wood panel design above the storefront and on the storefront curved knee walls and replacing the metal glass stops with wood create a false sense of historical development. It is known that this storefront would never have had wood stops. It is very unlikely that this storefront ever had wood panels, at least during the time period in which it has had an Art Deco storefront. The wood panels and stops are incongruous with the aluminum, stucco, and butt glass storefront.

The Art Deco storefront has been in place since the 1920s-30s; this includes the stucco knee walls, bulkheads, butt glass, and has acquired historic significance. Removal or alteration of any of these features does not meet this preservation standard. (The black plastic panels proposed to be removed are not seen until a 2008 photograph and have not gained historic significance.)

The glass and glass stops at the interior side of the new entrance, the inner storefront entrance, its transom and wood frame, and the approximately six (6) linear feet of knee wall on each side are all construction techniques that characterize the property. The deteriorated aluminum storefront components are proposed to be replaced with wood; they are to be repaired or replaced in-kind if the severity of deterioration requires replacement. None of the regarding preservation standards are met. Nor is the proposed work visually compatible. The wood doors, wood panels, and wood stops are not visually compatible with the Art Deco style of the aluminum, stucco, and butt glass storefront.

Although not original, the Art Deco storefront has gained historic significance; it has existed since the 1920s-30s. It shall be repaired or replaced in-kind rather than altered with materials and features that are not compatible with the storefront style. The design standards are not met. The wood panels proposed "early up" the storefront as do the wood doors and stops proposed. Although the new tenant desires less display area and more space for eating, the Art Deco storefront/display area has gained historic significance and must be retained. If any components of the Art Deco storefront are too deteriorated to be repaired; they must be replaced in-kind and not replaced with wood panels, wood stops, wood ceiling, and other incongruous materials. Therefore, the standards are not met.

PETITIONER COMMENTS:

Mr. Bob Portman, of Barnard Architects, stated their clients are bakers in need of more space. They're actually owners of the space, not leasing. They agree with some of staff recommendations. The wood panels and stops are not visually compatible with their Art Deco style. These features will be removed and replaced with aluminum stops in kind to match existing. Existing aluminum stops to remain will be repaired. With regards to the wood doors, is likely a wood door entrance once existed. They requested to keep the doors as presented. The National Park Service states to avoid using materials that were unavailable when the storefront was constructed. It is not known for sure what type of entrance would have originally existed after the Art Deco storefront was added, either wood or aluminum, but as it currently is, it is a common, visually compatible storefront material along Broughton. It is, in our opinion, the removed storefront can be rebuilt in its original location based on remaining features, and historic documentation such as the tile floor, the bulkhead, as well as curving the storefront, the new storefront on the left hand side. The

owners have agreed to place historical photographs on their interior walls. We respectfully request the Board's approval with the condition of removing the wood stops and panels, which we agreed with staff to be aluminum and allow for the doors.

PUBLIC COMMENT:

Mr. Ryan Arvay, of Historic Savannah Foundation, our ARC looked at this project and fully endorses staff recommendations. There are conflicting architectural styles as part of this building that come naturally overtime from the evolution of the storefront design, changing with the times, but the current storefront has been there in largely this configuration for 100 years. And as such, is historic and should be treated as historic even with all its idiosyncrasies. So we are very much are in favor of seeing the storefront repaired in-kind, retaining those Art Deco features. We do not feel it is not really a proper compromise. For changing the historic character we do believe, based on most Art Deco architecture the doors likely were aluminum. We support staff recommendations on that and even the proposed canopy height is strangely too high. We support staff recommendations and don't want to see the loss of character in this building. If further research yields that the left hand storefront window was also curved, not discernable from those photos, that may be something worth discussing. As to whether they could both be curved, again, to restore that Art Deco detail. If the client is looking for some symmetry and it can be proven that that window likewise was curved, that might be something that they pursue. He thanked the Board.

Mr. Bob Rosenwald, Downtown Neighborhood Association, stated he was concerned was how we could get to this situation when there was virtually nothing in petitioner's request that was acceptable to staff. He thought the communication would have not gotten us to this kind of impasse that we that we seem to be. **Ms. Michalak** responded she did work with the petitioner and this is what they wanted to present before the Board. **Mr. Rosenwald** stated he is surprised they would want to proceed anyway. One of the concerns was the deep set doors. He stated he knows there are a lot of deep set doors that it's part of the character of the building. There are lots of them on Broughton St. and would hate to see that changed in the interest of more seating space. The bottom line for us here is given that the Landmark Historic District remains under threatened status, we ought to adhere to the ordinance requirements. He urges the Board to strongly consider staff's recommendations.

Mr. Portman, responded the owner did find evidence the curved glass did exist because we could see evidence of the tile curves underneath the corner curved wall, so the owner could agree to go ahead and put that back. We feel strongly with the keeping of the tile involved in a portion of the main wall, we're removing glass, which we can get to replace an aluminum store front door which can be replaced. We feel the aluminum could also be replaced, so the outline of the storefront can be put back in our opinion. There's enough evidence physically as well as documented for it to be put back.

BOARD COMMENTS:

Ms. Memory commended staff for their thorough research and agree with staff recommendation. If space were a strong concern, remaining at the Abercorn location would probably be a better decision, as coming downtown poses another set of challenges. **Ms. Lynch** stated it does not meet the ordinance in terms of the historic preservation standards. Agrees with staff recommendations. **Mr. Dodge** agrees with staff recommendations. **Mr. Altschiller** and **Mr. Houle** agree and commend staff recommendation. **Mr. Bodek** had no comment. **Ms. Isaacs** agrees with staff recommendation and changing the storefront would be faking historicism and it would be very obvious once installed. **Mr. Stephens** commended staff. Ms. Michalak thanked the Board for the commendations.

STAFF RECOMMENDATION:

Denial for storefront alterations for the property located at 225 West Broughton Street because the proposed work is not visually compatible and does not meet the preservation and design standards.

Motion

Denial for storefront alterations for the property located at 225 West Broughton Street because the proposed work is not visually compatible and does not meet the preservation and design standards.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: David Altschiller

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

[19. Petition of Berman Design | 20-003372-COA | 236 Drayton Street | Alterations, Additions, and Fences \(with Special Exception Request\)](#)

- 📎 [Staff Recommendation - 20-003372-COA.pdf](#)
- 📎 [Submittal Packet.pdf](#)
- 📎 [Sanborn Map.pdf](#)
- 📎 [REVISED Submittal Packet.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [2010_Zunzi's + Zunzie Bar_236 Drayton_HDBR Application_08.12.20.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for additions, alterations, and a fence to the property located at 236 Drayton Street. The alterations consist of the following:

- A fence at the right-of-way property lines to create a wall of continuity.
- Shade structures over the driveway forecourt in front of the building.
- 6 inch high wood deck over a portion of the driveway forecourt in front of the building.
- A one-story addition on the south side.
- Window, door, and storefront replacement in multiple locations.
- Mechanical screening around rooftop units (new and existing units).
- Exterior light fixtures.

The applicant is also requesting two Special Exceptions from the standards.

The historic filling station was constructed in 1936 and is a contributing structure within the

Savannah National Historic Landmark District and the Savannah Local Historic District; it was added to the Historic Buildings Map in 2011 as a contributing resource. The north section of the building (north of the porte-cochere) is an addition that was constructed sometime between 1954 and 1973. In 2008, the Board approved a COA to replace the garage doors and enclose the porte-cochere; the port-cochere was never enclosed [File No. H-08-4047-2). In 2009 and 2011, COAs were approved for many alterations to the existing building, including attaching the accessory structure to the main building; the remainder of the work was never completed [File No. H-091119-4187-2 and H-110825-4504-2]. The 2011 drawings indicate that a pair of double-hung 6/6 windows still existed in the window opening on the north façade; however, today, the opening has a pair of replacement casement windows. No record of their approved replacement was located. Several businesses have been in this building since 2008 when Sunoco closed; a number of different paint schemes, awnings, and signs have received COAs in that time.

Existing and proposed lot coverage = 33% and 35%. The front, rear and north side yard setbacks are existing conditions. The south side yard setback is proposed to be 2'-6¾" to the addition. The preservation standards are not met. It is not clear what type of windows were in the openings on the front façade historically, below the transoms (the 1937 photo is not legible); however, it is clear that they would not have been double-paned, fiberglass windows, with simulated divided lites. The window must be wood, single-paned, double-hung, with true divided lites, Staff recommends that the lite pattern match the 6/6 pattern of the windows that previously existed on the north façade.

The front and rear setbacks are an existing condition. EIFS (covered with stucco) is proposed on the addition which is a prohibited material. The proposed colors are visually compatible. Ensure that the door frame on the addition is inset not less than 3 inches. No information was provided for the door on the addition. The windows are proposed to be replaced with "Pella Architect Series" (fiberglass) which are not permitted on historic buildings. Staff recommends that the replacement windows be wood, single-paned, double-hung, with true divided lites; the lite pattern is to match the 6/6 pattern of the windows that previously existed on the north façade. The storefront proposed to be removed is not historic; the storefront door (which is not historic) and transoms (which are historic) are proposed to remain. The storefront windows are proposed to be replaced with "Pella Architect Series" (fiberglass) which are not permitted on historic buildings. The deck is screened by the fence; ensure that it is stained or painted to blend with the colors of the main building. The deck is proposed to be wood. The shade structures are over private property.

It is not clear of the shade structures will obscure the character-defining features of historic façades; not enough detail was provided in the submittal packet. Staff recommends that 3-D renderings be provided of various angles showing how the shade structures will actually appear in front of the building.

Multiple shade structures are proposed over the driveway forecourt in front of the building, thus not meeting the standard. The applicant has requested a Special Exception from this standard. A full detail of the shade structure(s) was not provided. A dimension on the pole indicates that the pole is 133" high (or 11.08 feet). A roof plan drawing indicates that 12 triangular shade sails are proposed; however, neither their dimensions nor square footage were provided. The fabric color proposed is neutral. The material of the pole is not indicated. The fabric is proposed to be "Coastal Canvas Products, Commercial 95 – Natural 97." Staff requests the pole material and color, and a physical sample of the fabric as this is not a fabric line that the Board has approved in the past.

The addition to the accessory structure removes historic material, is not reversible, and is not differentiated from the historic portion of the building. Staff recommends that the west wall of the historic accessory structure remain intact (including the door opening) and that the addition be differentiated through materials and design. Additionally, the low wall adjacent to the accessory structure appears in the 1937 photograph and is to be retained. The wall is not depicted in the submittal drawings. The accessory structure is not a dwelling and does not have a driveway or garage.

New and existing roof mounted equipment is proposed to be screened with "Ruskin, EV211 Horizontal Louver Screens" in 'Dark Bronze', meeting the standard. The property shares a dumpster which is in the lane. The standards are met. The proposed sconces on the front façade are reminiscent of the Art Deco style (like the building) and are constructed of metal and glass. The standard is not met. A fence is proposed in front of the building, enclosing the driveway forecourt. The applicant has requested a Special Exception from this standard.

The "front yard" fence is proposed to be 48 inches high to the top of the rail and 4'-8" high to the top of the piers, the intent of the standard is met. The piers are constructed of stucco (to match the building) and the fence itself is decorative metal; however, a masonry base is not proposed with the metal fence; the standard is not met. The existing accessory structure is in the side yard adjacent to the lane. There is not a rear yard. The height standard is met. The Building coverage standards are met.

SPECIAL EXCEPTION REQUEST:

The applicant is requesting two Special Exceptions from the standards that state: *Fences, trellises and walls shall not extend beyond the front façade of a building except in the following cases: a building is set back on a trust lot with a front garden, and building is set back on an east-west street with a front garden.* Staff requests revisions and additional information before determining if the proposed work is visually compatible.

The front and rear setbacks are an existing condition. The color changes proposed are appropriate and the proposed colors are visually compatible. Ensure that the door frame on the addition is inset not less than 3 inches. No information was provided for the door on the addition.

The windows are proposed to be replaced with "Pella Architect Series" (fiberglass) which are not permitted on historic buildings. Staff recommends that the replacement windows be wood, single-paned, double-hung, with true divided lites; the lite pattern is to match the 6/6 pattern of the windows that previously existed on the north façade. The storefront proposed to be removed is not historic; the storefront door (which is not historic) and transoms (which are historic) are proposed to remain. The storefront windows are proposed to be replaced with "Pella Architect Series" (fiberglass) which are not permitted on historic buildings.

The deck is screened by the fence; ensure that it is stained or painted to blend with the colors of the main building. The deck is proposed to be wood. The shade structures are over private property. It is not clear of the shade structures will obscure the character-defining features of historic façades; not enough detail was provided in the submittal packet. Staff recommends that 3-D renderings be provided of various angles showing how the shade structures will actually appear in front of the building.

Multiple shade structures are proposed over the driveway forecourt in front of the building, not meeting the standard. The applicant has requested a Special Exception from this standard. A full detail of the shade structure(s) was not provided. A dimension on the pole indicates that the pole is 133" high (or 11.08 feet). A roof plan drawing indicates that 12

triangular shade sails are proposed; however, neither their dimensions nor square footage were provided. The fabric color proposed is neutral. The material of the pole is not indicated. The fabric is proposed to be “Coastal Canvas Products, Commercial 95 – Natural 97.” Staff requests the pole material and color, and a physical sample of the fabric as this is not a fabric line that the Board has approved in the past.

The accessory structure is not a dwelling and does not have a driveway or garage. The original human entry door into the accessory structure is proposed to be completely removed. The standard is not met. Staff recommends that the west wall of the historic accessory structure remain intact (including the opening).

New and existing roof mounted equipment is proposed to be screened with “Ruskin, EV211 Horizontal Louver Screens” in ‘Dark Bronze’. The standard is met. The property shares a dumpster which is in the lane. The proposed sconces on the front façade are reminiscent of the Art Deco style (like the building) and are constructed of metal and glass.

A fence is proposed in front of the building, enclosing the driveway forecourt. The applicant has requested a Special Exception from this standard. The “front yard” fence is proposed to be 48 inches high to the top of the rail and 4'-8" high to the top of the piers, meeting the intent of the standard.

The piers are constructed of stucco (to match the building) and the fence itself is decorative metal; however, a masonry base is not proposed with the metal fence, not meeting the standard. The existing accessory structure is in the side yard adjacent to the lane. There is not a rear yard. The accessory structure standards are met. The height standard is met. The building coverage and size standards are met.

Staff recommends continuing the Special Exception requests until the design is resolved.

PETITIONER COMMENTS:

Mr. Joel Berman, of Berman Design, stated the fence and canopies reinforce the street front; the intent was to improve the district, not cover the façade and is easily removable. The photographs are perceived as four units, or one unit rather than two. To continue around the side, that would be perceived as a single unit which would be a single double-hung. The existing transoms were left and made adjustments to match staff requests. Pedestrian activity is to be safely increased.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, states much of what is being proposed interferes with the historical architecture of the structure. He is more supportive of staff's original recommendation, more so than the current. The perimeter wall detracts from the open design of a gas station. The canopies are semi-permanent structures and he has concerns regarding the proposed windows. The historical gas station architecture was pretty standard; research will ascertain the design of the windows. This is far from the intent.

Mr. Christian Sottile, representative of the petitioner, stated this building is a sign of the architectural patterns that were taking over and eroding downtown in the 20th century and goes against all the principles of our ordinance to reinforce street walls and honor the traditional patterns of the Oglethorpe plan. It is a remnant of the 20th century. We recognize that it acquired a level of significance as a structure. Drayton and Whitaker both really show the signs of the degradation of Savannah's plan over the last century, so we were pretty excited to have a chance to take this structure which has really been struggling through

multiple attempts of reuse to try to make it a more successful property and make it more oriented for people to use it rather than an auto-oriented use. All the recommendations are aimed to create a safer pedestrian-oriented environment along Drayton St. Adjacent to our site is a 120 foot tall building and the DeRenne apartments are here and Drayton Towers and the new Perry Lane hotel, so we're in five and six story buildings up eight and twelve. This site is really underperforming. It's a leftover gas station from the 20th century set to the back of the lot. So with all those ideas we've been advising the project team on this, we have a great local business that wants to really reinvest in this site, it seemed like the right balance was to do these things to create a safe sidewalk, to help contain the parcel, and create a nod to a line of continuity that picks up Drayton Tower and Perry Lane that contributes to that street wall. Looking at the old Sanborn Maps, there used to be six buildings on the street. We felt the fence is a good addition, doing something that's in the spirit of the Art Deco design and it's fairly transparent, but it still creates a safe edge on the street. Regarding developing the shade structure, we felt that was the most appropriate way to start to create a hospitable space in front of the building without creating a permanent hard structure. It's one that's clearly transparent. It suggests that it's more temporal and set away from in front of the building, the primary portico of the original structure. These reasons, we believe we brought forward a really good way of balancing a use that is not really compatible with the plan of Savannah. And we've done a lot of things that relate back directly to pedestrian safety and the urban pattern of the City. We appreciate the dialogue and the work with staff over the last few weeks. In preparing for this, we seek approval of the design as submitted and accepting the two conditions that were mentioned by staff.

BOARD DISCUSSION:

Mr. Houle stated the project and staff recommendation as a good for the property. **Mr. Dodge** stated he agrees with staff recommendation, and likes the idea of the fence. The submitted design will make it pedestrian-friendly. **Ms. Lynch** stated she is in favor of the project. She doesn't have an issue with the shade sales, it's probably not much different than it is; definitely much better than a hard structure, and I believe it's functioning as site furniture. The one design feature that I do not feel is visually compatible is are the 6 over 6 windows, especially with the four light transoms over it. The spacing of these windows does not look appropriate with the building as is. It should be reconsidered either as possibly a single storefront window of 8 over 8 or just a 1 over 1 that would relate. Other than that I'm in agreement with staff's recommendations. **Ms. Memory** agreed with Ms. Lynch, agrees with staff recommendation except the windows. **Ms. Isaacs** had concerns with compatibility of the windows and a wood deck, being that a gas station would have been concrete. **Ms. Lynch** and **Ms. Memory** stated they do not support the wooden deck or windows.

STAFF RECOMMENDATION:

Staff recommends approval the petition for additions, alterations, and a fence to the property located at 236 Drayton Street with the following conditions to be submitted to staff for review and approval because the proposed revised work is otherwise visually compatible and meets the standards:

- 1. Revise the design of the accessory structure addition to retain the west wall of the historic building (and the door opening) and differentiate the addition through materials and design. EIFS is currently proposed for the exterior which is a prohibited material.**
- 2. Retain the historic low wall adjacent to the historic accessory structure.**
- 3. Ensure that the wood deck is stained or painted to blend with the colors of the main building.**

4. **Provide additional details and renderings of the proposed shade structures in order to determine if they will obscure character-defining features of the building, ensure that the height does not exceed 11 feet, ensure that the maximum area does not exceed 100 square feet, provide the pole material and color, and provide a physical sample of the fabric.**
5. **Revise the fence design to have a masonry/stucco base.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for additions, alterations, and a fence to the property located at 236 Drayton Street with the following conditions to be submitted to staff for review and approval because the proposed revised work is otherwise visually compatible and meets the standards:

1. Replace the double-hung window on the north façade with a pair of double-hung windows to match the historic photos.
2. Provide a physical sample of awning fabric.
3. Redesign the window lite pattern.
4. Change the material of the wood deck and submit a sample of the proposed material.

Approve the Special Exceptions as requested because the proposed adjustments meet the Special Exception criteria.

Vote Results (Approved)

Motion: Stan Houle

Second: Ellie Isaacs

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

[20. Petition of Lynch Associates Architects | 20-0003379-COA | 3 Martin Luther King, Jr. Blvd. | Alterations](#)

📎 [Staff Recommendation - 20-003379-COA.pdf](#)

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

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

📎 [Staff Research.pdf](#)

📎 [Preservation Brief 1_ Assessing Cleanin...pdf](#)

📎 [Preservation Brief 2_ Repointing Mortar Joints in Historic Masonry Buildings.pdf](#)

****Ms. Lynch recused herself from this petition.****

Ms. Leah Michalak presented the applicant's request for approval for rehabilitation and alterations for the property located at 3 Martin Luther King, Jr. Blvd. The proposed work consists of the following:

- All security bars will be removed.
- Replace non-historic windows and doors, and new windows and doors in previously infilled openings.
- Increase the masonry opening size (height only) of one existing loading dock door opening on the north façade to create an ADA accessible entrance door into the building from River Street.
- Install multiple metal awnings on the building.
- An existing loading dock, facing River Street, will receive a new glass overhead door.
- At the exterior of the existing freight elevator, on River Street, a perforated metal cladding material will be added to the façade and will wrap around the elevator shaft.
- Existing electrical conduits, meters, and panels, on the River Street façade, will be relocated and centralized.
- The existing wood loading dock, on River Street, will be removed and replaced with a new landing and stair.
- The brick facades will be repointed and cleaned.

The historic warehouse building was constructed in 1939 and is a contributing structure within the Savannah Local Historic District but outside the boundary of the Savannah National Historic Landmark District. The building was constructed for the South Atlantic Paper Company; it was later occupied by a wholesale laundry and dairy supply company and was known as 513 West River Street. Painted signs exist on the east and north facades for the South Atlantic Paper Company.

Type N mortar is proposed, which is appropriate for the age of this masonry, with the color to match the existing. Create a 4'x4' repointing test patch. Schedule with staff to review the test patch prior to full execution of the work. (See the attached Preservation Brief for full text.)

Staff recommends that the cleaning method be "Water Cleaning" which is considered the gentlest means possible and can safely remove dirt from all types of historic masonry. (See the attached Preservation Brief for full text.) Ensure that the historic painted signs (one on east façade and one on north façade) from the original building occupant are not damaged and remain intact. (See the attached Preservation Brief for full text.)

The staff recommends the following in order to meet the preservation standards:

- Create a 4'x4' repointing test patch. Schedule with staff to review the test patch prior to full execution of the work.
- Utilize a water cleaning method (as described in Preservation Brief 1) to clean the masonry.
- Ensure that the historic painted signs (one on east façade and one on north façade) from the original building occupant are not damaged and remain intact.
- Revise the pattern for the perforated metal cladding to allow even more transparency through the cladding so as not to visually obscure the underlying historic fabric.
- Redesign the awning that wraps the corner of the building to have a transparent roof (similar to the examples provided in the submittal packet) in order to lessen the visual impact on the historic facades.

The staff recommends the following in order to be visually compatible:

- Revise the pattern for the perforated metal cladding to allow even more transparency

through the cladding so as not to visually obscure the underlying historic fabric.

- Redesign the awning that wraps the corner of the building to have a transparent roof (similar to the examples provided in the submittal packet) in order to lessen the visual impact on the historic facades.
- Ensure that the light fixtures meet the standards and provide the specifications.

The following materials, textures, and colors are proposed and are visually compatible:

- Wood windows, storefront, and doors painted black.
- Metal awnings in black.
- Metal railings in black.
- Clear finish concrete for the utilitarian stair entrance on the north façade.
- Clear aluminum and glass overhead door.
- Clear finish perforated metal cladding.

Perforated metal cladding is proposed to be installed over a portion of the brick on the north façade. The cladding will be attached to the wall within the mortar joints, not in the brick faces, and will be off-set over 6.5" from the face of the building. This off-set will allow the existing brick corbeling, stone sills, etc. to remain in place. Staff recommends that the pattern for the perforated metal cladding be revised to allow even more transparency through the cladding so as not to visually obscure the underlying historic fabric.

No previously unpainted surfaces are proposed to be painted and the color selections for new materials are historically appropriate. The submittal packet was not clear regarding the type of masonry cleaning proposed; staff recommends that the cleaning method be "Water Cleaning" which is considered the gentlest means possible and can safely remove dirt from all types of historic masonry.

No original human doors remain, and the original configuration and materials are not known. New human doors are proposed to be "Marvin, Ultimate" wood and glass. The standards are met. A metal, non-historic, overhead door on the north façade is proposed to be replaced with a metal and glass overhead door. The original door material and configuration are unknown; however, the opening is proposed to remain the same size. Staff recommends approval of the replacement door as proposed.

No original windows exist on the building. Historic photos of the original windows could not be located. The new windows are proposed to be "Marvin, Ultimate" which is a wood, single-paned, true-divided lite window previously approved by the Board for use on the historic buildings. Within the smaller openings, double-hung windows are proposed; within the larger, storefront type openings fixed windows are proposed in conjunction with the entrance doors. Although it is more likely that a 1939 warehouse building would have had steel windows, staff could not locate historic photos of this building before the windows were replaced with storefront. The historic context has a variety of windows, including wood; therefore, staff recommends approval of the windows as proposed.

No historic storefront exists; in fact, it is likely that this building would not have had any storefronts originally. An existing loading dock door opening on the north façade is proposed to be increased in height (width to remain) to create an ADA accessible entrance into the building. This opening is proposed to be infilled with "Marvin, Ultimate" wood, fixed, single-paned "storefront." The historic context has a variety of storefront, including wood; therefore,

staff recommends approval of the storefront as proposed.

The wood exterior deck and stair proposed to be removed from the north façade are not original or historic. This human door is adjacent to a loading dock and this building was a warehouse, therefore, it would have been a utilitarian entrance. The Sanborn Maps do not indicate anything in this location; therefore, the original material and configuration are unknown. Staff recommends approval of the concrete stair and landing, and the metal handrail.

All awnings are proposed to have a clearance of a minimum of 8'-10" above the public right-of-way. A long metal awning is proposed to wrap the corner of the building at MLK and River Street. Although the canopy is thin and minimal; staff recommends that the awning be redesigned to have a transparent roof (similar to the examples provided in the submittal packet) in order to lessen the visual impact on the historic facades. The awnings are proposed to be metal.

Existing electrical conduits, meters, and panels, on the River Street façade, will be relocated and centralized. The electrical service will remain on the River Street façade adjacent to the existing freight elevator door opening. This is the secondary façade; there is not a rear façade. Staff recommends approval. The existing roof top units are proposed to remain and are not currently visible from the public right-of-way. The refuse storage area was not indicated in the submittal packet. Ensure that the refuse storage area is located within the building or to the side of rear of the building and screened from the public right-of-way.

Two different light fixtures are indicated on the exterior of the building; however, no specifications were provided. Ensure that the light fixtures meet the standards and provide the specifications.

PETITIONER COMMENTS:

Ms. Jennifer Deacon, of Lynch Associates Architects, stated the goal is make the building have a more street-facing façade toward River Street. The elevator shaft is intended to hide some of the existing conduits and utilize the shaft. We want to use material to make the brick visible, provide a screen. They are in agreement with staff comments, regarding cleaning and sign preservation; they don't think full repointing will be necessary. Test panels will be provided and water cleaning will be used. Awning supports will be discussed to not affect existing signage. The perforated metal cladding sample was provided; would like to work with staff to get an agreeable material for all requirements. Will reduce and ensure the brackets will not penetrate the existing painted signs. Would like to maintain a metal awning as designed to reduce maintenance of a glass awning. The existing refuse area would prefer be retained. The light fixture specifications will be provided to staff.

PUBLIC COMMENT:

Mr. Ryan Arvay, HSF, commented the signage could be preserved by using tie-backs rather than brackets. There is no concern regarding the lack of transparency of the metal awnings. Prefer steel-framed windows. Adding cladding would obscure the brick, as it would be attached to the building: request reconsideration or denial.

Ms. Deacon would like the design of the canopy in relation to the sign to be relegated to staff level. The steel windows are three times as expensive and did not seem realistic for this project. The wood windows submitted do meet the requirements of the ordinance and are visually compatible. The screening will attach to the wall, but the primary piece will be self-supported in an effort to minimize impact.

BOARD COMMENTS:

Ms. Memory agrees with staff recommendations. **Mr. Dodge** and **Mr. Altschiller** agrees with staff recommendation, prefer metal muttons. **Mr. Dodge** agrees with staff recommendations.

STAFF RECOMMENDATION:

Approval for rehabilitation and alterations for the property located at 3 Martin Luther King, Jr. Blvd. with the following conditions to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. **Create a 4'x4' repointing test patch. Schedule with staff to review the test patch prior to full execution of the work.**
2. **Utilize a water cleaning method (as described in Preservation Brief 1) to clean the masonry.**
3. **Ensure that the historic painted signs (one on east façade and one on north façade) from the original building occupant are not damaged and remain intact.**
4. **Revise the pattern for the perforated metal cladding to allow even more transparency through the cladding so as not to visually obscure the underlying historic fabric.**
5. **Redesign the awning that wraps the corner of the building to have a transparent roof (similar to the examples provided in the submittal packet) in order to lessen the visual impact on the historic facades.**
6. **Ensure that the refuse storage area is located within the building or to the side of rear of the building and screened from the public right-of-way.**
7. **Ensure that the light fixtures meet the standards and provide the specifications.**

Motion

Approval for rehabilitation and alterations for the property located at 3 Martin Luther King, Jr. Blvd. with the following conditions to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Create a 4'x4' repointing test patch. Schedule with staff to review the test patch prior to full execution of the work.
2. Utilize a water cleaning method (as described in Preservation Brief 1) to clean the masonry.
3. Ensure that the historic painted signs (one on east façade and one on north façade) from the original building occupant are not damaged and remain intact.
4. Revise the pattern for the perforated metal cladding to allow even more transparency through the cladding so as not to visually obscure the underlying historic fabric.
5. Redesign the awning that wraps the corner of the building to have a transparent roof (similar to the examples provided in the submittal packet) in order to lessen the visual impact on the historic facades.
6. Ensure that the refuse storage area is located within the building or to the side of rear of the building and screened from the public right-of-way.
7. Ensure that the light fixtures meet the standards and provide the specifications.

Vote Results (Approved)

Motion: Steven Bodek

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

X. APPROVED STAFF REVIEWS

[21. Petition of PAUL KURMAS | 517 East Harris Street | 20-003213-COA | COLOR CHANGE](#)

[☞ SIGNED 20-003213-COA Decision.pdf](#)

[22. Petition of GAVIN McRAE-GIBSON | 31 East Jones Street | 20-003214-COA | COLOR CHANGE](#)

[☞ SIGNED 20-003214-COA Decision.pdf](#)

[23. Petition of GSI, Tom Wood | 400 West River Street \(Bao Bab Lounge\) | 20-003218-COA | NON-ILLUMINATED SIGN](#)

[☞ SIGNED Staff Decision - 20-003218-COA.pdf](#)

[24. Petition of GSI, Tom Wood | 400 West River Street \(Graffito Pizza\) | 20-003220-COA | NON-ILLUMINATED SIGN](#)

[☞ SIGNED Staff Decision - 20-003220-COA.pdf](#)

[25. Petition of GSI, Tom Wood | 400 West River Street \(Grand Bohemian Gallery\) | 20-003228-COA | NON-ILLUMINATED SIGN](#)

[☞ SIGNED Staff Decision - 20-003228-COA.pdf](#)

[26. Petition of GSI, Tom Wood | 300 West River Street \(Myrtle and Rose Rooftop Garden\) | 20-003229-COA | NON-ILLUMINATED SIGN](#)

[☞ SIGNED Staff Decision - 20-003229-COA.pdf](#)

[27. Petition of GSI, Tom Wood | 400 West River Street \(Stone and Webster Chophouse\) | 20-003230-COA | NON-ILLUMINATED SIGN](#)

[☞ SIGNED Staff Decision - 20-003230-COA.pdf](#)

[28. Petition of GSI, Tom Wood | 400 West River Street \(Turbine Cafe\) | 20-003231-COA | NON-ILLUMINATED SIGN](#)

[☞ SIGNED Staff Decision - 20-003231-COA.pdf](#)

[29. Petition of CHATHAM COUNTY, Gregori Anderson | 123 Abercorn Street | 20-003281-COA | SIGN](#)

[☞ SIGNED Staff Decision - 20-003281-COA.pdf](#)

[30. Petition of SAWYER DESIGN, Jon Leonard | 508 Tattall Street | 20-003284-COA | AMEND MATERIAL CHANGE \(20-000877-COA\)](#)

[☞ SIGNED 20-003284-COA Decision.pdf](#)

[31. Petition of DeNYSE SIGNS, COASTAL STATE BANK | 339 Martin Luther King, Jr. Blvd. | 20-003339-COA | AWNING/SIGN](#)

[☞ SIGNED Staff Decision 20-003339-COA.pdf](#)

[32. Petition of KLAUS ROOFING | 114 West Hull Street | 20-003496-COA | REPLACE ROOF](#)

[☞ SIGNED Staff Decision - 20-003496-COA.pdf](#)

[33. Petition of METALCRAFTS, Shawna Frazier | 32 Abercorn Street | 20-003498-COA | ROOF REPLACEMENT](#)

[☞ SIGNED Staff Decision - 20-003498-COA.pdf](#)

[34. Petition of STEVEN SILVER | 318 West Taylor Street | 20-003523-COA | SHUTTERS](#)

[☞ SIGNED 20-003523-COA Decision.pdf](#)

[35. Petition of Your Exterior Pros, Kristi Abney | 422 PRICE STREET | 20-003591 | REPLACE ROOF](#)

[☞ SIGNED Staff Decision 20-003591-COA.pdf](#)

[36. Petition of JCB ROOFING, Ashli Myers | 216 East State Street | 20-003571-COA | ROOF REPLACEMENT](#)

[☞ SIGNED Decision 20-003571-COA.pdf](#)

[37. Petition of RICK DiNARDIO | 108 West Hall Street | 20-003635-COA | REHABILITATION](#)

[☞ SIGNED Staff Decision - 20-003635-COA.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[38. Report on Work Performed Without a COA for the August 12, 2020 HDBR Meeting](#)

[☞ 8-12-20 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[39. August 2020 - Record of Stamped Drawings](#)

[☞ August 2020 - Record of Stamped Drawings.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[40. Next Regular HDBR Meeting - September 9, 2020](#)

[41. Adjourn](#)

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.