



Savannah Historic District Board of Review

Chatham County Commission Chambers, 124 Bull Street, 2nd Floor
January 8, 2020 1:00 P.M.
MINUTES

JANUARY 8, 2020 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

A Pre-Meeting was held at 12:00 PM in the Chatham County Commission Chambers, 124 Bull Street - 2nd Floor. Items on the Agenda were presented by Staff, as time permitted, and the Board asked questions. No testimony was received and no votes were taken.

Members Present: Dwayne Stephens, Chair
 Nan Taylor, Vice-Chair
 Debra Caldwell
 Scott Cook
 Kevin Dodge
 Stan Houle
 Ellie Isaacs
 Becky Lynch
 Melissa Memory

Member Absent: David Altschiller

MPC Staff Present: Leah Michalak, Director of Historic Preservation
 Ryan Jarles, Cultural Resources Planner
 Alyson Smith, Historic Preservation Planner
 Candra Teshome, Historic Preservation and
Development Services Planner
 Sandy Michel, Historic Preservation and
Development Services Planner
 Mary E. Mitchell, Administrative Assistant
 Bri Finau, Administrative Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

1. Approve All Items on the Consent Agenda

Motion

Approve as presented on the January 8, 2020 Consent Agenda.

Vote Results (Approved)

Motion: Becky Lynch

Second: Nan Taylor

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

2. Petition of Sign D'Sign | 19-007066-COA | 24 Drayton Street | Signs

[Application, Checklist, Submittal Packet - 24 Drayton Street 19-007066-COA.pdf](#)

[Staff Recommendation_19-007066-COA.pdf](#)

Motion

The Historic District Board of Review does hereby approve the request to install one (1) illuminated projecting principal use blade sign, five (5) opaque privacy vinyl window treatments, the recovering of one (1) existing awning and the installation of two (2) new facings for an existing ATM and night deposit box, with the following conditions, because otherwise the proposed work is visually compatible and meets the standards:

1. Ensure the proposed principal use projecting sign is installed no less than 8' above the public right of way.
2. Ensure the proposed awning maintains vertical clearance of no less than 8' above the public right of way.
3. Ensure the sum of the proposed window signage covers no more than 10% of the window area of each facade, including the proposed privacy vinyl in the window transoms.
4. The petitioner shall submit a sample of the proposed awning material for staff review and approval prior to installation.
5. Ensure any existing text and/or graphics are removed from the transoms.
6. Ensure all necessary permitting is obtained from the City of Savannah.

Vote Results (Approved)

Motion: Becky Lynch

Second: Nan Taylor

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[3. Petition of Greenline Architecture | 19-007102-COA | 630 West Bay Street | Amendment to New Construction Hotel](#)

- 📎 [Application - 630 West Bay Street 19-007102-COA.pdf](#)
- 📎 [Checklist - 630 West Bay Street 19-007102-COA.pdf](#)
- 📎 [Informational Letter - 630 West Bay Street 19-007102-COA.pdf](#)
- 📎 [630 West Bay-COA Drwg-Finish Revisions-12-12-19.pdf](#)
- 📎 [630 West Bay-COA Rendering-12-12-19.pdf](#)
- 📎 [19-007102-COA Recommendation.pdf](#)

Motion

The Historic District Board of Review does hereby approve the request for amendments to be made to a previously approved COA for new construction [17-001561-COA] for changes to material specifications and bonus story criteria choice because the work is visually compatible and meets the standards.

Ensure that the following conditions from the previous approval are met:

1. Reduce the width of the curb cut to 20 feet, if permitted by GDOT.
2. Ensure the sidewalk serves as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.
3. Provide screen details for the proposed dumpster.
4. Inset the window sashes a minimum of four inches.
5. Revise the roof top access and design to the minimum required for maintenance of the garden and ensure no guest access is permitted.
6. The proposed color palette and materials are to be reviewed in the field and approved by staff.

7. Install a sample panel onsite per the Sample Panel Guidelines.

Vote Results (Approved)

Motion: Becky Lynch

Second: Nan Taylor

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[4. Petition of Carroll Construction | 19-007111-COA | 419 East Taylor Street | Alterations and Fence](#)

[☞ Staff Recommendation.pdf](#)

[☞ Drawings.pdf](#)

[☞ Submittal Packet - 419 East Taylor Street 19-007111-COA.pdf](#)

Motion

The Historic District Board of Review does hereby approve the request to repaint the exterior, infill the east elevation of the side porch along Price Street with louvered shutter screening, and the revised design of the previously approved wood privacy fence at 419 East Taylor Street with the following condition:

Ensure the shutters are constructed of wood or wood composite.

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation

Vote Results (Approved)

Motion: Becky Lynch

Second: Nan Taylor

| | |
|-----------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |

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

IV. ADOPTION OF THE AGENDA

[5. Adopt the January 8, 2020 Agenda](#)

Motion

Adopt the January 8, 2020 Agenda as presented.

Vote Results (Approved)

Motion: Ellie Isaacs
Second: Stan Houle

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

V. APPROVAL OF MINUTES

[6. Approve December 11, 2019 Briefing Minutes and December 11, 2019 Regular Meeting Minutes](#)

- [December 11, 2019 HBR Briefing Minutes.docx](#)
- [12-11-2019 Minutes.pdf](#)

Motion

The Historic District Board of Review does hereby approve the December 11, 2019 Briefing and Regular Meeting Minutes as presented.

Vote Results (Approved)

Motion: Ellie Isaacs

| | |
|---------------------|---------------|
| Second: Becky Lynch | |
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

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

VII. CONTINUED AGENDA

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

| | |
|---|---------------|
| Motion | |
| Continue all items within the Consent Agenda. | |
| Vote Results (Approved) | |
| Motion: Nan Taylor | |
| Second: Melissa Memory | |
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

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

| | |
|---------------|--|
| Motion | |
| Continue. | |

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

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

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[10. Petition of Greenline Architecture | 17-002904-COA | 63 Martin Luther King Jr. Blvd. | New Construction Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[11. Petition of LS3P | 18-006314-COA | 2 Whitaker Street | Demolition and New Construction Part II: Design Details](#)

Scott Cook recused himself from this petitioned item.

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Abstain |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[12. Petition of Lott Barber | 18-006769-COA | 145 Montgomery Street | New Construction Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

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

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[14. Petition of Steven Bodek | 19-004739-COA | 446 Price Street | Porch Addition](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

| | |
|------------------------|---------------|
| Second: Melissa Memory | |
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[15. Petition of Gary Sanders | 19-005929-COA | 144 Drayton Street | Rehabilitation](#)

| | |
|----------------------------------|---------------|
| Motion | |
| Defer. | |
| Vote Results (Approved) | |
| Motion: Nan Taylor | |
| Second: Melissa Memory | |
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[16. Petition of Hansen Architects | 19-005943-COA | 226 East Bryan Street | Contributing Building Relocation and New Construction: Part I, Height and Mass](#)

| | |
|----------------------------------|--|
| Motion | |
| Defer. | |
| Vote Results (Approved) | |
| Motion: Nan Taylor | |
| Second: Melissa Memory | |

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[17. Petition of Hansen Architects | 19-005944-COA | 9 Lincoln Street | Contributing Building Relocation and New Construction: Part I, Height and Mass](#)

| | |
|----------------------------------|---------------|
| Motion | |
| Defer. | |
| Vote Results (Approved) | |
| Motion: Nan Taylor | |
| Second: Melissa Memory | |
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[18. Petition of Hansen Architects | 19-005945-COA | 220 East Bryan Street | New Construction Hotel: Part I, Height and Mass and Special Exception Request](#)

| | |
|----------------------------------|--|
| Motion | |
| Defer. | |
| Vote Results (Approved) | |
| Motion: Nan Taylor | |
| Second: Melissa Memory | |

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[19. Petition of Sawyer Design | 19-006968-COA | 508 Tattnall Street | Fences](#)

- ☞ [Staff Recommendation_19-006968-COA.pdf](#)
- ☞ [Exhibit A - 512 Tattnall Street.pdf](#)
- ☞ [Exhibit B - 514-516 Tattnall Street.pdf](#)
- ☞ [Pictures, 508 Tattnall St. 19-006968-COA.pdf](#)
- ☞ [Application, 508 Tattnall St., 19-006968-COA.pdf](#)
- ☞ [Drawings,508 Tattnall St. 19-006968-COA.pdf](#)

Ms. Canda Teshome presented the petitioner's request for a variance of fence configuration standards. The petitioner requested to install 50 linear feet of 1/2 inch by 1/2 inch iron picket fencing beyond the front façade of the building. Visible from the public right of way, with two gates along Tattnall Street with identical iron work. Twenty linear feet of fencing is to be installed along the southern side of the property line. Fencing will be composed of black-painted steel posts, stucco-finished concrete masonry knee walls, and installed using concrete footing approximately one foot, six inches' of the finished grade. The height variation of five feet to five feet six inches from finished grade to top of fencing, with no request for height variance. The recommendation is for the fence to be no higher than four feet. The height of the side yard fencing was not included; a revised plan was requested to be submitted to indicate the height dimensions for the portion of that fencing. The proposed installation of the fence encroaches four feet over the property line. Ms.Teshome expressed staff believes there are unusual circumstances with the property, due to the pattern of fencing along the blockface. Though the fences are not original, they have been installed a minimum of 24 years, which represents contemporary design complimenting existing contributing resources, in staff's opinion. The proposed fencing is visually compatible with adjacent contributing buildings and forms a continuous wall of enclosure along the street. The petitioner has taken care to align the proposed fence with the existing fence at 512 Tattnall Street. The requested variance remains in harmony with the general purpose and intent of the standard by providing a visually compatible option to preserve the architectural character. Staff believes the variance is consistent with the intent of the Ordinance, as the proposed fence is 75% open and is fully aligned with the existing fence along the blockface on the southern property line. Relief from the configuration standard could have adverse impact on neighboring properties that have a reasonable expectation of compliance of the zoning. The fence is also proposed to be constructed within the public right-of-way. The petitioner shall obtain an encroachment permit from the City of Savannah. The existing pattern of fence installation along the block face creates special circumstances for the subject parcel. For the subject site, installation of fencing closer to the building or generally ill-aligned with the existing fencing installed at 512 Tattnall Street would create visual *incompatibility* along the public right-of-way. These circumstances do not result from the actions of the applicant. The literal interpretation of the provisions of the regulations

would deprive the applicant of rights enjoyed by other properties with which the subject site is visually related. The requested variance is not the minimum necessary to make possible the reasonable use of the land. The requested variance would not be of special privilege, as the same has been granted to adjacent properties.

Five (5) windows on the front façade will be repainted using Sherwin-Williams Alabaster (SW 7008). Should the petitioner find any windows to be degraded beyond repair, new window specifications shall be submitted for staff review and approval, prior to installation.

Staff recommends approval of the requested variance, with the following conditions:

1. Ensure an encroachment license is obtained from the City of Savannah.
2. Ensure a fence permit is obtained from the City of Savannah.
3. Submit revised plans that include height dimensions for the side-yard fencing.
4. The proposed fencing shall be no higher than 48" when measured from finished grade to the top of the fence.
5. Submit stucco samples for staff review and approval prior to application.
6. Should any windows be found to be deteriorated beyond repair, submission of window specifications for staff review and approval is required, prior to installation.

Ms. Memory asked if there is record of the encroachment regarding the other properties. Ms. Teshome stated she has no records of a variances or permit issued for that encroachment, regardless, it is where we stand today. Ms. Memory asked if we would be setting a precedent. Ms. Teshome stated the variance would be for the configuration requirement for the fencing. It would be up to the City to determine if they would issue an encroachment permit. The purpose of the applicant wanting to do five feet was to compliment the neighboring fence; since they did not request a height variance, they are recommended to remain at four feet or less.

John Leonard of Sawyer Design Studio, representative of the petitioner, stated the owners originally planned to align with the house to the left. It was determined it was best to pull it forward to create the line of continuity. He stated there is no issue with the four-foot height requirement; they will go with the Board recommendation or align with the fence to the right.

There were no citizens for Public Comment.

Board Discussion

Ms. Caldwell and **Mr. Dodge** stated they agreed with staff recommendation. **Ms. Taylor** stated although she agrees with staff recommendation, as did **Ms. Lynch** and **Mr. Cook**.

Motion

The Historic District Board of Review does hereby approve the requested variance and the proposed window refinishing, with the following conditions, because otherwise the work is visually compatible and meets the design standards:

1. Ensure an encroachment license is obtained from the City of Savannah.
2. Ensure a fence permit is obtained from the City of Savannah.
3. Submit revised plans that include height dimensions for the side-yard fencing.
4. The proposed fencing shall be no higher than 48"; when measured from finished grade to the top of the fence.
5. Submit stucco samples for staff review and approval prior to application.

6. Should any windows be found to be deteriorated beyond repair, submission of window specifications for staff review and approval is required, prior to installation.

Vote Results (Approved)

Motion: Scott Cook

Second: Ellie Isaacs

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[20. Petition of Ward Architecture + Preservation | 19-007099-COA | 703 Whitaker Street | Addition and New Construction Carriage House \(Parts I and II\)](#)

- [☞ Application - 703 Whitaker Street 19-007099-COA.pdf](#)
- [☞ Drawings and Material Specifications.pdf](#)
- [☞ Submittal Packet 2 - 703 Whitaker Street 19-007099-COA.pdf](#)
- [☞ Email Josh Ward.pdf](#)
- [☞ Checklist - 703 Whitaker Street 19-007099-COA.pdf](#)
- [☞ 19-007099-COA Recommendation.pdf](#)

Mr. Ryan Jarles presented the petitioner's request for approval for an addition and New Construction Parts I and II for a carriage house at 703 Whitaker Street. The addition is proposed to the rear of the structure and will project 17'-0" from the west facing rear façade of the main historic structure and will project 14'-5" from the south facing façade of the historic addition. The addition is proposed to be 16'-0" in height, placing the roof at the same level as the overhanging second story of the historic rear addition. The sunroom is proposed as an attachment to the main structure that is entirely reversible, leaving the historic structure intact. The carriage house is proposed to be 30'-0" in length along the lane and courtyard facing facades, and 22'-6" long on the north and south facades. The height of the carriage house is proposed as 23'-0" to the top of the parapet wall. The lane facing façade is proposed to be comprised of three equally spaced garage door openings on the first story and 5 equally spaced windows on the second story; the exterior is entirely proposed as brick veneer. An 11'-0" tall brick garden wall with a wood gate is proposed to be constructed on the south property line and will be constructed from a 3'-0" setback from the lane façade of the carriage house and will terminate at the courtyard façade of the carriage house. The proposed gate will be constructed of wood. The proposed addition has been reviewed as if it were visible from the public right-of-way, in the event the carriage house is not constructed.

The distinctive features and finishes of the property are proposed to be retained and preserved. Two brackets from the rear addition will be removed for the duration of the time that the proposed addition is in place, however the petitioner proposes that the brackets will be kept in storage in case the addition is ever removed. Staff recommends providing a plan for how the brackets will be preserved/stored. The

window standards are not met; the proposed windows on the addition are “fixed”; staff recommends revising the window design to be an operable casement, single-hung, or double-hung window to meet the standards; provide staff with revised window specification and if the window is found to not be visually compatible the window will have to be seen by the Board. The window material standards are met however, the proposed windows on the addition are “fixed”; staff recommends revising the window design to be an operable casement, single-hung, or double-hung window to meet the standards; provide staff with revised window specification and if the window is found to not be visually compatible the window will have to be seen by the Board. Although not seen from the public right-of-way once the carriage house is constructed, staff recommends the inclusion of a railing to the porch and stairs constructed on the addition; ensure that the railing height not exceed 36 inches and the spacing between balusters not exceed 4 inches.

STAFF RECOMMENDATION:

Staff recommends approval for an addition and New Construction Part I and II for a carriage house at 703 Whitaker Street with the following conditions:

1. Ensure the work performed during the construction of the addition is undertaken using the gentlest means possible so as not to damage the historic materials of the historic main structure.
2. Provide a plan for how the two brackets removed from the structure will be preserved/stored.
3. Revise the window specifications for the addition to be operable casement, single-hung, or double-hung windows to meet the standard; provide staff with a revised window specification. If the window is found to be visually incompatible the window will have to be seen by the Board.
4. Revise drawings to include a railing on the porch and stairs on the addition; ensure that the railing height not exceed 36 inches and the spacing between balusters not exceed 4 inches.
5. Ensure the wooden gate is painted or stained.

Because otherwise the work is visually compatible and meet the standards.

Mr. Josh Ward, petitioner, stated he is in agreement with staff recommendation. **Mr. Cook** asked if there is a connection to the addition. Mr. Ward stated there is a single door, with the wood framing of added structure to be beneath the original to protect the existing historical framing. The line of the parapet is below the existing framing. The electrical meter will be on the south gate, which was recessed for that purpose.

Ms. Lynch asked if an alternate window specification will be submitted to harmonize with staff recommendation. Mr. Ward replied yes.

There were no citizens for Public Comment on this petition.

BOARD DISCUSSION

There was no Board Discussion, as all agreed with staff recommendation.

Motion

The Historic District Board of Review does hereby approve the addition and New Construction Part I and II for a carriage house at 703 Whitaker Street with the following conditions:

1. Ensure the work performed during the construction of the addition is undertaken using the gentlest means possible so as not to damage the historic materials of the historic main structure.
2. Provide a plan for how the two brackets removed from the structure will be preserved/stored.
3. Revise the window specifications for the addition to be operable casement, single-hung, or double-hung windows to meet the standard; provide staff with a revised window specification. If the window is found to be visually incompatible the window will have to be seen by the Board.

4. Revise drawings to include a railing on the porch and stairs on the addition; ensure that the railing height not exceed 36 inches and the spacing between balusters not exceed 4 inches.

5. Ensure the wooden gate is painted or stained.

Because otherwise the work is visually compatible and meet the standards.

Vote Results (Approved)

Motion: Kevin Dodge

Second: Stan Houle

| | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Aye |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Not Present |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |
| Ellie Isaacs | - Aye |

[21. Petition of Lynch Associates Architects | 19-007120-COA | 107, 109, and 111 East Gordon Street | Demolition, Addition, Alterations and New Construction: Part I, Height and Mass](#)

- [☞ Staff Recommendation .pdf](#)
- [☞ Narrative.pdf](#)
- [☞ Drawings.pdf](#)
- [☞ Mass Model.pdf](#)
- [☞ Sanborn Maps.pdf](#)
- [☞ Calhoun Ward Map.pdf](#)
- [☞ Aerial View.pdf](#)
- [☞ Public Comment 1.pdf](#)
- [☞ Public Comment 2.pdf](#)
- [☞ Staff Context Photos.pdf](#)
- [☞ Public Comment 3.pdf](#)

Ms. Lynch recused herself from this petition.

Ms. Smith presented the applicant's request for approval of *Large Scale New Construction: Height and Mass Part: I* for three, four-story townhouses (five stories including proposed rooftop structures) at 107, 109, and 111 East Gordon Street and demolition of a non-contributing addition on a historic carriage house. Alterations to the historic carriage house are also proposed. The historic carriage house exists along the southern portion of 107 East Gordon Street. The non-historic addition was constructed in 2015-

2016.

Alterations to the carriage house include modifications to the south and east building elevations. Upon further review of the application, staff found that information regarding alterations to the historic carriage house, including the demolition of the non-historic addition and request for a new addition, was insufficient and could not be reviewed in this subject report, because the petitioner did not submit the information detailed in the required checklist for demolition, additions and alterations. The townhomes are considered *Large Scale* because the property is located in the D-R zoning district and are four stories or greater. This request has been reviewed using NewZo. The property at 107 East Gordon Street retains a historic building, constructed in 1856 along East Gordon Lane which is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The existing historic building appears to have been originally constructed as two attached structures in 1856. The 1888 Sanborn Fire Insurance Map shows these buildings as dwellings with wooden porches, and brick additions. The 1898 Sanborn Map shows different wooden appendages on the structures and a one-story wooden building at Gordon Street. The 1916 Sanborn Map does not show any buildings at Gordon Street. By 1955, the two lots had been combined and a two-story brick addition was constructed on the north façade of the buildings, legally and architecturally combining them.

The non-contributing two-story brick addition at the north elevation of the historic building was approved by the HDBR on June 12, 2013 [File No. 13-002558-COA] and was approved again on September 10, 2014, after the approval had expired [File No. 14-003921-COA].

The height of the townhomes is visually incompatible. The roof structures add a fifth story which exceeds the four-story height zone at 54'-3" tall. Most residential buildings within this ward are three stories tall, with the exception of a four-story building located at 421 Abercorn Street which is located on a Trust Lot fronting Calhoun Square. The historic four-story building across the street is a monumental religious structure sited on a Trust Block. There are four-story townhomes with sunken ground floor level. The proposed townhomes appear to be taller than the Wesley Monumental United Methodist building located directly across the street.

Staff recommends removing the fifth story roof structures and perhaps the fourth story if the petitioner should be unable to reduce the stoop height and floor-to-floor heights to be more in-keeping with the scale of surrounding contributing buildings. The proportion of the front façades are more vertical than adjacent contributing buildings. The height should be brought down so that the townhouses appear less vertical in nature. Height and width dimensions were not provided for the window openings; therefore, the proportion of the openings cannot be assessed without the dimensions, so it is unclear if the standard is met. Though the petitioner has not provided enough information to accurately review the alterations and addition to the historic lane building, staff will comment on the addition that is proposed to connect the historic lane building to the townhouse at 109 East Gordon Street. Staff has concerns that the addition would break the typical spatial relationship between a primary building, courtyard and lane building, the west elevation. Staff recommends restudying the second story addition to be more in-keeping with development patterns/additions found within the subject ward. The overall height of the buildings is inappropriately scaled to the surrounding three-story contributing buildings. The directional expression is vertical and should be more horizontal to be in-keeping with the context. The roof structures on the townhomes are considered an additional story because they include a small enclosed room which is considered habitable space, and the space is being used for a purpose other than enclosing a stairway or elevator. The building is located in a four-story height district. The townhomes consist of four stories; however, the roof structures count as an additional story which exceeds the maximum stories permitted within the subject height zone. The height of the townhomes shall not exceed four stories per the Ordinance. The stoop measures 9'-3" tall; however, the height of the stoop is not visually comparable to the adjacent historic structures to west and should be reduced. The buildings are five stories in a D-R zoning district. The buildings are two stories greater than abutting contributing buildings.

Ms. Smith read letters of opposition from the Downtown Neighborhood Association and, Shane and Kim George.

Staff recommended a continuance in order for the petitioner to consider/redesign the following:

1. Submit a completed checklist and documents required under demolition.

2. Submit a completed checklist and documents required under alterations.
3. Submit a completed checklist and documents required under additions.
4. Remove the fifth floor.
5. Reduce the overall height of the building. Restudy the stoop height and floor-to-floor heights.
6. Restudy the second story addition connecting the historic building to the proposed townhouse at 109 East Gordon Street.
7. Provide dimensions for window and door openings.
8. Provide dimensions for the stoop, stairs and railings.
9. Submit detail drawings with measurements of the awning/canopy structures.

PETITIONER COMMENTS:

Elizabeth Shmenke of Lynch Associates, representing the petitioner, stated the building is four stories with roof access. It is designed to meet the requirements of the Historic District. Height was tried to be removed to comply with staff request. She stated the height are consistent with adjacent structures, the parapet was lowered. She informed the City's stormwater department will not allow the below-ground floor. All of the windows will be 3 x 5 for the upper stories, and all entrances are in compliance. Ms. Shmenke showed visual comparison of other lots in the area; contextually same height as buildings facing Gaston Street, but will not be higher than the Wesley Monumental. The roof access plan is in compliance with the Ordinance and the residential elevator is acceptable and the stairs, and not visible from Gordon Street. She stated the outdoor access on the fifth story is appropriate on the non-trust lot. The mechanical screening information is forthcoming.

Mr. Dodge asked if the top floor has outdoor seating, is it still not considered habitable space. Ms. Shmenke replied that is correct as it has no structure there, so access to it is not prohibited by the Ordinance. **Ms. Taylor** asked about the spatial relationship with connecting the historic building to the townhouse. Ms. Shmenke showed visual context of her response, but assured that they will work with staff. There are plans to use a lot of glass to give a light bridge effect. There are specific plans to remove no parts of the historic material and to implement opacity. **Ms. Taylor** stated the bridging is not typical for the area. Ms. Shmenke replied it is a unique property to provide a courtyard.

PUBLIC COMMENT (three minutes per speaker)

Lynn Whittle questioned regarding the façade of Gordon Street - is it historically accurate to have two stairways facing each other and one coming off of the side, as the others are not that way. Ms. Michalak stated there has not been a specific study done for that ward, however it does occur in some wards.

Jessica Osborne stated the petitioner used her home as basis for the petitioner's height proposal. Ms. Osborne stated their top floor is not habitable space, it is attic and chimney space. There are no sunken places in the neighborhood; all basements are aboveground. There is insufficient parking. The project does not contribute positively to the neighborhood.

Christiana Turner stated that the three apartments underneath the three townhouses require more parking than proposed and allowed. She reiterated there are no underground floors.

Eleanor Rangos, representing self and fellow neighbors, stated she supports infill, but that is not the case. Based on the Sanborn maps, these historic structures have never had buildings in front of them; it's always been greenspace. It destroys the historic integrity of the facades. There is great love for the "Little House" and this project alters its historical integrity. She questions the appropriateness of building on the lot at all and loss of greenspace to parking.

Barbara Cortez has concerns with the density, parking, and height proportions, as the structures were built as single-family homes. The garages are deteriorating historic material. She stated she was denied three inches of removal, yet there is consideration to remove up to eight inches of historic material.

Shane George, stated the historic district is a big draw to potential residents.

Ryan Arvay of the Historic Savannah Foundation, agreed with staff and the residents. He stated this no different than the project at President's Quarters. They support new construction but this project is too big and incompatible for this area. He stated there is concern of lot subdivision; it may start an unhealthy precedent.

Jim Pannell stated he is not aware of the owner of the property. The building is too large. He stated there is seven feet of encroachment onto the church property from the structure. There will adverse consequences for parking. The structure was not built as a carriage house, the historic fabric will be destroyed on the back and front of the structure. He stated he has a plat to show the encroachment of the petitioner on the church property.

Ms. Shmenke responded by visual presentation and stating that the existing building was used for many uses; and the rhythm now is windows. The existing elevation has large headers which indicate those areas were at some point cut open and refilled; we are proposing to reopen just in those locations. Calculation of historic material to be removed will be provided to staff. The use of the main structure is not determined; the carriage house would be used as many carriage houses/apartments currently are. The chimney is in the line with neighboring cornices; will have chimneys as well. The adjacent properties do have sunken, not fully, but partially by a foot or so. That is still not allowed by the City, to their knowledge. The historic pattern is unique, but what is there currently would not be allowed. They are following the guidelines, bring back the street frontage physicality. The damage to the historic structure was done when the carriage house was removed. The property line was determined by the survey provided by the owner; no encroachment is planned; the encroachment is on the petitioner's property, used by the church for parking.

BOARD DISCUSSION

Ms. Memory state she agrees with staff recommendations, She expressed concern there was no building in front of the historic fabric and the new construction hiding the historic building in a historic neighborhood.

Ms. Caldwell agrees with staff recommendation and believes large scale development needs to be hindered. The project is too large for the neighborhood.

Mr. Dodge agrees with staff and colleagues.

Ms. Taylor believes the building is visually incompatible. Concerns with spatial relationship with carriage house and the new construction, and parking.

Mr. Cook stated parking is not of the Board's purview. In favor of continuance; however, it is the property owner's right to do as pleases with lot. It could be subdivided three parcels or one big building with one door. Petitioner will need to use a massing device. Allow petitioner to relook at it to breakdown and rescale the building. He does not think the rooftop structure will be visible from the street.

Ms. Isaacs agreed with colleagues.

Mr. Houle stated the building needs to be visually compatible with what is on the street, not behind it. He has grave concerns regarding the new construction.

Mr. Dodge stated the survey issue needs to be resolved.

Motion

The Historic District Board of Review does hereby deny the petitioner's request based on incompatibility of the project based with the following visual compatibility factor: it is large scale, it is too large for the area considering the surrounding buildings.

Vote Results (Approved)

Motion: Debra Caldwell

Second: Ellie Isaacs

Debra Caldwell

- Aye

Kellie Fletcher

- Not Present

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

X. APPROVED STAFF REVIEWS

[22. Petition of Charles Angell | 19-006888-COA | 549 & 551 East Huntingdon Street | Staff Approved - In-Kind Repairs](#)

☞ [COA - 549 & 551 East Huntingdon Street 19-006888-COA.pdf](#)

[23. Petition of Coastal Canvas Products, LLC. |19-006978-COA | 305 West St. Julian Street | Staff Approved - Recover Existing Awning](#)

☞ [COA - 305 West St. Julian Street 19-006978-COA.pdf](#)

[24. Petition of Paul and Dorothy Kurmas | 19-007043-COA | 517 East Harris Street | Staff Approved - Roof](#)

☞ [COA - 517 East Harris Street 19-007043-COA.pdf](#)

[25. Petition of JDR Construction, John Roberts | 19-007109-COA | 533 WEST BAY STREET | Staff Approved: ALTERATIONS](#)

☞ [COA, 19-007109.pdf](#)

☞ [Application, Checklist, 533 W. Bay St, 19-007109-COA.pdf](#)

[26. Petition of Coastal Canvas Products | 19-007114-COA | 317A West Broughton Street | Staff Approved - Awning](#)

[27. Petition of Heritage Construction, Inc. | 19-007185-COA | 5 East Perry Street | Staff Approved -Color Change](#)

[28. Petition of YOUR EXTERIOR PROS | 19-007200-COA | 529 East Jones Street | Staff Approved: ROOF REPAIR AND OTHER.](#)

☞ [COA 529 E Jones st.pdf](#)

☞ [Submittal Packet - 529 East Jones Street 19-007200-COA.pdf](#)

[29. Petition of Robert Osgood | 19-007201-COA | 408 East Huntingdon Street | Staff Approved - Safety Rail](#)

☞ [COA - 408 East Huntingdon Street 19-007201-COA.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[30. Next Case Distribution and Chair Review Meeting - Tuesday, January 21st, 2020 at 3:30pm in the Meyer Conference Room, MPC 110 East State Street](#)

[31. Next Pre-Meeting - Wednesday, February 12th, 2020 at 12:00pm in the Chatham County Commission Chambers, 124 Bull Street - 2nd Floor](#)

[32. Next Regular Meeting - Wednesday, February 12th, 2020 at 1:00pm in the Chatham County Commission Chambers, 124 Bull Street - 2nd Floor](#)

[33. Adjourned](#)

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.