



Savannah Historic District Board of Review

Virtual Meeting
June 10, 2020 - 1:00 P.M.
Final Agenda

JUNE 10, 2020 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

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

Motion

Approve Consent Agenda as presented.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Stan Houle

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

[2. Petition of HOS Management | 20-002242-COA | 321 Montgomery Street | Illuminated Sign](#)

📎 [Staff Recommendation - 20-002242-COA.pdf](#)

📎 [APP 20-002242.pdf](#)

Motion

Approval for the installation of one (1) illuminated principal use sign at 321 Montgomery Street with the following condition to be submitted to staff for review and approval because otherwise the work is visually compatible and meets the standards:

1. Reduce the sign to a maximum of 30 square feet to meet the standard.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Stan Houle

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

[3. Petition of Sottile & Sottile | 20-002254-COA | 516 West River Street | Fence and Alterations](#)

[☞ Staff Recommendation 20-002254-COA.pdf](#)

[☞ Submittal Package 516 W River St 20-002254.pdf](#)

Motion

Approval for a brick fence and alterations to the existing control house building at 516 West River Street 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. Provide physical samples of all materials and colors;
2. Provide a separate COA application for the sign proposed on the south facade of the Control House; and
3. Ensure that the light source for the sconces is white.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Stan Houle

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

[4. Petition of SCAD - Tony Hensley | 20-002241-COA | 516 Drayton Street | Pergola](#)

- [☞ SUPP INFO 516 Drayton 20-002241.pdf](#)
- [☞ APP 516 Drayton 20-002241.pdf](#)
- [☞ CHKLST 516 Drayton St 20-002241.pdf](#)
- [☞ map.pdf](#)
- [☞ Staff Rec - 20-002241 516 Drayton St.pdf](#)

Motion

Approval for a safety rail and wooden pergola shade structure to be constructed over the Abercorn Street facing terrace at 516 Drayton Street / 607 Abercorn Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Stan Houle

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

IV. ADOPTION OF THE AGENDA

[5. Adopt the June 10, 2020 Agenda](#)

Motion

Adopt the June 10, 2020 HDBR Agenda as presented.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

- | | |
|-------------------|-------|
| Becky Lynch | - Aye |
| Dwayne Stephens | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Aye |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |
| Stan Houle | - Aye |

Ellie Isaacs	- Aye
Steven Bodek	- Aye

V. APPROVAL OF MINUTES

6. Approve May 13, 2020 Briefing Minutes and May 13, 2020 Regular Meeting Minutes

📎 [MEETING MINUTES MAY 13, 2020.pdf](#)

Motion

Approve May 13, 2020 Meeting Minutes as presented.

Vote Results (Approved)

Motion: David Altschiller

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
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

7. Continue All Items on the Continued Agenda

Motion

Continue all items on the June 10, 2020 HDBR Continue Agenda, as requested.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

Becky Lynch	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

Steven Bodek - 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: Ellie Isaacs

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

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

[10. Petition of LS3P Associates LTD. | 18-006314-COA | 2 Whitaker Street | New Construction, Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[12. Petition of Wubbena Architects | 20-001934-COA | 224 East Liberty Street | Rehabilitation/Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[13. Petition of Alex and Natalie Gonzalez | 20-002304-COA | 232 Price Street | Rehabilitation, Alterations, & Additions with Variance Requests](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

VIII. REQUEST FOR EXTENSION

[14. Petition of Lynch Associates Architects | 19-001564-COA | 132 East Broughton Street | 12-Month Extension Request](#)

📎 [COA - 132 East Broughton Street 19-002969-COA.pdf](#)

📎 [5-4-2020 Extension Request.pdf](#)

📎 [Staff Recommendation - 12 month extension.pdf](#)

Motion

Approval of a 12-month extension of the Certificate of Appropriateness (COA) issued on June 12, 2019, for amendments to a previously approved Certificate of Appropriateness for rehabilitations, alterations, and a rooftop addition for the property located at 132 East Broughton Street [File No. 19-001564-COA].

Vote Results (Approved)

Motion: Stan Houle	
Second: Melissa Memory	
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye
Steven Bodek	- Aye

IX. REGULAR AGENDA

[15. Petition of Array Design | 20-002301-COA | 207 East Hall Street | Addition](#)

- 📎 [APP 20-002301 207 E Hall.pdf](#)
- 📎 [More INFO 20-002301 207 E Hall.pdf](#)
- 📎 [SPEC 20-002301 207 E Hall.pdf](#)
- 📎 [INFO 20-002301 207 E Hall.pdf](#)
- 📎 [Map.pdf](#)
- 📎 [Kenney Comment.pdf](#)
- 📎 [Hundsrucker Comment.pdf](#)
- 📎 [Staff Rec 20-002301.pdf](#)
- 📎 [Winston Comment.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval for an addition to the rear façade of the historic building located at 207 East Hall Street to house an elevator. The elevator addition is to be constructed on the rear elevation and will extend up to the mansard roof/third story of the building. The elevator addition is proposed to cover an existing dormer window feature. The elevator will be constructed within lower two-story additions and will only be visible from the exterior at the level of the third-story mansard roof that was constructed onto the once 1872 Italianate building in 1893. The historic character of the Italianate and Second Empire features will be retained and preserved within the addition. The historic building was constructed in 1872 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The characteristic mansard roof, dormer, gable, and woodwork are proposed to be retained and preserved within the addition which will extend from this feature. The elevator addition is to be located on the rear, non-character defining façade, and only minimally visible, preserving the front primary façade. The petition is for a small, three-foot square, elevator to provide accessibility and is proposed to align with the existing dormer width and height and not extend above the roof allowing it to be subordinate to the main building. The applicant proposes using the existing openings that previously led to the rear two-story porch and the center dormer window within the mansard roof. The addition will require the removal of one non-historic window in the dormer and the wood framing below. The mansard roof, dormer, and original building walls below are to remain intact and the elevator could be removed in

the future without extensive loss or damage of historic fabric. The petition proposes to retain and reuse an existing dormer and extend outward and downward reinforcing the dormer roof shape and width to be as minimal in size as possible, matching the width of the existing dormers. Although a portion of the elevator is proposed to be somewhat visible from the exterior, its exterior exposure is limited to the central dormer on the third floor and only visible from East Hall Lane. The first two floors are proposed to be enclosed within existing additions and are not visible. The addition is proposed to extend above the existing two-story additions approximately 7'-8". This height is compatible with the adjacent dormer features and is subordinate to the historic roof line. The existing historic window opening is to be retained within the addition. The following materials are proposed: McElroy Metal, INC standing seam roof material proposed in a silver/grey color; a double hung, wooden/single pane, and true divided light window is proposed to replace a non-historic window within a third-floor dormer and painted to match; wood trim, siding, and finishes painted to match the existing additions. All materials and colors proposed are visually compatible. The addition is proposed to retain the dormer roof shape found on the adjacent dormers within the mansard roof. The minimal size of the addition is compatible with the main historic building as well as additions found on adjacent and visually related historic buildings. The addition's siding is proposed to be wood to be compatible with the existing additions to the rear of the building. The wood siding is proposed to be painted to match the existing exterior wall color. The applicant proposes that a double hung, wooden/single pane, and true divided light window is proposed to replace a non-historic window within a third-floor dormer and painted to match. The configuration of the elevator dormer style feature is not proposed to damage or obscure character defining features.

The roof of the addition is proposed to be a metal standing seam roof in a silver/grey color and will be minimally visible from the public right-of-way. Visibility of the rear façade on which the addition is proposed is extremely limited from the public right-of-way. Due to the minimal visibility the relationship of the addition to the historic character of the building, established by the front façade features, is minimal. The proposed alteration to the center dormer on the rear façade will not result in a loss of historic character to the property. The historic front façade along East Hall Street will be unchanged through this addition. The building's appearance as a three-story Italianate-Second Empire duplex is to be preserved. The historic character and architectural features are to be retained and undamaged. The central rear dormer is to be extended but it is a minimal change needed to make the third floor more accessible as recommended in 'Preservation Brief 14'. The design proposes to retain as much of the historic fabric as possible using existing openings on the exterior of the building. The size of the proposed elevator, at three-feet square, is a small model to limit the size of the addition as much as possible and to be subordinate to the main structure. Cladding materials of wood were selected to be compatible with existing additions on the rear of the building and distinguishable from the main structure. The addition is proposed to be removable, leaving the historic structure preserved and intact.

STAFF RECOMMENDATION:

Approval for an addition to the rear façade of the historic building located at 207 East Hall Street to house an elevator as requested because the work is compatible and meets the standards.

PETITIONER COMMENTS:

Ms. Shauna Kucera stated the outer wall of the dormer will be extended, and maintaining reversibility. They are doing everything possible to retain historic materiality. The elevator is an addition to the original two-story structure.

PUBLIC COMMENT:

Mr. Ryan Arvay, of the Historic Savannah Foundation, stated HSF has a conservation easement on the property. They are in favor of the project. They have requested a blind window added to the dormer to the historic window to the right, and detail in the pediment remain (not use simplistic pattern as presented). False historicism is not a concern. **Ms. Kucera** stated the client is willing to accommodate the HSF's request.

BOARD COMMENT:

Ms. Memory, Ms. Taylor, Ms. Lynch, Mr. Altshiller, Mr. Houle, Ms. Isaacs, Mr. Dodge stated they are open to the suggestion of HSF and staff recommendation.

Mr. Bodek stated he is not in favor of HSF's request. He stated the guidelines should be adhered to.

Motion

Approval for an addition to the rear façade of the historic building located at 207 East Hall Street to house an elevator with the condition that the easement holder's request for a blind window as well as pediment detailing be included within the drawings, to be submitted to Staff for review and approval prior to submitting drawings to be stamped for permitting, because the work is compatible and meets the standards.

Vote Results (Approved)

Motion: Stan Houle

Second: Ellie Isaacs

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

[16. Petition of Array Design | 20-002302-COA | 548 East Taylor Street | Addition](#)

📎 [Staff Recommendation 20-002302-COA.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [Public Comment.pdf](#)

****Mr. Bodek recused himself from this petition discussion.**

Ms. Leah Michalak presented the applicant's request for approval of a rear porch for the property located at 548 East Taylor Street. The one-story addition is located on the rear of the main building and will be minimally visible due to existing garden walls and lane buildings which block it from view of the street and lane. Half of the addition will be a covered screen porch while the other half will be an uncovered deck. The historic building was constructed in 1893 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The proposed building coverage is 60%. The rear façade of the historic building is not

proposed to be altered or damaged. The addition is reversible, is minimally visible, is contemporary yet compatible, and does not create a false sense of historical development. The proposed addition is visually compatible. The one-story height is minimally visible, is constructed from contemporary yet compatible materials (such as a metal roof and cable rails), and the roof is a shed shape which is common for rear additions. The railings, foundation piers, and decks are not visible from the public right-of-way. The piers are not visible, and the porch elements are painted wood. The addition has a shed roof form with a 2:12 pitch. A skylight is proposed in the roof of the addition. The addition standards are met.

STAFF RECOMMENDATION:

Approval for a rear porch for the property located at 548 East Taylor Street as requested because the majority of the addition is not visible from a public right-of-way and those elements that are visible are visually compatible and meet the standards.

PETITIONER COMMENTS:

Ms. Kucera stated their proposed porch is smaller than the previous porch.

PUBLIC COMMENTS:

Mr. Bill Raulfis stated they are not certain that the property line is centered on wall. They are concerned with encroachment of their property. It was his understanding HardiPanel was not to be used in the Historic District; wanted to be sure the building materials are appropriate and consistent. The porch is shorter along the wall, but two feet higher.

Ms. Dawn Raulfis stated the back can be seen from Jones Street. In the 2015 there was a COA to tear it down because it could be seen.

BOARD COMMENTS:

The Board stated they agreed with staff comments and recommendations.

Motion

Approval for a rear porch for the property located at 548 East Taylor Street as requested because the majority of the addition is not visible from a public right-of-way and those elements that are visible are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

New Construction

- ☞ [Staff Recommendation 20-002308-COA.pdf](#)
- ☞ [Submittal Packet - Project Narrative, Photos, and Specs.pdf](#)
- ☞ [Submittal Packet - Renderings and Drawings.pdf](#)
- ☞ [38-40 price street.pdf](#)
- ☞ [Historic Photos.pdf](#)
- ☞ [Sanborn Maps.pdf](#)
- ☞ [Previously Approved Project Narrative, Photos, and Specs.pdf](#)
- ☞ [Previously Approved Renderings and Drawings.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval of amendments to a rear addition to 323 East Broughton Street (Kennedy Pharmacy) and the construction of an accessory structure at 115 Habersham Street; which is a parcel associated with the Davenport House [File No. 18-005781-COA). The non-contributing accessory structure and brick site fence at the rear of the Kennedy Pharmacy property are proposed to be demolished. For the purposes of this review the Kennedy Pharmacy building is considered a Monumental Building since it will be used as a museum and preservation center. The new accessory structure will be minimally visible from the rights-of-way; likely only the roof and one façade will be visible above and around the existing site walls.

Under File No. 18-005781-COA, this project was reviewed with Section 8-3030 of the zoning ordinance, prior to the adoption of NewZO; because this is an amendment to that project Section 8-3030 will continue to be used for the purposes of this review.

CONTEXT:

The Kennedy Pharmacy was constructed in 1890 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The Davenport House, although a contributing structure, will not be physically impacted by the construction of the accessory structure. The masonry fence surrounding the site was constructed in the 1970s and is not historic. The rear yard of the Davenport House, where the accessory structure is proposed, is a separate parcel from the main house. Currently a garden, the site contained a 2-story brick apartment building until between 1973-1977; staff could not locate a COA approving its demolition. Prior to the apartment building, which first appeared on the 1916 map, a variety of 1 and 2-story wood and brick stables and sheds existed on this site. The Kennedy Pharmacy building also had a variety of 1-story wood structures on the rear portion of the lot over time; the rear yard has remained vacant since the 1954 map. The surrounding historic context consists of a variety of commercial and residential buildings including the Berrien House, the Kehoe House, and several wood and masonry buildings. There are also several vacant lots along Broughton Street.

PROJECT BACKGROUND:

November 14, 2018:

The HDBR continued the request to address a number of design concerns; also, the HDBR recommended denial to the Zoning Board of Appeals to permit 90% lot coverage in the RIP-A zoning district (Kennedy Pharmacy parcel) because the variance criteria was not met. The HDBR approved Part I, Height and Mass for the construction of a restroom facility at 115 Habersham Street with conditions to be submitted with Part II, Design Details.

June 12, 2019:

The HDBR approved the project as follows:

323 East Broughton Street (Kennedy Pharmacy):

1. Approve the request for a rear addition to 323 East Broughton Street with the following conditions:
 - a. Provide all items in the SIGNS checklist and ensure that the etched glass signs proposed in the transoms on the lane and east façade meet the standards with the Broughton Street Sign Ordinance for review by the HDBR.
 - b. Provide a color sample of the proposed finish for the wood louvers, brick and mortar sample, and a specification and color sample for the railings to be submitted to staff for review and approval.

The 1-story brick storage building and masonry and iron fence surrounding the rear of the Kennedy Pharmacy property were constructed in 2009 [File No. H-09-4166-2]; therefore, they are less than 50 years old and not eligible for historic designation. The building was rehabilitated throughout a number of years in the 2000s; however, it does not appear that any changes were approved (or made) to the openings on the rear façade. The openings are likely in their original configurations. Per the Sanborn Maps, the second floor door opening had a wood stair to the ground until the 1954 map. No masonry openings are proposed to be altered; the existing door and jamb on the ground floor will be removed to create a cased opening. The addition is set back from the corners of the historic building creating a hyphen.

KENNEDY PHARMACY FINDINGS: Ensure the metal standing seam does not exceed one inch Approve the request for Part II, Design Details for the construction of a restroom facility at 115 Habersham Street with the following conditions:

-115 Habersham Street (Restroom Facility):

The penetrations between the rear of the historic building and the new addition minimize the loss of historic materials and the loss of the original opening configurations. Existing openings will be reused. The design of the new addition is differentiated from yet compatible with the historic building. The new addition is subordinate to the historic building. The addition is one-story and the historic building is two-stories. The new addition takes cues from but does not copy the historic building. The height of the addition is visually compatible. It is proposed to be 1-story and is within a 4-story height zone. Additionally, the height of the addition is lower than and compatible with the historic building to which it is attached. The proportions of the addition are visually compatible. True openings cannot be included on the west façade due to its proximity to the property line; therefore, staff recommends architectural articulation be added on the west façade of the addition. The solids to voids along the east and south façades are designed as traditional storefront openings with a masonry base which is visually compatible. True openings cannot be included on the west façade due to its proximity to the property line; therefore, staff recommends architectural articulation be added on the west façade of the addition. It is currently designed to be a continuous brick façade and will be highly visible since there are several vacant lots adjacent to the site. The rhythm is visually compatible. It is common for buildings to abut all lot lines in this area. The addition is proposed to have a covered corner entrance at the intersection of Habersham Street and the lane. Although corner entrances at intersections of lane and street not common within the district, they do exist and are visually compatible (see staff example 38-30 Price Street).

The following materials are proposed:

- Brick and Mortar: Modular brick veneer – color to match existing
- Extruded aluminum cornice in “Jasper” (dark green)

- Storefront windows and doors: Steel and glass by Optimum in “Jasper (dark green)
 - Downspouts: aluminum in “Jasper (dark green)
- Staff requests physical samples of brick and mortar.

The roof shape is a flat with a parapet and is visually compatible. The building itself creates a wall of continuity along the street. The scale and the directional expression are visually compatible with the historic building to which it is attached.

DAVENPORT HOUSE RESTROOM ACCESSORY STRUCTURE FINDINGS:

The petitioner has stated the lot coverage will increase by 9%. No other structures are present on the 115 Habersham parcel. The Davenport House, although a contributing structure, will not be physically impacted by the construction of the accessory structure. The accessory structure is visually compatible with the exception of the roof pitch; reduce the side-gable pitch to a maximum of 8:12 to be visually compatible and meet the design standard. The building does not have windows or porches. Doors are on the west façade, internal to the site, and will not be visible from a public right-of-way. The site wall is an existing condition that is proposed to remain. This is an accessory building that fronts a lane and is 1-story. The side gable roof is proposed to have a 9:12 pitch; reduce the pitch to meet the standard. The electrical meter will be located on the existing rear brick wall. The existing mechanical equipment is along the lane and is screened. The existing 6’ wood fence will be extended to screen the new refuse storage area.

The siding is proposed to be wood clapboard siding with a clear finish. The roof is proposed to be wood shingle with a stained finish. Staff recommends that the siding be painted rather than natural and that the roof material be revised to be visually compatible. Though the Davenport House currently functions as a museum, the building is residential in character. Therefore, the proposed wood siding on the accessory structure is appropriate. The roof is proposed to be wood shingle with a stained finish. Revise to be a permitted material.

STAFF RECOMMENDATION:

323 East Broughton Street (Kennedy Pharmacy):

Approve the request for amendments to a rear addition for 323 East Broughton Street with the following conditions to be submitted to staff for review and approval because the project is otherwise visually compatible and meets the standards:

1. Add architectural articulation to the west façade;
Provide brick and mortar samples.

115 Habersham Street (Accessory Structure):

Approve the request for amendments to New Construction: Parts I and II for an accessory structure at 115 Habersham Street with the following conditions to be submitted to staff for final review and approval because the project is otherwise visually compatible and meets the standards:

1. Reduce the roof pitch to a maximum of 8:12;
2. Revise the roof to be a permitted material;
3. Paint (rather than clear finish) the wood siding.

PETITIONER COMMENTS:

Mr. Ryan Klaus, of Felder and Associates, asked the Board to reconsider the western façade articulation. It is in keeping with what's required with the standard and adds more detail where it's not asking for it. The cornice is incorporated and gave it a classical element; they still relate.

PUBLIC COMMENT:

Mr. Bob Rosenwald, stated he thinks this is better than last presentation.

BOARD COMMENTS:

Mr. Dodge agrees with staff comments and revisions, except for the articulation on the west façade. **Ms. Isaacs** agrees, except for the articulation on the west side. **Mr. Bodek** had no comment. **Mr. Houle** agreed with Ms. Isaacs comment regarding articulation. **Mr. Altschiller** appreciates the revision of the new addition. **Ms. Lynch** states the new addition presents a false sense of history and the details are more informal for a modern building; she does not find it to be successful revision. **Ms. Taylor** stated she thinks the style is more appropriate. **Ms. Memory** agrees with Board comments and staff recommendation, with the exception of the west façade.

Motion

323 East Broughton Street (Kennedy Pharmacy):

Approve the request for amendments to a rear addition for 323 East Broughton Street with the following condition to be submitted to staff for review and approval because the project is otherwise visually compatible and meets the standards:

1. Provide brick and mortar samples.

115 Habersham Street (Accessory Structure):

Approve the request for amendments to New Construction: Parts I and II for an accessory structure at 115 Habersham Street with the following conditions to be submitted to staff for final review and approval because the project is otherwise visually compatible and meets the standards:

1. Reduce the roof pitch to a maximum of 8:12;
2. Revise the roof to be a permitted material;
3. Paint (rather than clear finish) the wood siding.

Vote Results (Approved)

Motion: Stan Houle

Second: Ellie Isaacs

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

[18. Petition of Felder & Associates | 20-002306-COA | 220 East Gordon Street | Additions & Alterations](#)

📎 [Staff Recommendation 20-002306.pdf](#)

📎 [Submittal Packet.pdf](#)

Ms. Alyson Smith presented the applicant's request for approval of alterations and an addition at 220 East Gordon Street. Windows at the front elevation will be repaired in-kind

and operable louvered shutters are proposed to be installed. The front portico and stair are proposed to be repaired in-kind. The railings and balusters will be replaced. A new casement window is proposed at the existing west side porch at the second level. The window would be minimally visible from the primary elevation. Two additions are proposed. A new enclosed residential elevator is proposed to be attached to the existing non-historic addition and will extend from the ground level to the second floor. This addition will match the exterior stucco material of the non-historic addition. A second addition is proposed on the second floor rear, north elevation of the non-historic addition where currently a metal landing and stair are to be removed. The design of this addition is meant to resemble an infilled porch. A new stair will lead down to the ground level courtyard area. A portion of the existing courtyard fence wall is proposed to be demolished and rebuilt as part of the north/rear addition. All elevations of the non-historic 1970s addition will be rescored to match the size and repetition of the historic residence's stone stucco scoring. 220 East Gordon Street was constructed between 1857 and 1858 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. 220 and 222 East Gordon Street were built as sister properties and may have originally featured mirror image porticos. A two-story concrete block addition was added to the rear of 220 East Gordon Street in the 1970s.

The existing lot coverage is 56% and the proposed lot coverage is 58%. The existing windows will be repaired in-kind and porch elements will either be repaired or replaced in-kind to match the existing condition. The new window proposed at the building's secondary west elevation, will be minimally visible, if visible at all from the public right-of-way. The additions will be added onto an existing non-historic addition. The additions are reversible and will not damage historic material. The finishes on the additions will be compatible; however, the appendages will be distinguishable from the historic structure; however, staff recommends differentiating the scoring on the additions from the scoring on the historic building. The height of the additions is visually compatible. The additions are subordinate to the historic building. The proportion of the front façade will not change. The proportion of the window openings is visually compatible. The following materials and colors are proposed:

- Paint Colors: Existing colors will be maintained.
- New Windows and doors: Marvin Signature Collection-Ultimate. Wood features painted
- Replacement porch elements: wood features to match existing colors
- Materials at rear infill porch addition: wood trim and pilasters painted to match existing trim colors. The roof will be standing seam metal to match the existing roofs.
- Stucco: True stucco. Painted to match existing. Provide a specification for the stucco.
- Shutters: Wood painted clear cedar • Light fixtures: Bronze sconces The proposed materials and colors are visually compatible.

The additions' roof shapes are visually compatible. The rear wall maintains a consistent wall of continuity. The walls of the additions will be finished with true stucco. The colors are visually compatible. The existing windows will be repaired. One new window is proposed on the building's west elevation. The wood casement window will be minimally visible. The windows at the addition will be double hung, double paned wood windows. Window and exterior shutter standards are met. The existing railings and balusters are not historic. The petitioner proposes to replace the existing balusters with a simplified square baluster. Ensure the height of the balustrade does not exceed 36 inches.

The additions are located on non-historic secondary elevations. The additions are subordinate in height and mass to the resource. The additions do not obscure or damage any character-defining features and are sited such that they are clearly an appendage and distinguishable from the contributing building. The appendages are reversible additions with

minimal damage to the contributing building.

The standards are met regarding Mechanical Equipment and Refuse. Electrical meters are located on the ground level of the building and are screened by the courtyard. HVAC and refuse are also screened within the courtyard. The rebuilt portion of the wall will be constructed of CMU and will be stuccoed and scored to match the existing scored courtyard wall. The pedestrian gate will be constructed of wood.

STAFF RECOMMENDATION: Approval of the alterations and additions at 220 East Gordon Street with the following conditions to be provided to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Differentiate the scoring on the additions from the scoring on the historic building and provide a specification for the stucco. 2. The height of the handrails shall not exceed 36 inches. 3. Ensure the new windows and doors are inset at least 3 inches from the building façade. 4. An encroachment permit may need to be obtained. Contact the City of Savannah regarding the process for review and approval of an encroachment permit.

PETITIONER COMMENTS:

Mr. Matt Frankel, of Felder and Associates, stated he'd like to hear the Board comments on the stucco scoring on the rear wall of the east with the gates. It and the elevator additions is to have the scoring; they wanted to replicate the original building's block-like scoring.

BOARD COMMENTS:

Ms. Memory, **Ms. Taylor**, **Mr. Altsheiller**, **Mr. Houle**, and **Mr. Bodek** agreed with staff recommendation. **Ms. Lynch**, **Ms. Isaacs**, and **Mr. Dodge** agrees with staff recommendation and would like differentiation in the stucco scaling.

Motion

Approval of the alterations and additions at 220 East Gordon Street with the following conditions to be provided to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

Differentiate the scoring on the additions from the scoring on the historic building and provide a specification for the stucco.

The height of the handrails shall not exceed 36 inches.

Ensure the new windows and doors are inset at least 3 inches from the building façade.

An encroachment permit may need to be obtained. Contact the City of Savannah regarding the process for review and approval of an encroachment permit.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

Becky Lynch - Aye

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Aye

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

[19. Petition of Lynch Associates Architects | 20-002303-COA | 30 & 32 Martin Luther King Jr. Blvd. | Rehabilitation / Alterations - Amendment](#)

- 📎 [Submittal Packet_.pdf](#)
- 📎 [Applicant Photos.pdf](#)
- 📎 [COA 19-005937 30 32 MLK.pdf](#)
- 📎 [Staff Recommendation 20-002303.pdf](#)

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

Ms. Alyson Smith presented the applicant's request for an amendment of a previously approved COA [File No. 19-005937COA]. The amendment includes adding two additional roof deck spaces with railing. A replacement roof deck is proposed along the West St. Julian Street elevation above the second story roof of the rear addition. An existing door to this deck remains. Another roof deck space is proposed above the previously approved courtyard trellis/canopy structure. The roof deck will be partially inset from the edge of the addition. The deck would be above a one-story structure and would be visible from West Congress Street. Columns at the second floor roof deck of the existing building have been slightly relocated to align with the existing structure below. Beams connecting to those columns have been extended.

The properties at 30 and 32 Martin Luther King, Jr. Blvd. are located on a narrow block between West Congress Street and West St. Julian Street, facing Martin Luther King, Jr. Blvd. Formerly a restaurant, 30 MLK Jr. Blvd. is a three story historic structure whose presence can be traced to the 1884 Sanborn Map. The adjacent property at 32 MLK Jr. Blvd. also housed an historic property that suffered a partial collapse in 2013. Reconstruction of the building left little of the historic building fabric intact, and the building was fully demolished in 2018. A 4-story mixed-use building was approved by the Board at the July 12, 2017 HDBR Meeting [File No. 17-002110-COA] to be located at 32 Martin Luther King Jr. Blvd. The applicant received approval for amendments from the HDBR on February 13, 2018 [File No. 18-00845COA]. However, this building will not be constructed (same owner/developer).

Surrounding historic context consists of one to four-story masonry buildings. The immediately adjacent buildings are simple building forms with very little decoration and detail; they also have small punched openings. Other historic context is more elaborate and taller, such as the Ships of the Sea Museum and 101 Martin Luther King Jr. Blvd. which is now a SCAD building. These buildings harken back to when this street was known as West Broad Street; it had many more historic buildings that were more elaborate than the modest ones now remaining.

30 Martin Luther King Jr. Blvd. was constructed in 1883 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

On November 13, 2019, The HBR heard the petition for rehabilitation, including alterations and additions at 30 and 32 MLK Jr. Blvd. A one-story addition at the south portion of the lot and a fenced-in courtyard with a canopy and trellis was also proposed. These items were approved with conditions. NewZO includes a provision allowing the flexibility for developments to fall under the previous zoning code or NewZO. Between September 1, 2019 and February 28, 2020, a developer shall have the option to elect which ordinance their development is governed by. Pre-NewZo is used in this report to align with how it was previously reviewed. The applicant has requested to use the previous zoning ordinance.

The request for additional roof deck space is visually excessive and detracts from the primary building's historic integrity. The cumulative result of the roof deck spaces is not in-keeping with adjacent contributing buildings and negatively impacts the building's historic character. The proportion and rhythm of the building's West Congress Street elevation with the proposed roof deck above a one-story structure is visually incompatible with surrounding contributing buildings. The following materials are proposed: • Handrail: custom painted steel guardrail to match stair railing. The material is visually compatible.

The replacement roof deck, visible from West Saint Julian Street, is located on a secondary elevation. The standards are met regarding balconies, stairs, stoops, porticos, and porches. The standards are not met regarding additions. The roof deck above the courtyard canopy structure is visible from Congress Street and attaches to the side of the historic building. The request for additional roof deck space is visually excessive and detracts from the primary building's historic integrity. The cumulative result of the roof deck spaces is not in-keeping with adjacent contributing buildings.

STAFF RECOMMENDATION:

Approval of the amendment to File No. 19-005937-COA for alterations including the replacement roof deck at the third floor along West Saint Julian Street at 30 & 32 MLK Jr. Blvd with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- Omit the proposed roof deck above the canopy structure that faces West Congress Street.

PETITIONER COMMENTS:

Ms. Jennifer Deacon, of Lynch Associates, states the proposed railing is visually compatible. They are designed to be minimally visible and to be constructed on the new roof deck. This type of railing has been approved on this project. It reflects the character of the district. The handrail is the only thing that has changed.

PUBLIC COMMENT:

Mr. Ryan Arvay, HSF, stated they agree with staff recommendation. The third story addition is too dominating and unusual. The standards are clear about this. **Ms. Deacon** stated the only visual change to the previously approved project is the railing additions.

BOARD COMMENTS:

Mr. Dodge stated he likes the revision and doesn't have a problem with the deck and railing. **Ms. Isaacs, Mr. Bodek, Mr. Houle, Mr. Altschiller, Ms. Taylor** and **Ms. Memory** stated agreement with staff recommendations.

Motion

Approval of the amendment to File No. 19-005937-COA for alterations including the replacement roof deck at the third floor along West Saint Julian Street at 30 & 32 MLK Jr. Blvd with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

Omit the proposed roof deck above the canopy structure that faces West Congress Street.

Vote Results (Approved)

Motion: Steven Bodek

Second: Melissa Memory

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

[20. Petition of Lynch Associates Architects | 20-002305-COA | 107, 109, 111 East Gordon Street | New Construction, Part I: Height and Mass](#)

- 📎 [Aerial View.pdf](#)
- 📎 [Calhoun Ward Map.pdf](#)
- 📎 [Sanborn Maps.pdf](#)
- 📎 [Staff Site Photos - Historic Lane Building.pdf](#)
- 📎 [Narrative.pdf](#)
- 📎 [Physical Model Photos.pdf](#)
- 📎 [Drawings.pdf](#)
- 📎 [Staff Recommendation 20-002305.pdf](#)
- 📎 [Old Drawings 19-007120-COA.pdf](#)
- 📎 [Board Decision - 19-007120-COA.pdf](#)

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

Ms. Alyson Smith presented the applicant's request for approval of New Construction, Part I: Height and Mass for three, three-story townhomes at 107, 109, and 111 East Gordon Street and alterations and demolition of a non-contributing addition on a historic lane building.

Alterations to the lane building include modifications to the south and east building elevations. At the south elevation, which faces East Gordon Lane, two existing garage door openings (indicated by existing headers) are proposed to be reopened and used as

vehicular entrances. One additional new vehicular opening is also proposed in the non-historic addition section of the building. Additionally, at Gordon Lane, three existing window openings are proposed to be converted to door openings. At the east elevation, the existing openings at the ground floor level, located at the property line, are proposed to be enclosed to meet building code requirements. Recesses in the wall are proposed to remain to give reference to the original openings, which will not be visible from the public right-of-way.

The HBR heard a petition for Large Scale New Construction, Height and Mass Part: I for three, four-story townhomes (five stories including proposed rooftop structures) at 107, 109, and 111 East Gordon Street and demolition of a non-contributing addition and alterations to a historic carriage house on January 8, 2020. Upon further review of the application, staff found that information regarding alterations to the historic lane building, 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 were considered Large Scale because the property is located in the D-R zoning district and the buildings were proposed to be four stories or greater.

The HBR denied the petition based on visual incompatibility because the height of the proposed buildings was found to be too tall for the surrounding historic context [File No. 19-007120COA]. Board members expressed opposition over the height and overall scale of the buildings. Concerns over the proposed alterations to the historic lane buildings were raised by both the public and board members because the buildings were originally constructed for residential use and the proposed openings could negatively impact the historic character and materials. Concerns were also mentioned regarding the spatial relationship of connecting the center townhouse to a lane structure with an addition. Though out of the HBR's purview, members of the public expressed concern over lack of parking for 9 units. Staff recommended a continuance in order for the petitioner to consider/redesign the following: Submit a completed checklist and documents required under demolition; Submit a completed checklist and documents required under alterations; Submit a completed checklist and documents required under additions; Remove the fifth floor; Reduce the overall height of the building; Restudy the stoop height and floor-to-floor heights; Restudy the second story addition connecting the historic building to the proposed townhouse at 109 East Gordon Street; Provide dimensions for window and door openings; Provide dimensions for the stoop, stairs and railings; Submit detail drawings with measurements of the awning/canopy structures.

The non-contributing two-story brick addition, constructed between 2015 and 2016, 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 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 wood framed dwelling along Gordon Street. The 1916 Sanborn Map does not show any buildings at Gordon Street. By 1954, the two lots had been combined and a two-story brick addition was constructed on the north façade of the buildings, and a one-story brick addition had been added to the west elevation of the lane building. Once the lot was combined, the use of the buildings changed as well. The building changed from two individual dwellings in 1916, to two structures combined to function as one store by 1954. The 1973 Map shows the same condition with two additional additions added to the c. 1950 one story addition on the west side of the lane building. A second story addition was added and a one-story

addition was added to the north elevation. 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 standards from the Article 5 - Base Zoning Districts for the Downtown Districts – Savannah Downtown Historic District that apply have been met. The height of the townhomes is visually compatible. The height of the buildings has been reduced from five stories to three stories to be more in-keeping with the scale of surrounding contributing buildings. 107 and 109 East Gordon Street are 35'-11" tall and 111 East Gordon Street features a pedimented parapet and its total height is approximately 41 feet. 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.

The proportion of the front façades is visually compatible. The standard is met regarding the relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related and the proportion of the openings are visually compatible. The rhythm of solids to voids is visually compatible. Staff previously cited concerns regarding the addition that is proposed to connect the historic lane building to the townhouse at 109 East Gordon Street. Staff had concerns that the addition would break the typical spatial relationship between a primary building, courtyard and lane building. Staff recommended restudying the second story addition to be more in-keeping with development patterns/additions found within the subject ward. The petitioner has chosen to extend the length of new townhome at 107 East Gordon Street to screen the proposed addition from the public right-of-way. Since the petitioner claims that the addition will no longer be visible from the ROW, the appendage becomes exempt from the HBR's review. Staff finds the courtyard space between 109 and 111 East Gordon Street visually compatible. The space breaks up the consistent plane along the street and is compatible with adjacent gardens and courtyards along the street. The rhythm of entrances and porch projections appear to be visually compatible. The roof parapets are visually compatible. The petitioner has referenced roof shapes on nearby properties. The standard is met regarding walls of continuity. Walls of continuity are proposed along East Gordon Street and Drayton Street. The overall height and mass of the buildings is appropriately scaled to the surrounding three-story contributing buildings.

The buildings are located in a four-story height district. Previously, the townhomes consisted of four stories with roof structures that counted as an additional story. The roof structures were considered an additional story because they included a small enclosed room which is considered habitable space per this ordinance, and the space was being used for a purpose other than enclosing a stairway or elevator. These structures exceeded the maximum stories permitted within the subject height zone. The roof structures were removed along with the 4th story. The buildings revised height meets the standard. The height of the raised basement is 9'-3". (Stoop height is 8'-8"). The height of the second story is 12 feet. The height of the third floor is 11 feet tall. The townhouse building form is prevalent along Gordon Street.

109 East Gordon Street has a side yard setback which is consistent with setbacks/courtyard spaces along the street. It's unclear if the standards are met regarding the height of the railing, which shall not exceed 36 inches for single- and two-family dwelling units. Dimensions and architectural detailing will need to be submitted with Part II: Design Details.

The heights of the stoops have been slightly reduced from 9'-3" tall to 8'8". Staff previously suggested a reduction in height to be visually comparable to the adjacent historic structures to the west. The pedimented parapet attaches to a gable roof with a 3:12 pitch. The intent of the standard is met because a similar contributing building roof pitch exists within the same block front.

The stoops at 107 and 109 East Gordon Street feature shed roofs with a 3:12 pitch; the standard is met. Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall. The standard appears to be met regarding parapets having a stringcourse and a coping.

Regarding Mechanical Equipment and Refuse, electrical panels are indicated to be located on the lane side of the historic building. Equipment is shown on the roofs. Refuse will be located within the lane structure. Parking is proposed at the rear, to be accessed from East Gordon Lane. The standard is met regarding Fences, Trellises and Walls.

The non-historic additions on the historic lane buildings have not achieved historic significance and the removal of the additions will not damage the historic building. Many alterations have been made to the historic lane building overtime. The building discontinued use as a lane dwelling sometime between 1916 and 1954, and the lane facades show physical evidence of previous larger openings suggesting the previous use of two garage doors within the historic portion of the building. The third garage bay is proposed within a non-historic addition. Staff finds that re-opening the garage bays is consistent with the SOI standards.

Along Gordon Lane, existing window openings are proposed to be converted to door openings. Staff finds that these openings are in keeping with the existing openings and patterns found on adjacent historic carriage houses and the existing window headers and width of the openings will be preserved. The proposed alterations to the openings are reversible. The existing various physical evidence of previous openings which have been infilled are an example of this. Staff finds that the building's overall historic character as a lane building will be preserved. The rehabilitation of the structure will allow the building to continue to function and engage with the lane. Ensure all work to the building is carried out using the gentlest means possible. Along Gordon Lane, three garage openings are proposed, and existing window openings are proposed to be converted to door openings. These openings are in keeping with the existing openings and patterns found on adjacent historic carriage houses. The proportion of the openings, rhythm of solids to voids and rhythm of entrances are visually compatible. Materials for buildings will be submitted with Part II: Design Details for review and approval. The garage openings will not exceed 8 feet in width.

STAFF RECOMMENDATION:

Approval of New Construction, Height and Mass Part: I for three, three-story townhomes at 107, 109, and 111 East Gordon Street, demolition of a non-contributing additions, and alterations to a historic lane building with the following conditions:

1. Materials proposed at the lane building shall be submitted with Part II: Design Details for review and approval.
2. Ensure all alterations at the historic lane building are made using the gentlest means possible.

PETITIONER COMMENTS:

Mr. Andrew Lynch stated staff concerns were addressed and the owner was compliant for compatibility. The have no exceptions requested. The roof lines are different to not have three exact townhouses on the street; for variation.

PUBLIC COMMENT:

Ms. Christiana Turner, area resident, stated they'd hoped for single-family residence to preserve trees/historic greenspace and neighbor privacy. There are concerns for parking of three townhomes and possibility of three garden apartments. **Mr. Lynch** stated their project is within the requirements for parking and lot coverage as crafted by the ordinance.

BOARD COMMENTS:

Ms. Memory, Ms. Taylor, Mr. Altshiller, Mr. Houle, Mr. Bodek, and Mr. Dodge stated it is better than last submittal and agrees with staff recommendations. **Ms. Isaacs** has concerns with design details, but agrees with staff recommendation.

Motion

Approval of New Construction, Height and Mass Part: I for three, three-story townhomes at 107, 109, and 111 East Gordon Street, demolition of a non-contributing additions, and alterations to a historic lane building with the following conditions:

Materials proposed at the lane building shall be submitted with Part II: Design Details for review and approval. Ensure all alterations at the historic lane building are made using the gentlest means possible.

Vote Results (Approved)

Motion: Steven Bodek

Second: Nan Taylor

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

X. APPROVED STAFF REVIEWS

[21. Petition of Alchemy Restoration | 19-007052-COA | 18 WEST HARRIS STREET | Shutters](#)

📎 [COA Decision 19-007052-COA.pdf](#)

[22. Petition of Coastal Solar Power | 20-002087-COA | 432 ABERCORN STREET | Solar Panels](#)

📎 [COA Decision signed 20-002087, 432 Abercorn St.pdf](#)

[23. Petition of Ward Architecture, Josh Ward | 20-002181-COA | 432 ABERCORN STREET | Amend 18-005788-COA | Staircase Design and Material Change](#)

[☞ SIGNED COA 20-002181.pdf](#)

[24. Petition of Historic Preservation Consulting, D. Kelley | 20-002299-COA | 41 HABERSHAM STREET | Exterior Door Replacement](#)

[☞ SIGNED Decision 20-002299-COA.pdf](#)

[25. Petition of Park House | 20-002307-COA | 1 EAST GORDON STREET | Color Change](#)

[☞ SIGNED Decision 20-002307-COA.pdf](#)

[26. Petition of Whitfield Signs | 20-002309-COA | 611 WEST JONES STREET | Non-illuminated Sign](#)

[☞ SIGNED Decision 20-002309-COA.pdf](#)

[27. Petition of Mike Kenny Roofing | 20-002369-COA | 106 EAST HARRIS | Roof Replacement](#)

[☞ SIGNED Decision 20-002369.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[28. Report on Work Performed Without a COA for the June 10, 2020 HDBR Meeting](#)

[☞ 6-10-20 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[29. Stamped Drawings - June Report](#)

[☞ June REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[30. Next Chair Review Meeting - TBD](#)

[31. Next Pre-Meeting - TBD](#)

[32. Next Regular Meeting - Wednesday, July 8, 2020 at 1:00pm. Location TBD.](#)

[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.