



## Savannah Historic District Board of Review

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Virtual Meeting  
August 11, 2021 1:00 PM  
MINUTES

### August 11, 2021 Savannah Historic District Board of Review

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

**Members Absent:** Nan Taylor

**MPC Staff Present:** Leah Michalak, Director of Historic Preservation  
Olivia Arfuso, Assistant Planner  
Aislinn Droski, Assistant Planner  
Monica Gann, Assistant Planner  
Bri Morgan, Administrative Assistant

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

##### [1. Site Visits - August Report](#)

📎 [August 2021 - REPORT.pdf](#)

#### III. CONSENT AGENDA

##### [2. Petition of Kerry Shay | 21-003774-COA | 534 East Jones Street | Fence](#)

📎 [Staff Rec - 21-003774-COA 534 E Jones St.pdf](#)

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

📎 [Submittal Packet- Narrative & drawings.pdf](#)

#### **Motion**

The HDBR approved for a new fence at property 534 East Jones Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Ellie Isaacs  
Second: Steven Bodek

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

[3. Petition of Danielle Edwards | 21-003981-COA | 11 West Liberty Street | Alterations to Door Openings and Addition of Pass-through Window](#)

- [☞ Staff Recommendation 21-003981-COA.pdf](#)
- [☞ Board Decision Packet 21-002210-COA.pdf](#)
- [☞ Staff Decision Packet 21-003965-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Agreement to Conditions of Approval.pdf](#)

**Motion**

The HDBR approved the replacement / alteration of doors and the installation of a pass-through window at 11 West Liberty Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. Revise the proposed door type to be made of glass, wood, clad, wood, or steel (without wood grain simulation) and ensure that the frames are inset not less than (3) inches from the exterior surface of the facade of the building.
2. Ensure that the window glass is transparent with no dark tints or reflective effects, and that all framing members are covered in appropriate trim
3. Ensure the aluminum box / backer has a vertical clearance of (8) feet above the sidewalk.

**Vote Results ( Approved )**

Motion: Ellie Isaacs  
Second: Steven Bodek

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

Ellie Isaacs	- Aye
Steven Bodek	- Aye

[4. Petition of Robin Restoration | 21-004039-COA | 222 East Jones Street | Rear Wall Alteration](#)

[☞ Staff Rec - 21-004039-COA 222 E Jones St.pdf](#)

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

**Motion**

The HDBR approved of the alterations to an existing masonry wall for the property located at 222 East Jones Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

Provide the material specification for the overhead garage door and parapet.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Steven Bodek

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

[5. Petition Kris Joltki | 21-004049-COA | 542 East St. Julian Street | Fence](#)

[☞ Staff Rec - 21-004049-COA 542 E St Julian St.pdf](#)

[☞ Submittal Packet.pdf](#)

**Motion**

Approval of the fence replacement at the property 542 East St. Julian Street, as requested, because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Steven Bodek

Becky Lynch	- Aye
Dwayne Stephens	- Abstain

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

#### IV. ADOPTION OF THE AGENDA

##### [6. Adopt the August 11, 2021 Agenda](#)

###### **Motion**

The HDBR approved the August 11, 2021 HDBR Agenda as presented.

###### **Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

#### V. APPROVAL OF MINUTES

##### [7. Approval the July 14, 2021 Meeting Minutes](#)

📎 [07.14.21 MEETING MINUTES.pdf](#)

###### **Motion**

The HDBR approved the July 14, 2021 Meeting Minutes as presented.

###### **Vote Results ( Approved )**

Motion: Stan Houle

Second: Melissa Memory

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

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

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

**VII. CONTINUED AGENDA**

[8. Petition of Sottile & Sottile, Christian Sottile | 20-005548-COA | 336 Barnard Street | New Construction: Part II \(Design Details\)](#)

**Motion**

The HDBR approved to continue this petition.

**Vote Results ( Approved )**

Motion: Kevin Dodge

Second: David Altschiller

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

[9. Petition of Pantheon ADC | 21-002857-COA | Lot 6, Decker Ward Tything Lot | New Construction: Part II, Design Details](#)

**Motion**

The HDBR approved to continue the petition.

**Vote Results ( Approved )**

Motion: Kevin Dodge

Second: David Altschiller

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

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

[10. Petition of David Thompson Architect | 21-003551-COA | 215 East Congress Street | Alterations and Additions](#)

**Motion**

The HDBR approved to continue the petition.

**Vote Results ( Approved )**

Motion: Kevin Dodge

Second: David Altschiller

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

[11. Petition of J. Elder Studio, Jerome Elder | 21-004050-COA | 37 Whitaker Street | After-the-Fact Alterations and Signage](#)

**Motion**

The HDBR approved to continue the petition.

**Vote Results ( Approved )**

Motion: Kevin Dodge

Second: David Altschiller

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

## IX. REGULAR AGENDA

### [12. Petition of David Lerch | 21-004037-COA | 503 East St. Julian Street | After-the-Fact Alterations to Rear Deck](#)

🔗 [Staff Recommendation - 21-004037-COA - 503 E Saint Julian St.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [New Submittal Packet - 10-Foot Fence.pdf](#)

**Ms. Aislinn Droski** presented the applicant's request for approval for the after-the-fact installation of a roof over an existing rear deck and an after-the-fact roof replacement for an existing storage structure, as well as the installation/screening of mechanical equipment, the replacement of deteriorated wood elements on the front porch and rear fence, and the replacement of a downspout facing East St. Julian Street for the property located at 503 East Saint Julian Street. The property is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District; however, on the Historic Building Map for the Savannah Historic District, this property does not have a 'Date Built' listed. Staff was able to verify that the building is present on the 1898 Sanborn Map and was therefore built sometime prior to that year.

The roof over the existing deck structure extends 7'-0" from the principal structure and has a width of 16', for a total area of 112 square feet. The total building coverage, with the addition of the new rear porch is to be approximately 66%. The deteriorated rear wooden fence and wood stairs and deck on the front porch are to be replaced in-kind, using wood. A deteriorated downspout is also to be replaced in kind. The roof of an existing storage shed in the rear yard has been replaced with a new wood roof. Staff finds that the after-the-fact alterations to existing elements, as well as the proposed work to existing elements on the front and rear facades meet the preservation standards and shall retain the historic character and distinctive features of the property.

A new roof was installed over an existing deck on the rear façade. The roof extends 7'-0" from the roof of the historic rear addition. Staff recommends that the height of the new roof be lowered so as to be subordinate to the existing roof line of the rear addition or to increase the height of the rear fence so as to make the rear alterations not visible from the public right-of-way. Additionally, the applicant has placed an HVAC unit atop the existing shed structure and is proposing to screen the unit. The screening of an HVAC unit in this location will create the appearance of a structure which is taller than the historic rear addition on the property. Staff finds that the preservation standards are not met, as this shall obscure a distinctive feature of the property. Staff recommends removing the HVAC unit from the top of the storage structure and submitting its new location to staff for final review and approval.

The new roof over the existing deck is the only portion of the new rear porch that is currently visible from the public right-of-way over an existing fence. The new roof is in-line with the roof of the historic rear addition and is a shed roof shape. While staff finds the shape of the roof to be visually compatible, the alignment of the new roof and the historic roof is not visually compatible. Staff recommends that the height of the new roof be lowered so as to be subordinate to the existing roof line of the rear addition or to increase the height of the rear fence so as to make the rear alterations not visible from the public right-of-way. The height and shape of the new roof over the existing storage structure is visually compatible. Additionally, staff finds that the placement of the HVAC unit atop the existing storage shed to be visually incompatible, as the height of the screening will be taller than the existing historic rear addition. Staff recommends removing the HVAC unit from the top of the storage structure.

The following materials were or are proposed to be utilized on the rear of the property.

- Storage Structure Roof: Wood, unpainted
- Mechanical Screening: No material provided.
- Roof Over Deck: No materials provided.
- Fence: Wood, painted to match existing.

The following materials are proposed to be utilized on the front façade:

- Front Porch Stairs and Paneling: Wood, painted to match existing
- Downspout: Metal

The materials proposed for the front façade are visually compatible.

The wooden elements on the historic front porch are to be repaired/replaced in-kind, using wood.

While the exact pitch of the roof was not provided, staff finds the pitch to be visually appropriate with regards to the existing historic structure. While it appears the roofing material is shingle, the exact material was not provided to staff. Provide staff with the materials which were used in constructing the roof.

Staff recommends that the height of the new roof be lowered so as to be subordinate to the existing roof line of the rear addition and not be visible from the public right-of-way or to increase the height of the rear fence so as to make the rear alterations not visible from the public right-of-way. The standards are otherwise met. Staff is recommending that the applicant raise the height of the existing fence so as to make the rear alterations not visible from the public right-of-way. However, as proposed, the fence repairs would not alter the existing height or configuration of the fence. The fence is to be repaired with wood and to be painted the same color as existing.

#### **UPDATED INFORMATION**

On August 8, 2021, the applicant provided staff with additional information/an updated proposal in order to address staff's recommendation and conditions in the report attached the Historic District Board of Review Tentative Agenda (see below). The applicant has proposed to install a 10'-0' fence along the rear property line and the side of the yard, adjacent to the neighboring property's 7'-0" high brick wall/fence) and provided a drawing of the proposed fence. The 10'-0" fencing in these locations would screen both the alterations on the rear of the property, as well as the mechanical equipment currently mounted on the existing shed structure, from the public right-of-way. The fence as proposed is to be wood, painted in the same color as existing.

#### **PETITIONER COMMENTS:**

**Mr. David Lerch**, petitioner, stated he was amenable to the 10-foot fence condition.

#### **PUBLIC COMMENTS:**

**Ms. Debra Musselman**, neighboring resident, is opposed to the petition. The petitioner has built a platform onto her property and another neighbor's without permission. The HVAC unit is adjacent to her home. They are going to court about the matter; as the petitioner stated he has a right to do what he's done.

**Mr. Ryan Arvay**, Historic Savannah Foundation, stated his organization is not in favor of Staff's recommendation to put a 10-foot fence on a City street. The unapproved changes are clearly visually incompatible and agreed with Staff's original recommendation. The current recommendation sets a very bad precedent. Covering poorly designed mistakes with another is inappropriate; it should all come down and an appropriate design should be submitted to the Board for consideration.



**Mr. Lerch** stated the deck, workroom, and awning was there when he purchased the property. He replaced the roof and added the HVAC system. He chose to accept staff's recommendation to raise the fence to 10-feet.

**BOARD COMMENTS:**

**Mr. Bodek** stated he does not agree with the fence as a remedy to the problem. **Mr. Altschiller** state he agrees with Mr. Arvay and disagrees with Staff's recommendation; a 10-foot fence would look inappropriate. **Ms. Lynch** stated she agrees that a 10-foot fence would be out of scale, particularly on Congress Street. **Mr. Dodge, Mr. Houle, Ms. Isaacs, and Ms. Memory** agree with the prior Board comments that it is visually incompatible. **Mr. Stephens** stated he understands that persons would like to do as they would like with purchased property, however, the Ordinance has to be respected. After-the-fact work cannot be supported, particularly those not adhering to the Ordinance. The public needs to understand the Board's position regarding after-the-fact work.

**STAFF RECOMMENDATION:**

**Approval of the after-the-fact installation of a roof over an existing rear deck and an after-the-fact roof replacement for an existing storage structure, as well as the installation/screening of mechanical equipment and the replacement of deteriorated wood elements on the front porch and rear fence and the replacement of a downspout facing East St. Julian Street for the property located at 503 East Saint Julian Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:**

- 1. Reduce the height of the new roof so as to be subordinate to the existing roof line of the rear addition and not visible from the public right-of-way OR increase the height of the rear fence so as to make the rear alterations not visible from the public right-of-way.**
- 2. Remove the HVAC unit from atop the storage structure in the rear yard and provide its new location to staff. If the new location of the HVAC unit requires screening, provide the material specification for the mechanical screening.**

**Motion**

The Historic District Board of Review motioned to DENY the petition as the After-the-Fact additions are visually incompatible per the Ordinance.

**Vote Results ( Approved )**

Motion: Stan Houle

Second: Ellie Isaacs

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

[13. Petition of GMSHAY Architecture | 21-000792-COA | 618 Montgomery Street | New Construction: Part II \(Design Details\)](#)

- ☞ [Staff Recommendation 618 Montgomery Street 21-000792-COA.pdf](#)
- ☞ [Submittal Packet - Part II Narrative.pdf](#)
- ☞ [Submittal Packet - Part II, Drawings, Photos, Mass Model.pdf](#)
- ☞ [Submittal Packet - Part II, Materials and Specifications.pdf](#)
- ☞ [Part I Submittal Packet.pdf](#)
- ☞ [Sample Panel Policy.pdf](#)
- ☞ [Sanborn Maps.pdf](#)

**Ms. Leah Michalak** presented the applicant's request of approval for New Construction: Part II, Design Details for a 3-story mixed-use building for the property located at 618 Montgomery Street. The two properties on this block face, facing Montgomery Street, will be recombined and then subdivided. The required parking for this use is intended to be off-site.

The one-story commercial building was constructed in 1955 and is not a contributing building within the Savannah National Historic Landmark District or the Savannah Local Historic District. The building has been significantly altered over the years. Additionally, in 2015, two COAs were approved for significant alterations to the building [File Nos. 15-003898-COA and 15-006344-COA]. This work started but was never completed. The historic context surrounding this site is eroded but consists mainly of two and three-story wood-sided residential buildings. There are also two-story mixed-use buildings in both wood siding and brick. Roof shapes varies from side-gable, to hip, to parapeted.

The following actions took place at the March 10, 2021 HDBR Meeting:

*The Savannah Downtown Historic District Board of Review does hereby approve the petition for demolition of a non-contributing building and New Construction: Part I, Height and Mass for a 3-story mixed-use building for the property located at 618 Montgomery Street with the following conditions to be submitted to the Board for review with Part II: Design Details because the proposed work is otherwise visually compatible and meets the standards:*

1. Reduce the pitch of all hip roofs to the minimum allowed (4:12).
2. Increase the depth of all roof eaves to a minimum of 12 inches beyond all supporting walls.
3. Add support brackets below the box window/porch.
4. Provide a sample panel per the Sample Panel Policy.

AND

Approval of Special Exceptions from the Design Standards that read:

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

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

*The exterior expression of the height of each story above the second shall be not less than 10 feet.*

*In order for the floor-to-floor heights to be as follows:*

- Ground Floor: 12'-0"
- Second Floor: 10'-9"
- Third Floor: 9'-8"

*Because the Special Exception criteria are met.*

The applicant indicates that they have met the conditions of the Part I approval. Additionally, they are proposing one amendment to the Part I approval; this amendment consists of changing the open projecting porches to enclosed spaces with windows.

The pitch of the roof has been reduced to 4:12 and is now visually compatible with the low-sloped hip roofs on surrounding contributing buildings. Support brackets have been added below the box windows and are visually compatible. Eave depths on the tower are now 1 foot and, on the main body of the building, the eaves are 2'-6" deep. The eaves are now visually compatible.

The following materials, textures, and colors are proposed:

**Exterior Materials.**

**Brick**

*Manufacturer: Taylor Clay Products*

*Color: Common Red Brick*

*Size: Modular*

*Texture: Wirecut*

*Color: SW 9163 Tin Lizzie*

*Mortar for Brick*

*Manufacturer: Argos*

*Color: SW 9163 Tin Lizzie*

**HardiePlank Lap Siding**

*Manufacturer: James Hardie*

*Style: Select Cedarmill*

*Color: SW 6249 Storm Cloud*

**HardieTrim**

*Manufacturer: James Hardie*

*Style: Select Cedarmill*

*Color: SW 7069 Iron Ore*

**Windows and Storefront.**

**Glazing**

*Manufacturer: AGC*

*Model: Energy Select R42*

*Color: Neutral (Clear)*

**Storefront**

*Manufacturer: EFCO*

*Model: Series 403*

*Size: 2" x 4 1/2" Thermal Storefront Framing*

*Color: EFCO Ultrapon 2 Coat Mineral Brown PNTKY2C34*

**Storefront Double Door**

*Manufacturer: EFCO*

*Model: Series D502 Wide Stile Doors, 2" ThermaStile Aluminum Swing Entrance Doors.*

*Color: EFCO Ultrapon 2 Coat Mineral Brown PNTKY2C34*

**Residential Door System**

*Style: Custom Wood Door*

**Hung Windows**

*Manufacturer: Pella*

*Model: Pella Reserve - Traditional*

*Color: SW 7069 Iron Ore*

**Fixed Window**

*Manufacturer: Pella*

*Model: Pella Reserve – Traditional*

**Shingles.**

**Asphalt Shingles**

*Manufacturer: Oakridge*

*Color: Estate Grey*

**Cast Stone.**

**RockCast Cast Stone**

*Manufacturer: RockCast*

*Color: Smokehouse SW 9163 Tin Lizzie*

**Gate.**

**Metal Gate**

*Style: Powder Coated Aluminum*

*Color: SW 7069 Iron Ore*

**Exterior Lighting.**

**Exterior Wall Lighting**

*Manufacturer: Circa Lighting*

*Model: Irvine Small ¼ Wall Lantern*

*Color: Bronze*

**Awnings.**

**Powder Coated Aluminum Canopy**

*Manufacturer: Custom*

*Material: Aluminum and Mahogany wood*

*Color: SW 7069 Iron Ore*

Faux wood texture Hardie (Cedarmill) is not permitted by the ordinance. Revise to “Smooth” finish. Otherwise, the materials, textures, and colors are visually compatible. Brick is proposed for the first floor and fiber cement (Hardie) siding with a faux wood grain finish. The standard is not met; revise to “Smooth” finish fiber cement to meet the standard. A 3-inch inset is proposed for doors, meeting the standard. Non-storefront doors are proposed to be wood, meeting the standard. Double-hung windows are proposed, meeting the standard. “Pella, Reserve” window series is proposed which meets the standards and has previously been approved by the Board for use on new construction.

The elevations show a uniform size and depth trim around all 4 sides of the windows. Staff recommends that it be revised to be a more traditional header, side trim, and pronounced sill to be compatible with the surrounding contributing buildings as well as the design of this building. Although not required for sided buildings, the windows are proposed to be inset 3 inches, meeting the standard.

Glazing is proposed to be transparent. The height of the base was noted in the Part I review. The material of the base is cast stone which contrasts with the first-floor brick. Storefront is proposed to be inset 4 inches. The awnings are powdered coated aluminum with a wood “ceiling”, meeting the intent of the standards. The roof is proposed to be shingle. The fence is proposed to be brick which is the same color brick as the first floor of the building. A powder coated aluminum gate is also proposed.

**PETITIONER COMMENTS:**

**Mr. Patrick Shay** and **Ms. Meredith Stone**, of Gunn Meyerhoff and Shay, stated how they adhered to Board suggestions to reduce the roof height and lighting. Though there are minimal brick buildings in the area, they chose it to give the pedestrian experience warmth. They also tried to mimic the buildings in the area. They agree with Staff recommendations and are working to implement them.

**PUBLIC COMMENT:**

**Mr. Ryan Arvay**, Historic Savannah Foundation, stated the changes are appropriate. However, they prefer more character and nuance; the brickwork could use more detail. They recommend some minimal brackets under the eaves to elevate the architecture.

**Mr. Shay** responded they feel the brick masonry on street level is satisfactory as they have it. They have added details; the eaves would not serve a purpose. They do not want to detract from the adjacent historic Victorian building.

**BOARD DISCUSSION:**

**Ms. Isaacs** asked if the brick is to be painted or if the mortar will be red. **Ms. Stone** responded the brick and mortar will be painted. **Mr. Dodge** stated he agreed with Staff recommendation. **Ms. Lynch** stated she appreciates the changes and agrees with Staff recommendation; no additional detailing is needed.

**STAFF RECOMMENDATION:**

**Approval for New Construction: Part II, Height and Mass for a 3-story mixed-use building for the property located at 618 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

1. **Revise fiber cement siding and trim to have a smooth finish.**
2. **Revise the window trim to have a more traditional header, side trim, and pronounced sill.**
3. **Provide a sample panel per the Sample Panel Policy.**

**Motion**

The Historic District Board of Review motioned to APPROVE petition for New Construction: Part II, Height and Mass for a 3-story mixed-use building for the property located at 618 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1) Revise fiber cement siding and trim to have a smooth finish.
- 2) Revise the window trim to have a more traditional header, side trim, and pronounced sill.
- 3) Provide a sample panel per the Sample Panel Policy.

**Vote Results ( Approved )**

Motion: Steven Bodek

Second: Becky Lynch

Becky Lynch - Aye

Dwayne Stephens - Abstain

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

[14. Petition of Ward Architecture + Preservation | 21-004048-COA | 319 Lorch Street | After-the-Fact Alterations](#)

📎 [Staff Recommendation 21-004048-COA.pdf](#)

📎 [Submittal Packet - Supporting Documents.pdf](#)

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

📎 [Staff research.pdf](#)

**Ms. Leah Michalak** presented the applicant's request of approval for after-the-fact rehabilitation and alterations for the property located at 319 Lorch Street. The work includes:

- Reconstruction of the front porch.
- All non-historic windows will be removed as will historic windows that are damaged beyond repair. They will be replaced with custom-built windows to match the historic windows.
- The main building roof will be replaced.

This project began without a Certificate of Appropriateness or a building permit; staff was notified by Code Compliance of the violation and required the applicant to submit a COA application. Per the applicant: "The building is in poor condition due to deferred maintenance, vacancy, minor structural failure, and window/roof damage. A structurally unstable, two-story porch was removed from the primary façade. There are boarded openings, portions of windows are missing, or the entire windows are missing".

Other work not in project description as identified by staff:

- Siding and trim removed. Some siding is still missing, and some has been replaced with faux wood finish fiber cement siding and fiber cement trim.
- All windows and window trim have been completely removed from the rear façade and possibly portions of the side façade.
- Install a new window opening at the southwest corner of the west (side) façade.
- Revise the quantity and location of window openings on the rear (south) façade.

Staff could not locate any historic photos of the building to be able to determine the design of the original front porch. However, the Sanborn Maps do indicate it was an open two-story porch. The historic building was constructed c.1900 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

Revise the porch columns to round tapered Doric style columns. Otherwise, the proposed work meets the preservation standards. Provide color selections for all materials and features. Revise the porch columns to round tapered Doric style columns. Otherwise, the proposed work is visually compatible. The foundation for the front porch is not historic; it will be removed and replaced with concrete block covered with stucco. The deck will be

wood. The original foundation configuration is unknown. The historic context consists of brick, concrete, and or/stucco. The standard is met.

The fiber cement siding and trim that was installed without approval is proposed to be replaced with wood siding to match the existing in materials and configuration. Other historic siding that is deteriorated beyond repair is proposed to be replaced with the same materials and configuration. Fiber cement siding is not permitted on historic buildings. The fiber cement siding and trim that was installed without approval is proposed to be replaced with wood siding to match the existing in materials and configuration. Color selections were not provided with the submittal packet.

The configuration and materials of the historic doors is not known; they have been replaced with metal doors. Wood, six panel doors are proposed are the first floor and a  $\frac{3}{4}$  lite wood door is proposed on the second floor which is consistent with the historic context. The standards are met.

Windows that are missing or damaged beyond repair are proposed to be replaced with windows to match the historic windows that still exist. This consists of wood, single-paned, double-hung, 2/2 true divided lite windows. The standards are met. Ensure that will boards are removed from all windows and that the windows beneath are repaired or replaced in-kind.

The original porch configuration is unknown, other than the fact that it was two-story, full width and constructed of wood. The design of the columns and railings are not known. Box columns are proposed for the front porch; however, nearly all historic buildings on this block face have round tapered Doric style columns. Staff recommends that the design of the columns be revised to be based on the historic context. Wood is proposed.

**PETITIONER COMMENT:**

**Mr. Josh Ward**, petitioner, stated they are in agreement with Staff recommendations.

**PUBLIC COMMENT:**

**Mr. Ryan Arvay**, Historic Savannah Foundation, supports Staff recommendations regarding the rounded columns. He suggested brick rather than stucco for the porch foundation, since it is being rehabilitated and would be in compliance with historic precedent. Requests using the appropriate trim work around the porch eaves, crown, and cove moldings.

**Mr. Ward** stated stucco rather than brick was proposed because CMU was already installed and cannot be bricked over. The existing structure makes it difficult to use brick.

**BOARD DISCUSSION:**

The Board agreed this is a much needed project and agrees with Staff's recommendation.

**Ms. Memory** reiterated it is essential for petitioners to allow the Board to review plans *before* starting the projects.

**STAFF RECOMMENDATION:**

**Approval for rehabilitation and alterations for the property located at 319 Lorch Street with the following conditions to be submitted to staff because the proposed work is otherwise visually compatible and meets the standards:**

1. **Provide color selections for all materials and features.**
2. **Revise the porch columns to round tapered Doric style columns.**

The Historic District Board of Review motioned to APPROVE the petition for rehabilitation and alterations for the property located at 319 Lorch Street with the following conditions to be submitted to staff because the proposed work is otherwise visually compatible and meets the standards:

- 1) Provide color selections for all materials and features.
- 2) Revise the porch columns to round tapered Doric style columns.

**Vote Results ( Approved )**

Motion: Stan Houle

Second: Ellie Isaacs

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

[15. Petition of Hansen Architects, Erik Puljung | 21-004046-COA | 26 East Gaston Street | Addition to Carriage House](#)

[☞ Staff Recommendation 21-004046-COA](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

[☞ Petitioner's Response to Staff's Recommendation.pdf](#)

**Ms. Olivia Arfuso** presented the petitioner's request of approval for a one-story addition atop the existing non-historic 1990's carriage house structure at 26 East Gaston Street. The proposed work also includes the alteration of a door opening on the historic carriage house and the installation of an exterior staircase. The vertical addition will follow the same footprint as the existing, non-historic carriage house addition. However, a recessed bay will now be evident along the lane (north-facing) elevation. The recessed bay will be approximately 12-feet, 10 ½ -inches-wide and 5-feet in depth. The first story has a recess, but it is currently being used to house mechanical equipment and, therefore, is screened from the public right-of-way.

The existing louvered mechanical gate along the lane of the 1990s addition is proposed to be replaced with new louver panels measuring 8-feet in height and 8 ½ -feet-wide. The louver style and color will match the principal building. *Per the petitioner*, these panels will be inclusive of an access gate. The addition will join the existing parapet wall on the attached, two-story, historic carriage house by utilizing a single slope, low-pitch roof form with a parapet wall on all sides. A new metal parapet cap is, also, proposed to be installed. The window openings along the lane are proposed to be coordinated with the existing



openings (below) on the 1990s addition. On the courtyard side of the proposed addition, a balcony and accompanying new French door openings are proposed directly above the existing first-floor openings. The existing first-floor awning will be relocated to above the proposed second-floor balcony.

A closed second-floor doorway along the East-façade of the historic Carriage House is proposed to be reopened. *Per the petitioner*, the opening is currently shuttered. An existing wood service yard gate will be removed to allow for a new wood staircase and landing to accompany the restored doorway, and to provide access to the second floor. The stair will be approximately 7-feet, 9 ¼ -inches in height with a landing approximately 4-feet in depth. New lattice is proposed to be installed under the stairs and painted. A new composite bracket will also be installed and painted to match the existing trim. The principal building and the existing fence are proposed to conceal these alterations from any public right-of-way.

The principal building was constructed in 1909. It was constructed in a Georgian Revival style and follows a central hallway floor plan. The house itself is two-and ½ stories in height and is constructed of brick. The first floor has a one-story front verandah and there is a matching two-story verandah along the side, west-facing facade. In 1910 there is a record of the expansion of a “rear automobile house” on the property. The **1916 Sanborn Map** depicts this two-story brick “auto garage” in the north-west corner of the property. By the **1954 Sanborn Map**, a one-story brick addition extends from the South-facing façade of the existing two-story auto garage. The configuration of the rear auto garage remains unchanged on the **1973 Sanborn Map**. Staff studied the original petition for the existing, non-historic Carriage House addition. The drawings provided in the submittal packet show the previously existing “Garage House” that was demolished to construct the addition [File No. HBR 01-2719]. Therefore, Staff has determined that the existing “1990s Carriage House addition” actually dates to 2001/2002. Therefore, the existing Carriage House addition is non-historic. During a visit to the site, and in the submittal packet provided, wood supports are visible along the west-facing side veranda. Therefore, the vertical addition that is proposed atop the original Carriage House’s non-historic western addition, will not affect the principal building in any way. The addition will still be subordinate in mass and height to the principal building and will not obscure any character-defining features of the principal building or the historic carriage house. Staff determined that the work is visible from the public right-of-way; therefore, if any alterations/repairs are proposed, a *Certificate of Appropriateness (COA)* application will need to be submitted for review.

The lot dimensions and lot width are pre-existing conditions that are not proposed to be altered in any way. The vertical addition is proposed to occur within the existing, non-historic Carriage House addition footprint. The building coverage will not increase. The proposed addition will occur vertically above the existing, non-historic Carriage House addition. However, a closed second-floor doorway along the east-façade of the historic Carriage House is proposed to be reopened. *Per the petitioner*, the opening is currently shuttered. Staff requests that the petitioner submit photographic evidence of the infilled doorway that is proposed to be re-opened to ensure that no historic materials will be removed or altered. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.

On the courtyard side of the proposed addition, a balcony and accompanying new door openings are proposed directly above the existing first-floor openings. The openings will match the locations and the dimensions of the existing first-floor French doors. Staff has determined that these proposed openings are harmonious and compatible with the existing openings on the non-historic addition to which the new openings will be visually related.

On the lane side of the proposed addition, five windows 2'9" x 4'11" in size are proposed to be installed. Three windows will be installed on the recessed bay, and two windows along the remaining façade. On the courtyard side of the proposed addition, a balcony and accompanying new French door openings are proposed directly above the existing first-floor openings. The new balcony will have a depth of 3-feet, 5 ¼ inches. Staff has determined that is approximately the same depth as the existing first-floor covered patio. On the lane side of the proposed addition, (5) "Marvin," *Ultimate*, double-hung, G2, 6-over-6 windows are proposed to be installed with 7/8-inch SDL and spacer bars. New 4x4 posts and louvers are proposed to replace the existing louvered mechanical gate. The replacements will match the style and color of the Main House. On the courtyard side of the proposed addition, (4) pairs of French doors approximately 48-inches-wide by 79-inches-tall are proposed to match the type of doors on the existing addition's first floor. The existing patio awning will be relocated from the ground-level, and a new baluster/IPE wood floor will be installed on the proposed second-story porch.

An existing wood service yard gate will be removed to allow for a new wood staircase and landing to accompany the restored doorway, and to provide access to the second-floor. New lattice is proposed to be installed under the stairs and painted. A new composite bracket will, also, be installed and painted to match the existing trim. All new masonry is proposed to match the existing parapet and a new metal parapet cap will be installed.

Submit specifications for the proposed brick/mortar, and all doors. The proposed addition will join the existing parapet wall on the adjacent, two-story, historic carriage house by utilizing a single slope, low-pitch roof form with a parapet wall on all sides. Staff has determined that the roof shape is compatible with the contributing buildings and structures to which the addition will be related. The flat roof allows for a clear differentiation between the proposed addition and the historic, steeply pitched hip roof. Staff has determined that the mass of the addition is greater in scale than that of the historic carriage house's second-floor. Staff recommends that the petitioner revise the height of the parapet to reduce the overall vertical expression of the non-historic carriage house addition.

All new exterior wall masonry is proposed to match the existing parapet, but no brick/mortar specifications were submitted. Submit specifications for the proposed brick/mortar. Submit specifications for all proposed doors.

Ensure that the muntin profile simulates traditional putty glazing, that the lower sash rail is wider than the meeting and top rails and that all extrusions are covered with appropriate molding and framing members. Ensure that all window sashes are inset a minimum of (3) inches from the façade of the building. Revise the second-floor balcony so that it does not extend more than (3) feet in depth from the face of the building, and submit a form of architectural balcony support for review. Ensure that the balusters are painted or stained wood, or wood composite.

The existing first-floor awning will be relocated to create the roof of the proposed second-floor balcony.

Ensure that door / opening dimensions are not modified or altered in any way.

Staff has determined the proposed mechanical area within the building will be screened from the public-right-of-way.

No lighting specifications are included in the submittal packet.

The parking garage is a pre-existing condition that is not proposed to be altered in any way. The accessory dwelling unit will be designed in a similar architectural style as the principal building and will be compatible with the historic carriage house and its one-story, non-historic addition. However, Staff determined that there is already (1) existing, accessory dwelling unit on the property. Therefore, although the one-story addition to the existing, non-historic carriage house is appropriate, its proposed **use** as a second accessory dwelling unit is not permitted and does not meet the standards. Staff recommends contacting the City of Savannah's Development Services Department for further clarification and guidance.

**PETITIONER COMMENTS:**

**Mr. Erik Puljung**, petitioner, states a context exterior picture was submitted to Staff: there is a historic door opening. Exploration will be done regarding that. Will submit the requested brick and mortar samples and mock-ups in the field, to match existing. There are no plans to modify the openings of the masonry wall. They are not looking to adjust the height of the already low ceiling height in the cabana room. They are trying to create and maintain a good relationship between the carriage house and principle structure. They agree to reduce the balcony to a three-foot depth. The ancillary structure will have a signed affidavit stating it is not a residential structure.

**PUBLIC COMMENT:**

There was no public comment.

**BOARD COMMENTS:**

**Ms. Memory** stated she is willing to support the continuance, as does **Mr. Houle**. **Ms. Isaacs** stated she agrees with Staff recommendation to continue; would like to see it again. **Mr. Bodek** stated he agrees with staff recommendation, as does **Mr. Dodge**. **Ms. Lynch** stated she sees both sides; is currently on the fence. **Mr. Altschiller** stated with the amount of conditions, he supports the continuance.

**STAFF RECOMMENDATION:**

**Continue** the petition for a one-story addition atop the existing 1990s Carriage House structure at 26 East Gaston Street to the September 9th HDBR Regular Meeting **in order for the petitioner to address the following:**

1. **Submit photographic evidence of the infilled doorway that is proposed to be re-opened, to ensure that no historic materials will be removed or altered.**
2. **Submit specifications for the proposed brick / mortar, and all doors.**
3. **Clarify whether historic door / opening dimensions are proposed to be modified or altered**
4. **Revise the height of the parapet on the addition to reduce the overall vertical expression of the non-historic Carriage House addition.**
5. **Provide additional information regarding the window specifications and details, including: Ensure that the muntin profile simulates traditional putty glazing, that the lower sash rail is wider than the meeting and top rails, and that all extrusions are covered with appropriate molding and framing members. Ensure that all window sashes are inset a minimum of (3) inches from the façade of the**

**building.**

**6. Revise the second-floor balcony so that it does not extend more that (3) feet in depth from the face of the building and provide a form of architectural balcony support. Ensure that the balusters are painted or stained wood, or wood composite.**

**7. Clarify if alterations / repairs are proposed for the West-facing side verandah. Contact the City of Savannah's Development Services Department for further clarification and guidance regarding the proposed use. Ensure that this issue is resolved before returning to the HDBR for review.**

#### **Motion**

The Historic District Board of Review motioned to CONTINUE the petition for a one-story addition atop the existing 1990s Carriage House structure at 26 East Gaston Street to the September 9th HDBR Regular Meeting in order for the petitioner to address the following to the September 9, 2021 HDBR Meeting:

1. Submit photographic evidence of the infilled doorway that is proposed to be re-opened, to ensure that no historic materials will be removed or altered.
2. Submit specifications for the proposed brick / mortar, and all doors.
3. Clarify whether historic door / opening dimensions are proposed to be modified or altered
4. Revise the height of the parapet on the addition to reduce the overall vertical expression of the non-historic Carriage House addition.
5. Provide additional information regarding the window specifications and details, including: Ensure that the muntin profile simulates traditional putty glazing, that the lower sash rail is wider than the meeting and top rails, and that all extrusions are covered with appropriate molding and framing members. Ensure that all window sashes are inset a minimum of (3) inches from the facade of the building.
6. Revise the second-floor balcony so that it does not extend more that (3) feet in depth from the face of the building and provide a form of architectural balcony support. Ensure that the balusters are painted or stained wood, or wood composite.
7. Clarify if alterations / repairs are proposed for the West-facing side verandah.
8. Contact the City of Savannah's Development Services Department for further clarification and guidance regarding the proposed use. Ensure that this issue is resolved before returning to the HDBR for review.

#### **Vote Results ( Approved )**

Motion: Steven Bodek

Second: Ellie Isaacs

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

## X. APPROVED STAFF REVIEWS

[16. Petition of J. ELDER STUDIO, Jerome Elder | 14 WEST STATE STREET | 21-003772-COA | Wood door replacement](#)

☞ [SIGNED Staff Dec - 21-003772-COA 14 W State St..pdf](#)

[17. Petition of LANDMARK PRESERVATION, Greg Jacobs | 612 DRAYTON STREET | 21-003934-COA | Repointing, cornices, brackets, shutters, and color change](#)

☞ [SIGNED Staff Decision Packet 21-003934-COA.pdf](#)

Ms. Isaacs recused herself from this item.

[18. Petition of COASTAL CANVAS, Joseph Corbin | 11 W LIBERTY STREET | 21-003965-COA | Awning](#)

☞ [SIGNED Staff Decision Packet 21-003965-COA.pdf](#)

[19. Petition of ELLSWORTH DESIGN BUILD, Anderson Resende | 534 EAST JONES STREET | 21-003973-COA | In-kind replacement and color change of front porch steps](#)

☞ [SIGNED Staff Dec - 21-003973-COA 534 East Jones Street.pdf](#)

[20. Petition of YOUR EXTERIOR PROS, Ray Hoover | 701 - 709 EAST BROAD STREET | 21-003977-COA | Repainting and in-kind wood repair](#)

☞ [SIGNED Staff Dec - 21-003977-COA 701-709 East Broad Street.pdf](#)

[21. Petition of REARDON DESIGN, James Reardon | 217 EAST GASTON STREET | 21-004044-COA | AMENDMENT: 21-00282-COA Extension Fire Wall](#)

☞ [SIGNED Staff Dec 21-004044-COA 217 East Gaston Street.pdf](#)

[22. Petition of MERCY HOUSING, Karen Anderson | 322 EAST TAYLOR STREET | 21-004052-COA | Awnings replacement](#)

☞ [SIGNED Staff Dec - 21-004052-COA 322 East Taylor Street.pdf](#)

[23. Petition of SIGNS OF THE SOUTH, Steve Bowen | 323 EAST CONGRESS STREET | 21-004065-COA | Non-illuminated wall sign](#)

☞ [SIGNED Staff Dec- 21-004065 COA 323 East Congress Street.pdf](#)

[24. Petition of ELIZABETH & EMILY HEID | 505 EAST PRESIDENT STREET | 21-004182-COA | Mechanical Screening](#)

☞ [SIGNED Staff Dec - 21-004193-COA 505 East President Street.pdf](#)

[25. Petition of COASTAL CANVAS, John Dedic | 317 WEST BROUGHTON STREET | 21-004245-COA | Awnings/Sign Change](#)

☞ [SIGNED Decision Packet 21-004245-COA.pdf](#)

[26. Petition of J. ELDER STUDIO, Jerome Elder | 42 EAST BAY STREET | 21-004246-COA | Repainting of exterior brick, sidelites, and front door.](#)

☞ [SIGNED Staff Dec - 21-004246-COA 42 East Bay St..pdf](#)

[27. Petition of GRAPHICS SYSTEMS INTERNATIONAL, Mandi Brabham | 500 WEST RIVER STREET PRW8|](#)

[21-004180-COA | Fascia Sign: Atlantic Hotel Ballroom Entrance](#)

☞ [SIGNED Staff Dec - 21-004180-COA 500 W River St PRW 8.pdf](#)

[28. Petition of GRAPHICS SYSTEMS INTERNATIONAL, Mandi Brabham | 500 WEST RIVER STREET PRW 6 & 7 | 21-004176-COA | Two Fascia Signs: Atlantic Hotel Entrance Doors](#)

☞ [SIGNED Staff Dec - 21-004176-COA 500 W River St PRW 6 & 7.pdf](#)

[29. Petition of GRAPHICS SYSTEMS INTERNATIONAL, Mandi Brabham | 500 WEST RIVER STREET PRW 9A & 9B | 21-004181-COA | District Wall Sign: Atlantic Hotel](#)

☞ [SIGNED Staff Decision - 21-004181-COA 500 W River St PRW 9A and 9B.pdf](#)

[30. Petition of GRAPHICS SYSTEMS INTERNATIONAL, Mandi Brabham | 500 WEST RIVER STREET PRW 12 | 21-004182-COA | Wall Sign: Atlantic Hotel](#)

☞ [SIGNED Staff Decision - 21-004182-COA 500 W River St PRW 12.pdf](#)

#### **XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS**

[31. Report on Work that Exceeds Scope of Issued COA for the August 11, 2021, HDBR Meeting](#)

☞ [Work That Exceeds Scope of Issued COA\\_August Report.pdf](#)

[32. Report on Work Inconsistent With Issued COA for the August 11, 2021, HDBR Meeting](#)

☞ [Work Inconsistent with Issued COA\\_August Report.pdf](#)

[33. Report on Work Performed Without a COA for the August 11, 2021, HDBR Meeting](#)

☞ [Work Performed Without a COA\\_August Report.pdf](#)

#### **XII. REPORT ON ITEMS DEFERRED TO STAFF**

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

☞ [August 2021 - REPORT.pdf](#)

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

☞ [August 2021 REPORT.pdf](#)

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

☞ [August 2021 - REPORT.pdf](#)

#### **XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

#### **XIV. OTHER BUSINESS**

#### **XV. ADJOURNMENT**

[37. Next Regular HDBR Meeting - Thursday, September 9, 2021 at 1pm \(NOTE DATE CHANGE\)](#)

[38. Adjourn](#)

3:07 p.m.

***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.***