



Savannah Historic District Board of Review

Virtual Meeting
December 9, 2020 1:00 PM
MINUTES

December 9, 2020 Savannah Historic District Board of Review Meeting

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Lynch Associates Architects | 20-005066-COA | 228 East Oglethorpe Avenue | Rear Addition](#)

- 🔗 [Staff Recommendation 20-005066-COA.pdf](#)
- 🔗 [Submittal Packet- Application.pdf](#)
- 🔗 [Submittal Packet- Narrative and Drawings.pdf](#)
- 🔗 [Submittal Packet- November 12, 2020.pdf](#)
- 🔗 [Addendum to Submittal Packet- November 12, 2020.pdf](#)
- 🔗 [Staff Research.pdf](#)

Motion

Approval for a rear addition, and alterations, at 228 East Oglethorpe Avenue 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. Ensure that the new mechanical units are not visible from any public-right-of-way.
2. Test the existing mortar and find a recipe that is compatible and appropriate for use on the contributing building.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

Ellie Isaacs	- Aye
Steven Bodek	- Aye

[2. Petition of Ward Architecture | 20-005535-COA | 125 East Jones Street | Addition](#)

[☞ Staff Recommendation - 20-005535-COA - 125 East Jones Street.pdf](#)

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

Motion

Approval of the rear porch addition for the property located at 125 East Jones with the following condition to be submitted to staff for final review because the work is otherwise visually compatible and meets the standards:

1. Revise the porch balusters to be spaced at 4 inches on-center to meet the standard.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

[3. Petition of LS3P Associates Architects | 20-005561-COA | 110 Ann Street | Amendments to New Construction Apartment Building](#)

[☞ Staff Recommendation 20-005561-COA.pdf](#)

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

[☞ Submittal Packet - Material Samples.pdf](#)

[☞ Previous Submittal Packet.pdf](#)

Motion

Approval for amendments to the previously approved new construction for the property located at 110 Ann Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. If, during construction, roof equipment is visible from the public ROW provide screening.
2. Provide a sample panel per the Sample Panel Policy.

Recommend approval to the Zoning Board of Appeals for a variance from the definition that states:

"Mezzanine: An intermediate level between the floor and ceiling of a story. Its aggregate floor area is not more than one-third of the area of the room or space in which it is located."

To allow for the one-third area to apply to the entire footprint and not to each residential room or space because the variance criteria are met.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

[4. Petition of Homeline Architecture | 20-005568-COA | 107 East Jones Street | Addition](#)

[☞ Staff Recommendation 107 E Jones 20-005568.pdf](#)

[☞ Submittal Packet 20-005568 - Drawings.pdf](#)

[☞ Submittal Packet - Drawing Update with Shutters.pdf](#)

[☞ Submittal Packet 20-005568 - Application.pdf](#)

[☞ Staff Research - Sanborn Maps.pdf](#)

Motion

Approval for an addition to the rear of the contributing building located at 107 East Jones Street, with the following condition, to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Revise the drawings to include a string course on the parapet.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

Stan Houle	- Not Present
Ellie Isaacs	- Aye
Steven Bodek	- Aye

IV. ADOPTION OF THE AGENDA

[5. Adopt the December 9, 2020 Agenda](#)

Motion	
Approve	
Vote Results (Approved)	
Motion: Ellie Isaacs	
Second: Nan Taylor	
Becky Lynch	- Aye
Dwayne Stephens	- Abstain
Melissa Memory	- Aye
David Altschiller	- Not Present
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Aye
Steven Bodek	- Aye

V. APPROVAL OF MINUTES

[6. Approve the November 12, 2020 Regular HDBR Meeting Minutes](#)

[📎 11.12.20 MEETING MINUTES.pdf](#)

Mr. Altschiller arrived during the discussion of this item.

Motion	
Approve	
Vote Results (Approved)	
Motion: Steven Bodek	
Second: Ellie Isaacs	
Becky Lynch	- Aye
Dwayne Stephens	- Abstain
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present

Ellie Isaacs	- Aye
Steven Bodek	- Aye

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

[7. Petition of R. Vance Peacock & W. Darren Bryenton | 20-004449-COA | 120 West Jones Street | New Construction - Trellis / Open Storage Shed \(After-the-Fact\)](#)

VII. CONTINUED AGENDA

[8. Petition of GMSHAY Architecture | 17-002122-COA | 602 East River Street \(Hotel Anne\) | New Construction Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor
Second: David Altschiller

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

[9. Petition of GMSHAY Architecture | 20-002646-COA | 225 East President Street \(Restoration Hotel\) | New Construction, Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor
Second: David Altschiller

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

Stan Houle	- Not Present
Ellie Isaacs	- Aye
Steven Bodek	- Aye

VIII. REQUEST FOR EXTENSION

[10. Petition of Lynch Associates Architects | 19-005933-COA | 27 Montgomery Street | 12-Month Extension Request](#)

- ☞ [Staff Recommendation 19-005933-COA - Extension.pdf](#)
- ☞ [Board Decision Packet 19-005933-COA.pdf](#)
- ☞ [Extension Request 10-23-2020.pdf](#)

Motion

Approval of a 12-month extension of the Certificate of Appropriateness (COA) issued on November 13, 2019, for rehabilitation work at 27 Montgomery Street [File No. 19-005933-COA] to expire on November 13, 2021.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

IX. REGULAR AGENDA

[11. Petition of Omni Technical Services | 20-005569-COA | 23 Montgomery Street | Addition and ATM Installation](#)

- ☞ [Staff Recommendation - 20-005569-COA - 23 Montgomery St.pdf](#)
- ☞ [Submittal Packet - Project Description, Drawings, and ATM Specifications.pdf](#)
- ☞ [Submittal Packet - Pictures.pdf](#)
- ☞ [Submittal Packet - Updated Drawings.pdf](#)
- ☞ [Staff Research - HDBR Approved ATM.pdf](#)

Ms. Aislinn Droski presented the applicant's request of approval for an addition and Automated Teller Machine (ATM) for the property located at 23 Montgomery Street, also known as the First African Baptist Church. The addition shall be located on an existing parking booth structure, on the façade facing Montgomery Street. The addition is proposed to be constructed of plexiglass walls to enclose a freestanding ATM with a depth of 22 inches.

The applicant attended a pre-meeting with MPC staff on November 5, 2020. At this pre-meeting, it was indicated that the work would include installing an ATM in an existing parking booth structure at 23 Montgomery Street. After reviewing the submitted project, staff found that the proposed work differed significantly from the original proposal. The submittal materials indicate that two plexiglass walls shall be installed on either side of the ATM. Additionally, it appears that the existing parking booth structure shall either be moved back from the property line and/or the plexiglass walls shall be inset in the walls of the parking booth structure in order to accommodate the new ATM; however, this was not indicated in the project description. Staff found that the work proposed has been expanded to be an addition on the existing parking booth structure facing Montgomery Street. The submitted materials do not provide sufficient information to review an addition to the parking booth structure and staff had concerns with the proposed plexiglass material.

23 Montgomery Street, also known as the First African Baptist Church, is a historic building that was constructed in 1859; however, the structure proposed for alteration is a parking booth located in the Church's parking lot, which lies across the street from the historic building. Per the Sanborn Maps, this parking booth structure was likely built sometime after 1973 and is a non-contributing resource within the Savannah National Historic Landmark District and the Savannah Local Historic District.

There are no changes proposed to the existing openings in the parking booth structure. The width of the opening between the two plexiglass exterior walls was not provided. Staff requests that the width of the opening between the exterior walls of the proposed addition be provided. The drawings appear to indicate that the existing parking booth structure shall either be moved back from the property line and/or the plexiglass walls shall be inset in the walls of the parking booth structure in order to accommodate the new ATM; however, this information was not provided in the submittal packet. Staff requests that the applicant provide information regarding the inset of the exterior walls in the walls of the parking booth structure and/or the relocation of the structure itself.

The addition is proposed to be constructed of plexiglass walls. The ATM shall be a Genmega G2500 machine. The transparent plexiglass walls shall be placed on the left and right sides of the existing parking booth structure on the façade facing Montgomery Street. This material is not visually compatible with the existing parking booth structure. Staff recommends revising the material of the exterior walls to be solid and visually compatible with the existing parking booth structure. It is unclear from the materials provided if the plexiglass walls shall be in line with the face of the ATM or if the face of the ATM shall project past them. Staff recommends that the length of the walls be revised to be a minimum of the depth of the proposed ATM and that the length be provided to staff for review. Additionally, staff does not find the plexiglass exterior walls to be appropriate or visually compatible with regards to the formation of a continuous wall of enclosure along the street. Staff recommends revising the material of the exterior walls to be solid and to extend the length of the walls to a minimum of the depth of the proposed ATM. The walls of the addition are proposed to bring the entire structure to a length of 9 feet 7 inches, with no change to the width of the structure. However, the drawings provided do not give an accurate depiction of the scale of the addition, including opening size, length of exterior walls, and location of the ATM that will go between the two walls. Staff requests that the applicant provide elevation drawings that depict the scale of the proposed addition.

PETITIONER COMMENTS:

Mr. Louis Brooks, petitioner, stated it is a small addition of the ATM of a material complimentary to FAB, to be of a cement texture. The light pole issue is not a problems, as the booth can be moved back. The ATM would be in the booth.

Ms. Taylor asked if the ATM would be inside the existing booth and facing the light pole. **Mr. Brooks** stated it would face the street with the light pole, and the booth can be moved back so that it will not be in contact with the ATM machine. There is flexibility with materials and ornamentation. **Ms. Lynch** asked if the existing windows would remain intact or be a blank stucco wall. **Mr. Brooks** responded the existing windows would remain.

PUBLIC COMMENT:

There was no public comment.

BOARD DISCUSSION:

The Board agreed with the staff recommendation for a continuance. **Ms. Lynch** stated this structure is an anomaly, but agrees the materials should be appropriate and the drawings should represent the windows and doors.

STAFF RECOMMENDATION:

Continue the petition for an addition and Automated Teller Machine (ATM) for the property located at 23 Montgomery Street, also known as the First African Baptist Church, in order for the petitioner to address the following:

1. **Revise the material of the exterior walls to be solid and of a visually compatible material.**
2. **Revise the length of the exterior walls to be a minimum of the depth of the ATM.**
3. **Provide information regarding the inset of the exterior walls in the walls of the parking booth structure and/or the relocation of the structure itself.**
4. **Provide the width of the opening between the exterior walls of the proposed addition.**
5. **Provide staff with elevation drawings that depict the scale of the proposed addition.**

Motion

Continue the petition for an addition and Automated Teller Machine (ATM) for the property located at 23 Montgomery Street, also known as the First African Baptist Church, in order for the petitioner to address the following: Jan 13, 2021

1. Revise the material of the exterior walls to be solid and of a visually compatible material.
2. Revise the length of the exterior walls to be a minimum of the depth of the ATM.
3. Provide information regarding the inset of the exterior walls in the walls of the parking booth structure and/or the relocation of the structure itself.
4. Provide the width of the opening between the exterior walls of the proposed addition.
5. Provide staff with elevation drawings that depict the scale of the proposed addition.

Vote Results (Approved)

Motion: Steven Bodek

Second: Stan Houle

Becky Lynch - Aye

Dwayne Stephens - Abstain

Melissa Memory - Aye

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

[12. Petition of GMSHAY Architecture | 16-006852-COA | 630 East River Street | New Construction Parking Garage: Part II, Design Details](#)

- 🔗 [16-006852-COA Staff Recommendation.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Previous Part I Submittal Packet.pdf](#)
- 🔗 [Previous Part II Submittal Packet.pdf](#)
- 🔗 [062220 Expiration of Certificates of Appropriateness.pdf](#)
- 🔗 [Aerial.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for amendments to Part I: Height and Mass and for Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street. The work consists of the following:

Part I Amendments:

- The structural system has been changed which has increased the floor-to-floor heights and, therefore, the overall height of the building.
- The exterior massing has been reduced and steps back further on the south side.
- The number of street level entrances in the storefront has increased.
- The glazing/opening percentage on the ground floor has increased (on the street-fronting façade) to approximately 60%.
- The east property line setback has increased to 5 feet.

Part II Design Details:

- Some of the recommendations from the August 14, 2019 continuance have been incorporated (see the list of recommendations in the 'Project History' below).

2019 COMMENTS

March 2019 (Part I amendments approved with conditions)

1. The subdivision of the parcel between the two proposed buildings (parking garage and hotel to the north) is approved.
2. Ensure the curb cut at River Street for the entrance/exit does not exceed 20 feet in width.
3. Provide HVAC screening, should they be visible from the public right-of-way.

August 14, 2019 (Part II continued)

1. Revise the beige brick, stucco and precast concrete panel colors, as well as the highly textured stucco finish, to be visually compatible with the industrial character of the area;
2. Revise the shape of the domed awning to be compatible with the shape of the storefront opening which it covers;

3. Revise the design of the light fixture to be visually compatible with the industrial character of the area;
4. Revise the precast concrete panel to be formed to resemble stone or use one of the other materials approved in the Factors Walk Character area (brick, ballast stone or wood);
5. Revise openings that do not fully contain mesh, storefront, or windows;
6. Revise the fixed storefront on the upper floors to be an operable window type permitted in the ordinance. Once revised, ensure that all window standards are met;
7. Provide the percentage of ground floor storefront glazing; ensure that the 55% minimum standard is met;
8. Ensure that the storefront glazing is inset 4 inches from the face of the building.

2020 COMMENTS

June 22, 2020: The City Manager issued a memorandum stating that all COA application due to expire in 2019 are entitled to a 6-month extension (see attached memorandum). Therefore, this COA's expiration date was extended to February 14, 2021.

The proposed building was originally reviewed under a previous version of the Historic District Ordinance. Therefore, the prior version still applies. The proposed building is classified as a Large-Scale Development. The property is within the Factors Walk Character Area. New construction in this Character Area is exempt from Commercial and Large-Scale Development Standards (including Height standards) under the previous version of the ordinance.

The overall scale, massing, and height of the building has been revised and is visually compatible. The curved portion of the front façade has been eliminated, and the southern portion has been reduced to 1-story and the massing above simplified and set further back. The floor-to floor heights have been increased, increasing the overall building height from 78'-6" to 80 feet. The height, mass, scale, and proportions are visually compatible. The number of ground floor entrances has increased from four to five with the addition of an Egress Lobby facing River Street. The void ratio on the ground floor has increased to approximately 60%. The solids to voids and entrances are visually compatible. Revised materials, as recommended in the previous Part II continuance, have not been provided; they remain as previously reviewed below.

The body of the building consists of three main materials:

- Ground floor and tower (brown brick): Taylor Clay Products, Autumn Blend, Wire Cut. Mortar: Dandelion
- Brick reveals and cornices at brown brick areas (beige brick): Taylor Clay Products, French Gray, Smooth. Mortar: Dandelion
- East, West, and South facades precast concrete panels (where no brick is proposed): Gate Precast, Color: SW 7501 Threshold Taupe
- North façade stucco: STO Corp, Style: 306 Medium Sand Finish, Color No: 31433 (beige)

The beige brick, stucco and precast colors, as well as the highly textured stucco finish, are not visually compatible with the industrial character of the area. Wire mesh for openings: Woven Intercrip Weave with an aluminum mill finish. Storefront windows and doors: YKK aluminum storefront with a clear finish and clear glass. Awning fabric: Sunbrella in black. Exterior lighting: Satin Black finish. The domed awning has been replaced with a flat awning to match the others which is visually compatible.

The design of the light fixture has not been redesigned to be visually compatible with the industrial character of the area as recommended in the previous continuance. The design of the light fixture is not compatible with the industrial character of the area. Revise the light fixture to be compatible. The precast concrete panel has not been redesigned per the previous continuance to be formed to resemble stone or use one of the other materials approved in the Factors Walk Character area (brick, ballast stone or wood). With the exception of the north façade, which is proposed to be stucco over concrete block, the remainder of the facades are proposed to be precast concrete panels. The intent of the standard is met for the stucco north façade because, in the future the Hilton Hotel, which is currently under review by the Board, will abut this façade. The intent of the standard is not met for the precast concrete panels. Staff recommends that precast concrete panels be formed to resemble stone or that one of the approved materials listed above be used.

The openings have been revised to fully contain wire mesh; the standard is now met. Fixed storefront glazing is proposed in multiple window openings; revise to an operable window type permitted in the standard. Fixed aluminum storefront is proposed in multiple locations; when the storefront is revised to be an operable window type permitted in the ordinance, ensure that all above window standards are met. The percentage of ground floor storefront glazing area is 60%; the standard is now met. The storefront extends from a recessed brick sill. The storefront glazing information was not provided with the submittal packet.

PETITIONER COMMENTS:

Mr. Patrick Shay, petitioner, acknowledged the history of the petition. He stated they agree with all of staff recommendations and would like to return in 90 days to present the Part II Design Details.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of the Historic Savannah Foundation, stated the current design is better in terms of mass and scale. He prefers that the brick be more compatible with the surrounding industrial context, in Savannah Grey or red brick. The cornice is a bit sizeable: one corner should turn for at least one bay.

Mr. Bob Rosenwald, of Downtown Neighborhood Association, stated it is frustrating that past issues are not resolved or addressed, rather than continually recurring. The current renderings are better, thinks the red brick would be better with the parking structure. Agrees the cornice is odd.

BOARD DISCUSSION

Ms. Lynch stated this presentation is improved. **Mr. Altschiller** agrees it should be faced in brick to remain in character of the area. **Ms. Isaacs, Ms. Memory, Ms. Taylor,** and **Mr. Houle** stated their concern was with the materiality and agreed it was a much better presentation. **Mr. Bodek** agrees with staff recommendations.

STAFF RECOMMENDATION:

Approval for amendments to Part I: Height and Mass for a 7-story parking garage to be located on the vacant parcel at 630 East River Street as requested because the proposed changes are visually compatible.

Continue Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street with the following conditions:

- 1. Revise the beige brick, stucco and precast concrete panel colors, as well as the highly textured stucco finish, to be visually compatible with the industrial**

character of the area.

- 2. Revise the design of the light fixture to be visually compatible with the industrial character of the area.**
- 3. Revise the precast concrete panel to be formed to resemble stone or use one of the other materials approved in the Factors Walk Character area (brick, ballast stone or wood).**
- 4. Revise the fixed storefront glazing to be an operable window type permitted in the ordinance. Once revised, ensure that all window standards are met.**
- 5. Provide a detail indicating that the storefront is inset 4 inches from the face of the building.**

Motion

Approval for amendments to Part I: Height and Mass for a 7-story parking garage to be located on the vacant parcel at 630 East River Street as requested because the proposed changes are visually compatible.

Continue Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street with the following conditions: PER PETITIONER'S REQUEST March 10,2021

1. Revise the beige brick, stucco and precast concrete panel colors, as well as the highly textured stucco finish, to be visually compatible with the industrial character of the area.
2. Revise the design of the light fixture to be visually compatible with the industrial character of the area.
3. Revise the precast concrete panel to be formed to resemble stone or use one of the other materials approved in the Factors Walk Character area (brick, ballast stone or wood).
4. Revise the fixed storefront glazing to be an operable window type permitted in the ordinance. Once revised, ensure that all window standards are met.
5. Provide a detail indicating that the storefront is inset 4 inches from the face of the building.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[13. Petition of Sottile & Sottile | 20-005548-COA | 336 Barnard Street | Non-Contributing Demolition and New Construction: Part I, Height and Mass](#)

📎 [Staff Recommendation 20-005548-COA.pdf](#)

📎 [Submittal Packet - Photos.pdf](#)

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

📎 [Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for demolition of a non-contributing building and for New Construction, Part I: Height and Mass for the property located at 336 Barnard Street. The new building is proposed to be 4-stories, with a 1-bedroom apartment on a portion of the first floor that is accessed from the lane. The remainder of the building is a single-family residence. Recently subdivided from the main historic building at 123 West Charlton Street, the existing building at 336 Barnard Street is listed as a non-contributing building on the Historic Building Map. Currently used as rental apartments, the building was originally two or more buildings that have evolved over time. Originally constructed c.1900, the buildings were first used as sheds and stables in 1916, garages in 1954, and dwellings in 1973. The first maps show the building constructed from wood and brick; later maps show concrete block and brick. It is likely that this building has been heavily altered over time, hence the reason for its non-contributing status.

Although it is possible that a portion of the buildings that existed in this location on the 1916 Sanborn Map may still exist, the buildings have been heavily altered and no longer retain historic integrity. Staff recommends approval for demolition.

There is not a minimum or maximum lot area per unit for two-family. The lot is 35 feet wide. 75% lot coverage is proposed. No front or south side yard setbacks are proposed. The north side yard setback is proposed to be 3 feet and the rear setback is proposed to be 5 feet. The building is proposed to be 4-stories. Staff recommends that all floor-to-floor heights above the first floor be reduced in order for the overall height of the building to be more subservient to the historic building on the same tything lot as well as the historic building to the east. With the exception of the floor-to-floor heights as described above, the proposed height and mass are visually compatible.

The Street and Lane standards are met. The height map indicates this is a 4-story height zone and the building is proposed to be 4-stories. The Stories standard is met. Only non-habitable rooftop structures extend above the 4th story. The first story has a visual exterior expression of 11'-6". The second floor has a visual exterior expression of 12'-6"; the third floor is 11'-6", and the fourth floor is 9'-6". The intent of the standard is met for the fourth floor because it is a partial level set back from the front façade and is intentionally minimized.

The Setback and Exterior Walls standards are met. This is not a wood building. Contributing buildings, located on the rear portion of a tything lot but facing an east-west street, have their front entrance facing the East-West street. The Window, Centerline of Window and Door Openings, and Grouped Windows standards are met. The bay window is an oriel type, meeting the standard. The standard is met for the porch posts on the north façade. The railing on the north façade porch are proposed to be 3 feet high. Provide the baluster spacing with Part II Design Details. The front uncovered stoop is raised 2 feet which is comparable to the stoop height on the historic building directly to the south, meeting the standard. Balconies are proposed to be 3 feet deep and are supported by brackets, meeting the standard. The deck, proposed on top of the 3rd floor and accessible from the 4th floor, will not be visible from the street; the standard is met.

The Awnings, Roofs, and Mechanical Equipment and Refuse standards are met. Access to parking is from the lane. The intent of the Fences, Trellises, and Walls standard is met. On the north, 3 feet are provided between the fence and the building; however, these are both on the same parcel, therefore, there should not be issues of access for maintenance.

PETITIONER COMMENTS:

Mr. Christian Sottile, petitioner, stated the proposed ceiling height creates a well-proportioned three-story structure, although in a four-story ward. He requested the Board to consider the design as presented for height and mass, Part I. Other homes in the area have higher ceiling heights. Will provide information for a traditional baluster.

PUBLIC COMMENT:

Ms. Sabrina Naugle, area resident of petitioned project, state there are resident concerns as to where the dumpsters will be located.

Mr. Ryan Arvay, of the Historic Savannah Foundation, stated they support the design as presented. Does not agree with decreasing the floor height; it will offset the building proportion. The roof top should be incorporated with the building style.

Ms. Jennifer Fuller, area resident, stated they were told a dumpster would be provided for use.

Mr. Sottile responded that the refuse has be incorporated into the site plan with a five-foot passage to store refuse bins for the new home and 123 Charlton residents. The fourth level is set back from the street and lane to create a characteristic lane.

BOARD DISCUSSION:

Ms. Lynch stated she appreciates the design and is in favor of the floor height as presented. It does not have to be subservient to the neighboring structures, although it is a new structure, and it is visually compatible. **Mr. Altschiller, Ms. Isaacs, Ms. Memory, Ms. Taylor, Mr. Bodek, Mr. Houle** stated they are in favor of the project with no issues with height and mass.

STAFF RECOMMENDATION:

Approval for demolition of a non-contributing building and for New Construction, Part I: Height and Mass for the property located at 336 Barnard 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 all floor-to-floor heights (above the first floor) be reduced in order for the overall height of the building to be more subservient to the historic building on the same tything lot as well as the historic building to the east.**
- 2. Provide the baluster spacing.**

Motion

Approval for demolition of a non-contributing building and for New Construction, Part I: Height and Mass for the property located at 336 Barnard 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. Provide the baluster spacing.

Vote Results (Approved)

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

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

- 📎 [Staff Recommendation - 20-002695-COA.pdf](#)
- 📎 [Submittal Packet.pdf](#)
- 📎 [Chatham HP 200424-005 Nov 25 2020.pdf](#)
- 📎 [NHL Final Determination - August 2018.pdf](#)
- 📎 [Sanborn Maps.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for rehabilitation, alterations, and additions to the Tomochichi Federal Building and U.S. Courthouse located at 125 Bull Street. This is considered a Monumental Building for the purposes of this review. The proposed work primarily focuses on the site, modifications to the north façade, accessible entrances into the building, tower reconstruction, window restoration, and a west addition including first floor alterations.

-Modifications to the North Façade: The existing stair from State Street to the North Entrance will be removed and the former opening infilled with stone and a window as the original drawings and early construction photos depict.

-Accessible Entrances: Symmetrical new entrance steps and ramps are proposed on the front façade for both existing entrances. To construct the accessible route, the existing steps will be modified for a deeper landing at the entrance level. The new granite step and landings will be similar to the original stairs and will have handrails.

-Tower Reconstruction: Several stories of the existing tower (over the original portion of the building) require dismantling and new steel reinforcing, and then tower reconstruction. 25% of the masonry will be replaced; these materials will be replaced in-kind. The tower will be reconstructed using the 1899 design which had a slate pyramid roof and copper finial.

-Window Restoration: The 1890s-1930s windows will be repaired/replaced with in-kind materials where damaged beyond repair or missing; this includes stools, sills, frames, and sashes. Weatherstripping will be installed; loose or missing hardware will be repaired or replaced; all windows will be reglazed, and new sealant and backer rod will be installed between the masonry surrounds and the window frames. Interior storm windows will be installed which will be a custom color to blend with the existing wood windows.

-Whitaker Street (West) Addition and First Floor Alterations: The existing loading dock on the first floor will be infilled with new Georgia marble and the existing curb cut altered. Between the north and south wings, on the 2nd through 4th floors, a new addition will be constructed. Openings through the existing masonry walls on the wings are proposed to create the link. Where possible, existing windows or ventilation openings will be used to minimize the impact on the historic fabric.

The original portion of the building, on the South Trust Lot, was constructed in 1899 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The addition, which spans President Street and covers the North Trust Lot, was constructed in 1932-33 and is also listed as a contributing building. Masonry repairs were completed in 2016-2017, and a new clay tile roof was installed in 2012.

PETITIONER COMMENTS:

Mr. Stan Baker, Federal Judge, requests the project to be completed as presented. It is one of the two least secure courthouses in the nation and it is not handicapped-accessible. The project preserves historical features and serve the public from downtown Savananh.

Ms. Mary Kay Lanzollata, architect for petitioner, stated the mechanical equipment wasn't included because it would be screened off. The bridge addition to the west provide separate travels ways for public, prisoners, and staff. The safety is the needed reason for the additions. The current stairs of marble will be retained with the use of the new granite stairs. The tower changes to the original design is better for balance and weather preservation. The location of the addition is a challenge to see from Bull Street, with the exception of the use of terra cotta rather than marble as originally used.

Ms. Isaacs asked if a glass bridge an option. **Ms. Lanzollata** stated it cannot be glass due to security concerns. **Ms. Taylor** asked the ground floor infill could be set back further. **Ms. Lanzollata** stated it would start to affect the ability to get vehicles in for parking.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, stated because of the necessity and security, the addition is the best alternative possible. The traditional approach is appreciated. The lack of detail distinguishes the new from the existing. The loading dock is preferred to be recessed a few more inches. They are sympathetic to the MPC position regarding the tower, however, it is an alteration from the original, there is no objection to the presented restoration. They are largely in favor as submitted.

Mr. Bob Rosenwald, Downtown Neighborhood Association, stated the proposal presented a balance of historic preservation and functionality. The addition is clearly distinguishable.

Ms. Lanzollata stated further infill recession will be studied.

BOARD DISCUSSION:

Mr. Houle stated he agrees with staff recommendation, except the tower. **Mr. Bodek** stated he had no comment. **Ms. Taylor** stated it is important to recess the infill; the tower of 1930 should remain. **Ms. Memory** stated this is a commendable effort to retain functionality, historical and architectural history. The infill is differentiated enough and agrees with the remaining of staff recommendations. **Ms. Isaacs** stated she is not definitive about the tower; supports recessing the west addition more. Asked about the exterior walls being encapsulated or taken out. **Mr. Altschiller** stated the bays on the west and a blank wall; would like something done with blank wall. Seems discordant. **Ms. Lynch** stated the bridge

differentiates appropriately; no thoughts on the tower.

Ms. Lanzollata stated there will be a penetration, but only about four to five feet. Reuse current openings; may have to convert some windows.

STAFF RECOMMENDATION:

Continue the request for rehabilitation, alterations, and additions for the Tomochichi Federal Building and U.S. Courthouse located at 125 Bull Street in order for the petitioner to redesign and provide the following:

- 1. Redesign the new west addition to be differentiated from, yet compatible with, the historic building in form (roof shape and height), materials, and design (window openings and details). The addition shall be more transparent so that the historic U-shape of the building is apparent; the addition roof should be lower than the historic roof forms and the loss of historic exterior walls should be minimized.**
- 2. Redesign the first-floor infill at the west façade to be differentiated from, yet compatible with, the historic building in materials and design.**
- 3. Provide additional information and details regarding the proposal for the historic stairs at both front entrances. The information and details should include: how the new landings will attach to the historic landings, should retain the historic stairs at both locations (possibly under the new landings), and the new work should be differentiated from the old.**
- 4. Reconstruct the tower using the 1930s design not the 1899 design.**
- 5. Provide the locations for electrical service, roof and ground mounted HVAC equipment, and the refuse storage area.**
- 6. Provide specifications for all new light fixtures (including site lighting).**
- 7. Redesign the one (1) wide curb cut to three (3) curb cuts at the vehicular entrances that do not exceed 20 feet in width each.**

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation, alterations, and additions for the Tomochichi Federal Building and U.S. Courthouse located at 125 Bull 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. Minimize the loss of historic exterior walls throughout the project.**
- 2. Increase the inset of the first-floor infill at the west façade to be differentiated from, yet compatible with, the historic building.**
- 3. Provide additional information and details regarding the proposal for the historic stairs at both front entrances. The information and details should include: how the new landings will attach to the historic**

landings, should retain the historic stairs at both locations (possibly under the new landings), and the new work should be differentiated from the old.

4. Reconstruct the tower using the 1930s design not the 1899 design.
5. Provide the locations for electrical service, roof and ground mounted HVAC equipment, and the refuse storage area.
6. Provide specifications for all new light fixtures (including site lighting).
7. Redesign the one (1) wide curb cut to three (3) curb cuts at the vehicular entrances that do not exceed 20 feet in width each.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Becky Lynch

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

[15. Petition of Hansen Architects, Patrick Phelps | 20-005539-COA | 609 Abercorn Street | Demolition of Non-Historic Stair Addition and Buck Hoist Installation](#)

- 📎 [Staff Recommendation 20-005539-COA.pdf](#)
- 📎 [Submittal Packet- Application.pdf](#)
- 📎 [Submittal Packet- Narrative and Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Staff Research- Detroit Free Press Building \(Buck Hoist\).pdf](#)

Ms. Olivia Arfuso presented the applicant's request of approval for the demolition of a side stair addition on the south elevation, and the temporary removal of a portion of the north facade, at 609 Abercorn Street.

The non-historic stair addition is located on the south elevation and is to be removed from the side of the building. A 15-foot-wide section of the exterior masonry is, also, proposed to be removed along the north elevation for the installation of a buck hoist. The demolition / façade removal is to allow for temporary equipment access to perform an interior demolition. The north and south façades are proposed to be restored to their original condition as part of the rehabilitation of the building. The scope of work, once defined, shall

be submitted at a later date for HDBR Board review and approval.

On October 9, 2013, the Historic District Board of Review (HDBR) approved the petition for rehabilitation work and alterations to 609 Abercorn Street including the installation of an aluminum storefront and repairs to the concrete surrounds, stucco cornice and exterior brick on the north façade of the building [File No. 13-004872-COA]. The north façade (specifically floors 2-6) were left damaged after the demolition of the “Minis-Gilmer Diagnostic and Treatment Center” in 2012. The work was never complete and the north façade remains in this damaged condition today.

The Chatham Apartments were constructed in 1951 and are a contributing resource within the Savannah National Historic Landmark District and the Savannah Local Historic District. The 14-story building is first visible on the 1954 Sanborn Map as a noncombustible, 234-family-unit apartment building with an attached concrete parking garage. Architecturally, it can be described as a Mid-Century Modern, International Style building with a two-tone brick veneer. There are no “stairs” labeled along the south elevation on the 1954 Sanborn Map. Two, front entrance staircases and one rear entrance are the only visible forms of ingress / egress. The 1973 Sanborn Map shows the presence of Candler Hospital within the Chatham Apartments, and a new addition along the north façade that connected the main hospital with the apartment building via East Huntingdon Street. The addition altered the masonry and openings on the north elevation of the building. By the 1960s, the Candler Hospital took-up residency on floors 2-4. The apartment building was attached to the main Candler Hospital along the north elevation by an addition built in 1968. Staff could not locate an exact date for the construction of the south elevation stair addition, but Staff has determined that the staircase (which spans floors 2-4) was likely constructed between 1973-1980 for use by Candler Hospital. The stair addition is not, yet, visible on the 1973 Sanborn Map but Candler Hospital did not completely vacate the building until after 1980. Therefore, Staff has determined that the stair addition is not historic. The alterations to the north façade have, also, greatly impacted the historic integrity of the remaining material on floors 2-6.

The stairs are not historic, and the demolition of the addition will not impede the building’s historical record. The East Huntingdon Street addition known as the “Minis-Gilmer Diagnostic and Treatment Center,” connected the Historic Candler Hospital to the Chatham Apartments along the north elevation and was approved for demolition in 2012. This facility represented a much greater physical record of the hospital’s presence in the building yet was approved for demolition by the Historic District Board of Review on June 13, 2012 [File No. H-120524-4682-2]. The demolition of the non-historic stair addition and the temporary removal of a section of the north façade (where the masonry and openings have already been altered) will not affect the overall physical record of the property. The stair addition has not acquired historic significance. The north elevation is proposed to be restored once the buck hoist is no longer needed for the interior demolition. Ensure that all physical treatments be undertaken using the gentlest means possible, to avoid damage to any historic materials. Ensure that the demolition of the stair addition, that will result in an exterior alteration of the south façade, does not damage, or destroy, any historic brick that characterizes the property’s facade. Ensure that the temporary removal of the masonry on the north elevation is restored and repaired in-kind once the interior demolition is complete. Ensure that the restoration of the north and south façades are applied for in a later Certificate of Appropriateness application, as stated in the submittal packet. Ensure that the specifications for the restoration of the exterior walls are submitted with a later Certificate of Appropriateness application, as stated in the submittal packet.

PETITIONER COMMENTS:

Mr. Patrick Phelps, petitioner, agree with staff recommendations. Any removal of historical

materials will be stored. Hand tools will be used to the greatest extent possible, and reinstalled when possible. Additional COA will be requested in the future for further scope of work to fully repair non-historic facade.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:

Ms. Lynch stated she is in favor of the project. **Mr. Altschiller** stated he is in favor of the project. **Ms. Isaacs** stated she supports staff recommendations. **Ms. Taylor, Mr. Bodek** and **Mr. Houle** had no comments.

STAFF RECOMMENDATION: Approval for the demolition of a stair addition on the south elevation, and the temporary removal of a portion of the north façade, at 609 Abercorn Street with the following conditions to be submitted to Staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Ensure that all physical treatments be undertaken using the gentlest means possible, to avoid damage to any historic materials.
2. Ensure that the demolition of the stair addition does not damage, alter, or remove any historic materials on the south elevation that characterizes the property’s facade. Ensure that the temporary removal of the masonry on the north elevation is restored and repaired in-kind once the interior demolition is complete.
3. Ensure that the north and south façade restorations are applied for in a later Certificate of Appropriateness application, with specifications provided.

Motion

Approval for the demolition of a stair addition on the south elevation, and the temporary removal of a portion of the north facade, at 609 Abercorn Street with the following conditions to be submitted to Staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Ensure that all physical treatments be undertaken using the gentlest means possible, to avoid damage to any historic materials.
2. Ensure that the demolition of the stair addition does not damage, alter, or remove any historic materials on the south elevation that characterizes the property’s facade. Ensure that the temporary removal of the masonry on the north elevation is restored and repaired in-kind once the interior demolition is complete.
3. Ensure that the north and south facade restorations are applied for in a later Certificate of Appropriateness application, with specifications provided.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

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

[16. Petition of Greenline Architecture | 20-005558-COA | 530 East Liberty Street | Additions](#)

- 📎 [Staff Recommendation - 20-005558-COA.pdf](#)
- 📎 [Submittal Packet - Description and Materials.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Submittal Packet - Renderings.pdf](#)
- 📎 [Submittal Packet - Renderings 2.pdf](#)

Mr. Ryan Jarles presented the applicant's request of approval for an addition and alterations to the non-contributing building located at 530 East Liberty Street. The corner lot property has an existing 2,625 SF single-story concrete block structure that was most recently used for office space and warehouse storage. The structure covers approximately 50% of the site with an adjacent 30' x 90' plot of undeveloped land to the West. The applicant is proposing to build a 975 SF two-story addition that spans the entire 60' width of the property along East Liberty Street. The back 2/3 of the existing structure along Houston Street will be rehabilitated with no change to the massing or footprint. Much of the front 32'-0" of the building is proposed to be removed prior to the construction of the addition. This includes large portions of the block wall as well as the large block piers (4 in total located within the front 32'-0" of the building). The iron fence and brick piers bordering the front of the property as well as the block wall bordering the rear of the property are proposed to be removed. All existing doors on the remaining rear portion of the building are proposed to be removed and replaced. The building was originally constructed as a frame building some time between 1898 and 1916 and was later altered to include the decorative CMU block exterior ca. 1960. The building is a non-contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

PETITIONER COMMENTS:

Mr. John Deering, petitioner, stated the window specifications will be changed to all metal windows, the barn doors on Houston Street will be separated. Lighting specifications and paint materials will be provided.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:

There was no Board discussion.

STAFF RECOMMENDATION: Approval for an addition and alterations to the non-contributing building located at 530 East Liberty Street, with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. Ensure that the barn doors are separated down the middle as two separate panels and provide Staff with a material specification. If lighting is to be proposed provide Staff with the material specifications for review and approval.
2. Ensure that loose paving materials are not within 18 inches of the public-right-of way.
3. Revise the material specifications for the windows and doors to be metal, wood, or Clad wood; provided staff with those specifications for review and approval.

Motion

Approval for an addition and alterations to the non-contributing building located at 530 East Liberty Street, with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. Ensure that the barn doors are separated down the middle as two separate panels and provide Staff with a material specification. If lighting is to be proposed provide Staff with the material specifications for review and approval.
2. Ensure that loose paving materials are not within 18 inches of the public-right-of-way.
3. Revise the material specifications for the windows and doors to be metal, wood, or Clad wood; provided staff with those specifications for review and approval.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

[17. Petition of Design + INC | 20-004219-COA | 615 Martin Luther King Jr. Blvd. | Alterations](#)

📎 [Staff Recommendation - 20-004219-COA December 2020 Meeting.pdf](#)

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

📎 [Staff Research - Sanborn Maps - Wendys.pdf](#)

📎 [Board Decision - October 2020 - 20-004219-COA.pdf](#)

📎 [Submittal Packet - Drawings October 2020 Meeting.pdf](#)

Mr. Ryan Jarles presented the applicant's request of approval for alterations and additions to 615 Martin Luther King Jr. Blvd. (Wendy's). The applicant is proposing the removal of existing solariums on the eastern and northern portions of the building; a new addition will be constructed with an 11'-8 ½" projection off the front (east) façade, and will wrap the northeastern corner creating a projection from the north facing façade equaling 7'-8". The addition will be utilized to create a larger indoor seating area and will increase the total square footage from 3,345 to 3,458 square feet. A portion of the east facing façade (approximately 13'-6" in width) will be constructed at a height of 21'-0" to delineate the east facing main entry door for the dining room. The 21'-0" in height portion is proposed as a location for signage.

The applicant is proposing alterations to existing portions of the main building, including an

increase in wall height from 14'-8" to 19'-1/8"; two sections located on the south facing façade will be increased to a height of 20'-1/8" to delineate the drive through windows from the rest of the building. The increased 4'-4" parapet will screen the roof mounted equipment from all rights-of-way. The south façade features two canopies, one over each drive-thru window; the proposed awnings on the south facing façade reach a height of 11'-4" and are constructed of metal. The east facing façade features a large canopy over the main double door store front entry. New signage is shown on the north, east, and south elevations – in addition to the existing freestanding sign at MLK; however, the signage specifications and other required information were not provided. Therefore, the signage has been excluded from this review. Additionally, the applicant has included a low brick wall within the drawings; material specifications for the brick and mortar, as well as an elevation of the brick wall, were not provided.

The surrounding historic context is extremely eroded. This building is located within Minis Ward, which does not have any contributing buildings. Garden Ward is located directly to the south and has one contributing building which faces MLK: St. Philips AME Church. The church, like all of MLK, Jr. Blvd. at one time, is pulled up to the sidewalk – addressing the pedestrian, instead of the vehicle, experience. Historic buildings across MLK, in Gaston Ward within the Landmark District, similarly address the pedestrian and generally span the width of the front of the property. A major impetus in the downfall of the MLK corridor was the construction of the I16 Flyover. (See attached Context - Sanborn Maps and Historic Photographs.)

On October 14, 2020, the Board continued the petition for alterations and additions to 615 Martin Luther King Jr. Blvd. (Wendy's) in order for the applicant to address the following: 1. Redesign the parapets to include a string course. 2. Redesign the EIFS exterior finish material to be of brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick to meet the design standard which strictly prohibits EIFS. 3. Lower the awnings on the south facing façade 0'-4" to ensure the awnings are no more than 11'-0" in height. 4. Increase the height of the storefront base to be 18-24 inches. 5. Provide a specification for the wall mounted lighting. All conditions have been met. The non-historic restaurant building was constructed in 1967 and is a non-contributing structure within the Savannah Local Historic District. It is outside the boundaries of the Savannah National Historic Landmark District.

PETITIONER COMMENTS:

Mr. Kenneth Brown, petitioner, stated there is no E.I.F.S. on the building. One of the renderings show a low wall to be inkeeping with the Burger King next door that has a similar design.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Savannah Historic Foundation, stated appreciation for the incorporation of suggestions previously provided though not required. Still has concern with fencing and wall. **Mr. Brown** stated they are open to working with fence design.

BOARD COMMENTS:

Ms. Lynch stated this presentation is much improved. **Mr. Altschiller** stated he had no comment. **Ms. Isaacs** she agrees with staff recommendations. **Ms. Memory** stated the fencing could be more creative. **Ms. Taylor**, **Mr. Bodek**, and **Mr. Houle** had no comments.

STAFF RECOMMENDATION:

Approve the alterations and additions to 615 Martin Luther King Jr. Blvd. (Wendy’s), with the following conditions to be provided to Staff for review and approval, because otherwise the work is visually compatible and meets the standards:

1. Revise all pages of the drawing to reflect the stucco material and provide staff with the stucco material specification.
2. Elevation and section drawings, as well as brick and mortar material specifications for the proposed brick wall within the front and side yard.

Motion

Approve the alterations and additions to 615 Martin Luther King Jr. Blvd. (Wendy’s), with the following conditions to be provided to Staff for review and approval, because otherwise the work is visually compatible and meets the standards:

1. Revise all pages of the drawing to reflect the stucco material and provide staff with the stucco material specification.
2. Elevation and section drawings, as well as brick and mortar material specifications for the proposed brick wall within the front and side yard.

Vote Results (Approved)

Motion: Steven Bodek

Second: Nan Taylor

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

X. APPROVED STAFF REVIEWS

[18. Petition of HALLELUYAH RESTORATION, Kate Williams | 205 W HUNTINGDON ST | 20-005379-COA | In-Kind Window Replacements](#)

[📎 SIGNED Staff Decision 20-005379-COA.pdf](#)

Motion

No Board-action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

[19. Petition of DOUG BEAN SIGNS, Angela Bean | 21 W PERRY ST | 20-005397-COA | Non-Illuminated Wall Sign](#)

📎 [SIGNED Staff Decision - 20-005397-COA - 21 W Perry St.pdf](#)

Motion

No Board-action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

[20. Petition of COASTAL CANVAS, Andrew Barber | 305 E RIVER ST | 20-005492-COA | Awning](#)

📎 [SIGNED 20-005492-COA - Stamped Drawings \(1\).pdf](#)

📎 [SIGNED HBR Staff Decision - 20-005492-COA \(1\).pdf](#)

Motion

No Board-action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

[21. Petition of LANDMARK PRESERVATION, Greg Jacobs | 201 MONTGOMERY ST | 20-005504-COA | Conservation of Historic Masonry](#)

[SIGNED 20-005504-COA Decision Packet.pdf](#)

Motion

No Board-action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

[22. Petition of DOUG BEAN SIGNS, Angela Bean | 317 WEST YORK ST | 20-005554-COA | Non-Illuminated Sign](#)

[SIGNED Staff Decision - 317 W York - 20-005554.pdf](#)

Motion

No Board-action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

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

[23. Petition of ETHOS PRESERVATION, Rebecca Fenwick | 220 W GWINNETT ST | 20-005615-COA | In-Kind Repairs](#)

[SIGNED 20-005615-COA Decision Packet.pdf](#)

Motion

No Board-action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Becky Lynch

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

[24. Petition of ARRAY DESIGN, Shauna Kucera | 201 CHARLTON ST | 20-005645-COA | Fence](#)

[SIGNED 20-005645-COA Decision Packet.pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Becky Lynch

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

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

[25. Petition of ASHER & RYE, Erika Snayd | 346/348 WHITAKER ST. | 20-005727-COA | Amendment: Alterations](#)

[SIGNED Staff Decision - 346 348 Whitaker - 20-005727.pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

[26. Petition of DOHRMAN CONSTRUCTION, Susie Bell | 202 W. BAY STREET | 20-005758-COA | Repointing](#)

[SIGNED Staff Decision - 202 W Bay - 20-005758.pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor
Second: Becky Lynch

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

[27. Petition of GSI, Michael Taylor | 300 W. RIVER ST, Ste 3.15 | 20-005791-COA | Non-Illuminated Sign](#)

- [SIGNED Staff Decision 20-005791-COA \(1\).pdf](#)
- [STAMPED Reubel - Retail Projecting Sign.pdf](#)
- [STAMPED permit drawings 20-003707-COA.pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Becky Lynch

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

[28. Petition of GSI, Michael Taylor | 300 W. RIVER STREET, Ste. 3.14 | 20-005792-COA | Non-Illuminated Sign](#)

- [SIGNED Staff Decision 20-005792-COA.pdf](#)
- [STAMPED Savion Gallery - Retail Projecting Sign \(1\).pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Becky Lynch

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

[29. Petition of AMERICAN CRAFTSMAN RENOVATION, Cher Norris | 104 W.BRUGHTON ST | 20-005793-COA](#)

[| Windows/Doors](#)

[📎 SIGNED Staff Decision - 104 W Broughton - 20-005793.pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Becky Lynch

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

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[30. Report on Work Performed Without a COA for the December 9, 2020 HDBR Meeting](#)

[📎 12-9-20 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[31. Stamped Drawings - December Report](#)

[📎 December REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

UNFINISHED BUSINESS

[32. Vote for 2021 Chair and Vice-Chair Nominees](#)

The Board agreed for the 2021 Board Chair and Vice Chair to be Mr. Dwayne Stephens and Ms. Ellie Isaacs, respectively.

Motion

Approve: Stephens & Isaacs

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

Becky Lynch - Aye

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

NEW BUSINESS

[33. Presentation of 2021 HP Department Calendar](#)

[2020-12-02-Calendar.pdf](#)

XV. ADJOURNMENT

[34. Next Regular HDBR Meeting - January 13, 2021](#)

[35. Adjourn](#)

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.