



Savannah Historic District Board of Review

Virtual Meeting
January 13, 2021 1:00 PM
MINUTES

January 13, 2021 Historic District Board of Review Meeting

Members Present: Dwayne Stephens, Chair
Nan Taylor, Vice-Chair
David Altschiller
Stephen Bodek
Kevin Dodge
Stan Houle
Ellie Isaacs
Melissa Memory

Members Present: Becky Lynch

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Kevan Hoertdoerfer Architects | 20-005963-COA | 7 MLK, Jr. Blvd. | Amendments to Alterations](#)

- 🔗 [Staff Recommendation 20-005963-COA.pdf](#)
- 🔗 [Submittal Packet - Narrative.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Sanborn Maps.pdf](#)

Motion

Approval for amendments to a previously issued Certificate of Appropriateness for alterations at 7 Martin Luther King, Jr. Blvd. issued on August 14, 2019 [File No. 19-001532-COA] with the following conditions to be submitted to staff for review and approval because the proposed changes are otherwise visually compatible and meets the standards:

1. Revise the stucco wall/fence along Indian Street to match the "material and color of the primary building.";
2. Add a masonry base to the iron fence along MLK, Jr. Blvd. to meet the standard (and provide its height)
3. Provide material and color samples for:
 - Wood rafters, beams, and columns.
 - Stucco wall/fence (if stucco is not changed to brick) and wood gates.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

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

[☞ Staff Recommendation - 23 Montgomery St - 20-005569.pdf](#)

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

Motion

Approval the installation of an Automated Teller Machine (ATM) in a parking booth for the property located at 23 Montgomery Street, also known as the First African Baptist Church, as requested because the work is visually compatible.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

Steven Bodek

- Aye

[3. Petition of Raymond, LLC., for the City of Savannah | 20-005984-COA | 201 Habersham Street | Rehabilitation and Brick Repointing](#)

🔗 [Staff Recommendation 20-005984-COA.pdf](#)

🔗 [Submittal Packet - Application.pdf](#)

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

🔗 [Submittal Packet- Narrative and Specifications.pdf](#)

🔗 [Staff Research.pdf](#)

🔗 [Staff Research - Secretary of the Interior's Guidelines for Rehabilitation and Preservation, Brief 1.pdf](#)

Motion

Approval of rehabilitation work and repointing at 201 Habersham Street with the following conditions to be submitted to Staff for review and approval because otherwise the work is visually compatible and meets the standards:

1. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials. Repair and preserve any remaining exterior historic materials, where the degree of deterioration does not warrant replacement. When replacement is necessary, ensure that the element be replaced in-kind.
2. There is conflicting information in the submission whether the repointing mortar will be a Type S or Type N mix. Provide Staff with clarification as to which mix will be used.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

Becky Lynch - Not Present

Dwayne Stephens - Abstain

Melissa Memory - Aye

David Altschiller - Aye

Nan Taylor - Aye

Kevin Dodge - Aye

Stan Houle - Aye

Ellie Isaacs - Aye

Steven Bodek - Aye

[4. Petition of GMSHAY Architecture, Patrick Shay | 20-006039-COA | 211 East Gaston Street | Rehabilitation / Alterations and Fences](#)

🔗 [Staff Recommendation 20-006039-COA.pdf](#)

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

🔗 [Submittal Packet - Narrative and Drawings \(Updated\).pdf](#)

🔗 [Staff Research.pdf](#)

Motion

Approval for rehabilitation work, alterations, and the installation of a rear fence at 209-211 East Gaston Street with the following conditions to be submitted to Staff for review and approval because otherwise the work is visually compatible and meets the standards:

1. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials. Ensure that all cleaning, when undertaken, does not damage any historic fabric. The use of sandblasting and disc sanding is not permitted.
2. Ensure that no exterior alterations destroy any historic materials that characterize the property. Ensure that all alterations are undertaken in such a manner that if removed (or undone) in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
3. Ensure that evidence of adequate screening is submitted to Staff for review and approval prior to installation. Ensure that the proposed pool equipment screening is either painted or stained.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[5. Petition of Peach Tree Hotel Group, Russell Perry | 20-006053-COA | 415 West Liberty Street | Alterations and Fences](#)

📎 [Staff Recommendation - 415 W Liberty - 20-006053.pdf](#)

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

📎 [Submittal Packet - Colors and Material Specs.pdf](#)

Motion

Approval of the rehabilitation of the property located at 415 West Liberty Street, also known as The Courtyard by Marriot, with the following condition because the work is otherwise visually compatible and meets the standards:

1. Ensure that any work undertaken to repair the exterior walls stucco/masonry is done in-kind.

Vote Results (Approved)

Motion: Nan Taylor

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

IV. ADOPTION OF THE AGENDA

[6. Adopt the January 13, 2021 Agenda](#)

Motion

Approve

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

V. APPROVAL OF MINUTES

[7. Approve the December 9, 2020 Regular HDBR Meeting Minutes](#)

📎 [12.09.20 MEETING MINUTES.pdf](#)

Motion

Approve

Vote Results (Approved)

Motion: Steven Bodek

Second: David Altschiller

| | |
|-------------|---------------|
| Becky Lynch | - Not Present |
|-------------|---------------|

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

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

VII. CONTINUED AGENDA

[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: Ellie Isaacs

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

[9. Petition of Sottile & Sottile | 20-005548-COA | 336 Barnard Street | Non-Contributing Demolition and New Construction: Part II, Design Details](#)

Motion

Continue

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

| | |
|-----------------|---------------|
| Becky Lynch | - Not Present |
| Dwayne Stephens | - Abstain |
| Melissa Memory | - Aye |

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

[10. Petition of J. Elder Studio LLC | 20-006065-COA | 42 East Bay Street | Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

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

- 📎 [Staff Recommendation 20-002646-COA.pdf](#)
- 📎 [Petitioner Response to Conditions of the October 2020 Part II Continance.pdf](#)
- 📎 [Submittal Packet - Materials and Specifications.pdf](#)
- 📎 [Submittal Packet - Photos and Drawings.pdf](#)
- 📎 [Sample Panel Policy.pdf](#)
- 📎 [Previous Submittal Packet - Materials and Specifications.pdf](#)
- 📎 [Previous Submittal Packet - Photos and Drawings.pdf](#)

Ms. Leah Michalak presented the petitioner's request for approval for New Construction, Part II: Design Details for a four-story hotel (with a basement) on the vacant Trust Lot facing Oglethorpe Square at 225 East President Street. The new development will expand the program of the existing Presidents' Quarters Inn. The new building features commercial uses at the ground floor with hotel rooms above.

The existing vacant site is located within the Savannah National Historic Landmark District and the Savannah Local Historic District on a Trust Lot in Anson Ward. The site previously featured multiple townhomes ranging from 2 to 4 stories. Two townhomes fronted Abercorn Street at four stories tall from at least 1884 until sometime before 1974, when they were demolished. Surrounding contributing structures include the Owens-Thomas House (constructed in 1816-1819 - two stories with a raised foundation), The Cluskey Building, located across Oglethorpe Square, at 127 Abercorn Street, was constructed in 1859 and is four stories. At the corner of Abercorn and York Street is the former Marine Hospital (constructed in 1906 - 3 and 4 stories tall) and townhomes ranging between 3 and 4 stories. To the north of the site is the historic 1920s three story Graham apartment building with a parapet featuring engaged triangular pediments which likely was designed to reference the Owens Thomas House's triangular pediments. The old Chatham Courthouse Building is located further east which was constructed 1889 and is 3 and 4 stories tall. Further north from the subject site is the historic hotel, the Planters Inn, which was constructed around 1915 which is 7 stories.

On July 8, 2020, the Board approved Part I: Height and Mass for this project (with no conditions). On October 14, 2020, the Board continued Part II: Design Details to the January 13, 2021 HDBR Meeting in order for the petitioner to consider/provide the following:

- For materials, textures, and colors:
- Provide the accurate cast stone sample (physical sample provided is a different manufacturer).
- Reselect the "Merlot" color to be more visually compatible (more black).
- Reselect the "Acacia Haze" color to be more visually compatible (more gray).
- Provide a teak sample (that includes any proposed stain or clear finish).
- Clarify the proposed use and color for the McNichols wire mesh shown on page 30 of the Materials and Specifications submittal packet. If exterior light fixtures are proposed, provide specifications for review. Reduce the height of the front yard fence to a maximum of 48 inches.

Provide a sample panel per the Sample Panel Policy.

PETITIONER COMMENTS:

Mr. Patrick Shay, petitioner, apologized for not having the physical sample. He stated the manufacturer was behind in production.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of the Historic Savannah Foundation, commended the petitioner for the implementing the design suggestions. He reiterated his concern regarding height and mass, the brick palatte. He commented on the stairwell to the courtyard; tying in the pattern to the handrail.

Mr. Bob Rosenwarld, of the Downtown Neighborhood Association, stated the requested changes and communication is admirable. He supports Mr. Arvay's statement regarding the brick pallete.

Ms. Chassidy Malloy, citizen, asked if there are awnings protruding to President Street or overhangs. **Ms. Michalak** responded they are not protruding awnings. **Ms. Malloy** commended the progress of the project.

Mr. Shay stated the bricks need to be seen full-sized to see how they work as part of the color ensemble. A darker red brick will be considered. The stairs are narrow and can be

walked under.

BOARD DISCUSSION:

Mr. Altschiller commended the transparency and responsiveness to the Board comments. **Ms. Taylor** stated the revisions made are appropriate and agreed with staff's comments for the last two items. **Ms. Memory** agrees with staff comment and appreciated the petitioner's willingness to be responsive to Board comments. **Mr. Dodge** agreed with the other Board and Staff comments. **Ms. Isaacs** agreed with staff comments and feels red brick would be more appropriate and less contrasting. Does not feel the railing is compatible with the area. Commended the petitioner for the progress made.

STAFF RECOMMENDATION:

Approval for New Construction, Part II: Design Details for a four-story hotel (with a basement) on the vacant Trust Lot facing Oglethorpe Square at 225 East President Street with the following conditions to be submitted to staff for review and approval because the proposed project is otherwise visually compatible and meets the standards:

1. **Provide a physical cast stone sample.**
2. **Provide a sample panel per the Sample Panel Policy.**

Motion

Approval for New Construction, Part II: Design Details for a four-story hotel (with a basement) on the vacant Trust Lot facing Oglethorpe Square at 225 East President Street with the following conditions to be submitted to staff for review and approval because the proposed project is otherwise visually compatible and meets the standards:

1. Provide a physical cast stone sample.
2. Provide a sample panel per the Sample Panel Policy.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

[12. Petition of Asher and Rye, Erika Snayd | 20-005951-COA | 346/348 Whitaker Street | After-the-Fact Alterations](#)

📎 [Staff Recommendation - 346348 Whitaker St - 20-005951-COA.pdf](#)

📎 [Submittal Packet - Project Description, Drawings, Material Specifications.pdf](#)

Ms. Aislinn Droski presented the applicant's request for an after-the-fact approval for alterations and the installation of metal and stucco planters to the property located at

346/348 Whitaker Street. The after-the-fact work to the building included infill of openings on the front and side façade, widening of a window opening and installation of a commercial storefront door in said opening on the south side façade, installation of a stucco planter box on the front façade, and cladding the pump station concrete pad with a metal raised garden bed.

On August 31, 2020, the applicant received approval for color changes to the exterior walls and trim, the installation of a new storefront window to replace a currently boarded up window, and the removal of existing awnings for 346/348 Whitaker Street [20-004061-COA]. On November 19, 2020, the applicant applied for an amendment to the previous COA to include exterior lighting. This amendment received a COA on December 1, 2020 [20-005727-COA]. Through the review process of the exterior lighting proposal, staff observed that work had been done to the building without approval that exceeded the scope of the initial Certificate of Appropriateness that had been received in August.

The work included infill of openings on the front and side façade, widening of an opening and installation of a commercial storefront door in said opening on the south side façade, installation of a stucco planter box on the front façade, and cladding the pump station concrete pad with a metal raised garden bed. Staff worked with the applicant to apply for an after-the-fact COA that incorporated the work that went beyond the previously approved COA. The gas station building at 346/348 Whitaker Street is a non-contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

PETITIONER'S COMMENTS:

Mr. Joel Snayd, owner, stated the flower bed was a temporary solution due to the condition of the concrete around the area. They will have the same cinder block and stucco in white, to match the band of the building for protection and greenspace purposes. He stated he can paint the corrugated metal black until they can financially comply with Staff request.

Ms. Erika Snayd, owner, stated that the stucco planter box along the wall of the building was a means to hide the grinder pump and will keep people from crossing over it, as it had sharp edges.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated they agree with Staff recommendations regarding the pump island. He asked when would the property be deemed historic. **Ms. Michalak** stated that would have to be researched and the historic integrity would have to be determined. **Mr. Arvay** stated the most reversible option is preferred.

Ms. Chassidy Malloy, citizen, commended the petitioner's effort to rehabilitate and save a structure from potential blight. She stated she does not have an issue with the planter, but understands the concerns. She recommends making it safe and visually appealing.

BOARD COMMENTS:

Ms. Isaacs commended the efforts of the building upgrade and supports staff recommendation. **Mr. Dodge** and **Mr. Houle** agreed with staff recommendation. **Mr. Houle** recommended not making it as tall. **Ms. Taylor** agreed with staff recommendation and believes painting it black is a good idea. **Ms. Memory** asked about eligibility of properties for historic recognition. **Ms. Michalak** stated properties are surveyed every 10 to 15 years, and they have to have historic integrity as well as the 50 year threshold. A petitioner can apply for a text amendment to the MPC, who would then make a

recommendation to City Council, who has the final say.

STAFF RECOMMENDATION:

Approval of the after-the-fact approval for alterations and the installation of a metal and stucco planters to the property located at 346/348 Whitaker 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:

- 1. Revise the metal planter around the old pump station concrete pad to be of a more visually compatible material.**

Motion

Approval of the after-the-fact approval for alterations and the installation of a metal and stucco planters to the property located at 346/348 Whitaker 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:

1. Revise the metal planter around the old pump station concrete pad to be of a more visually compatible material.
2. Prior to submitting a permanent and more visually compatible planter, paint the metal planter around the pump island black to match the canopy.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Nan Taylor

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

[13. Petition of Array Design | 20-006057-COA | 220 East State Street | New Construction Accessory Dwelling](#)

- 📎 [Staff Recommendation - 220 E State St 20-006057-COA.pdf](#)
- 📎 [Submittal Packet - Drawings - 20-006057-COA.pdf](#)
- 📎 [Submittal Packet - Applicant email on processes.pdf](#)
- 📎 [Submittal Packet - ZBA application.pdf](#)
- 📎 [Staff Research - Sanborn Maps - 220 East State Street.pdf](#)
- 📎 [Staff Research - Email Correspondence.pdf](#)
- 📎 [Submittal Packet - Letters of Support.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval for a second story addition and alterations to the existing 1-story garage located at the rear of 220 East State Street. The garage will be altered to include one (1) 8-foot-wide garage door to allow for the western half of the first story to be additional living space for the second story proposed dwelling unit. The historic main structure was constructed in 1893 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District; the garage was constructed sometime prior to 1954, as the structure appears within the 1954 Sanborn map.

The garage, in its existing form, was originally constructed onto one larger parcel which included 3 townhomes (220-224). The lot was later subdivided, dividing the once 6-car garage into three 2-car garages. When this division of the lot was made, the property lines were drawn in such a way that the garage does not sit square within the property lines. The garage, in its existing condition, is constructed over the property line into the public right of way approximately 4 inches. The existing garage structure also encroaches on the neighboring property approximately 4 inches.

PETITIONER COMMENTS:

Ms. Shauna Kucera, petitioner, gave explanation of the mass of the area in which their project is located. The property was not built square, but they will correct using the existing framing and foundation, keeping it out of the right-of-way. The largest encroachment would be on the southeast corner, up to 6 3/4". They are in talks with neighbors for an easement.

PUBLIC COMMENTS:

Mr. Bob Rosenwald, Downtown Neighborhood Association, stated neighbor-on-neighbor issue should be avoided. He supports this easement.

Mr. Michael Dyche, neighboring citizen, stated he supports the project.

Ms. Chassidy Malloy, citizen, supported Mr. Rosenwald's comments.

Ms. Kucera stated the wall between the two structures will be fire-rated. The other neighbors could do the same as the encroachment is minimal.

BOARD DISCUSSION:

There were no comments from the Board and they support staff recommendation.

STAFF RECOMMENDATION: Approve the petition for the second story addition and alterations to the existing 1-story garage located at the rear of 220 East State Street with the following conditions because otherwise the work is visually compatible and meets the standards: 1. Ensure that an easement agreement is received by the neighboring property owner prior to applying for permits. 2. Provide Staff with material specifications for the brick and mortar for review and approval prior to submitting drawings to be stamped for permitting.

Recommend approval to the Zoning Board of Appeals for a 2'-10" variance from the Base Zoning Standard that states, "Detached accessory dwelling units shall meet the same sideyard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet.", to allow for a 7'-2" separation between the detached accessory dwelling unit and the principal structure, because the variance criteria are met.

Motion

Approve the petition for the second story addition and alterations to the existing 1-story garage located at the rear of 220 East State Street, with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. Ensure that an easement agreement is received by the neighboring property owner prior to applying for permits.
2. Provide Staff with material specifications for the brick and mortar for review and approval prior to submitting drawings to be stamped for permitting.

Recommend approval to the Zoning Board of Appeals for a “10” variance from the Base Zoning Standard that states, "Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet." to allow for a 7 foot 2 inch separation between the detached accessory dwelling unit and the principal structure, because the variance criteria are met.

Vote Results (Approved)

Motion: Stan Houle

Second: Steven Bodek

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

[14. Petition of Core Design + Architecture, Tim Kinsey | 20-005992-COA | 14 East Broughton Street | Alterations and Signs](#)

- ☞ [Staff Recommendation 20-005992-COA.pdf](#)
- ☞ [Submittal Packet - Application and Checklist.pdf](#)
- ☞ [Submittal Packet - Narrative and Specifications.pdf](#)
- ☞ [Submittal - Email Updating Scope of Work.pdf](#)
- ☞ [Submittal Packet \(Updated\) - Drawings and Specifications.pdf](#)
- ☞ [Staff Research.pdf](#)

Ms. Olivia Arfuso presented the applicant's request for approval for alterations and sign face changes at 14 East Broughton Street. The building was constructed in 1920 but is listed as a non-contributing structure within the Savannah National Historic Landmark District and

the Savannah Local Historic District due to severe alterations; the building no longer retains its historic integrity. The alterations include the removal of the aluminum storefront and corrugated metal bulkheads. The internally lit, vertical projecting wall sign had an after-the-fact sign face change approved on August 14, 2015 by Staff. The pre-existing lettering was changed to read "Civvies" and "New & Used Clothing" [File No. 15-004455-COA]. The storefront / entry will be replaced with a painted mahogany (or similar hardwood) storefront and trim, that matches the neighboring property (16 East Broughton Street). The wood trim is proposed to be painted "Urbane Bronze" (SW 7048). The windows will have laminated impact glass, and the entrance door will, also, be wood and glass.

The graphic squares on the façade of the building are to be removed, along with the cast iron decorative panel that is attached to the wall underneath the copper entrance canopy. Additionally, any remaining decorative statues and wood planters will be removed. The copper roof on the canopy will be cleaned, and any damaged copper flashing, gutters / downspouts will be repaired. The exterior façade of the building will be cleaned and, if necessary, painted to match the existing color.

The existing roof, mechanical equipment and ductwork will be disposed of and a new TPO membrane roof will be installed. The new roof flashing will be respectful of the existing masonry parapet curb, and termination bars on the backside of the parapets. Per the applicant, brick repointing is listed on their *Supplement to Certificate of Appropriateness Application*, but further information is labeled as "N/A."

PETITIONER COMMENTS:

Mr. Tim Kinsey, petitioner, stated they are trying to mimic the wood storefront of the neighbor. There is already a window display that will be maintained. He is proposing removing the pair of doors and replace with a 42 inch wide door, 8 feet tall, to fill the entrance. The area left will be a window. The recessed entry will remain. **Mr. Stephens** thanked the petitioner for the clarification. **Ms. Taylor** asked if the single door on the right side and window on the left, with the opening simply divided differently. **Mr. Kinsey** confirmed that it will say 'liquor'.

PUBLIC COMMENT:

Ms. Chassidy Malloy asked about the verbiage of the sign. **Mr. Kinsey** confirmed. **Ms. Malloy** asked why can't the name of the business be on the sign, rather than "Liquor" so dominantly. **Ms. Everett** stated if it does not violate the sign ordinance with profanity, there is no conflict.

Mr. Kinsey stated the owner is working on branding, and would like to start business as soon as possible.

BOARD COMMENTS:

Ms. Isaacs stated she agrees with the sign verbiage concerns; she does not like the large 'Liquor' sign. **Mr. Bodek** asked for clarification regarding the Board's purview of the sign. **Mr. Stephens** stated the content of the sign is not within the Board's purview. The Board agrees with staff recommendation.

STAFF RECOMMENDATION:

Approval for exterior alterations and sign face changes at 14 East Broughton Street with the following conditions to be submitted to Staff for review and approval because otherwise the work is compatible and meets the standards:

1. **Ensure that if repointing is necessary, material specifications for the mortar are**

- provided to Staff for review and approval prior to the commencement of work.
2. Ensure that the pre-existing openings are not altered in any way. Ensure that all glass is transparent with no dark tints or reflective effects.
 3. Ensure that the locations, sizes, support materials, and configurations of the pre-existing signs are not altered in any way. If changes are to be made, ensure that a Certificate of Appropriateness (COA) for the new signs are submitted for review and approval prior to installation.
 4. Ensure that all mechanical equipment is screened from any public-right-of-way and if the location(s) of the equipment are to change, provide Staff with the new locations for review and approval prior to installation.

Motion

Approval for exterior alterations and sign face changes at 14 East Broughton Street with the following conditions to be submitted to Staff for review and approval because otherwise the work is compatible and meets the standards:

1. Ensure that if repointing is necessary, material specifications for the mortar are provided to Staff for review and approval prior to the commencement of work.
2. Ensure that the pre-existing brick openings/bays are not altered in any way. Ensure that all glass is transparent with no dark tints or reflective effects.
3. Ensure that the locations, sizes, support materials, and configurations of the pre-existing signs are not altered in any way. If changes are to be made, ensure that a Certificate of Appropriateness (COA) for the new signs are submitted for review and approval prior to installation.
4. Ensure that all mechanical equipment is screened from any public-right-of-way and if the location(s) of the equipment are to change, provide Staff with the new locations for review and approval prior to installation.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

X. APPROVED STAFF REVIEWS

[15. Petition of METALCRAFTS, Alan Lancaster | 207 WEST YORK ST | 20-005565-COA | Roof Replacement](#)

📎 [SIGNED Staff Decision 20-005565-COA.pdf](#)

Motion

Staff Approved: no further action required.

Vote Results (Approved)

Motion: Nan Taylor

Second: Stan Houle

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

[16. Petition of THE PROFESSIONALS, Lance Perlman | 1 WEST JONES STREET | 20-005848-COA | REPAIRS](#)

[📎 SIGNED 20-005848-COA Decision Packet.pdf](#)

Motion

STAFF APPROVED: no further action required.

Vote Results (Approved)

Motion: Nan Taylor

Second: Stan Houle

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

[17. Petition of JACQUELINE MASON | 114 EAST GASTON STREET | 20-005953-COA | Repairs](#)

[📎 SIGNED Staff Decision - 20-005953-COA 114 E Gaston Street.pdf](#)

Motion

Staff approved: no further action required.

Vote Results (Approved)

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

[18. Petition of LYNCH ARCHITECTS & ASSOCIATES, Mariel Hamer | 301 WEST BAY STREET | 20-005990-COA | Windows/Doors](#)

[☞ SIGNED Staff Decision 20-005900-COA \(1\).pdf](#)

[☞ STAMPED 20-005900-COA \(1\).pdf](#)

[19. Petition of CUSTOM BUILDING DEVELOPMENTS, Deidrick Cody | 424 PRICE STREET | 20-006071-COA | COLOR CHANGE & WINDOW REPLACEMENTS](#)

[☞ SIGNED Staff Decision - 20-006071-COA 424 Price Street - 1.pdf](#)

[20. Petition of DOHRMAN CONSTRUCTION, Susie Bull | 205 WEST JONES STREET | 20-006271-COA | AMEND: Doors](#)

[☞ SIGNED Staff Decision - 205 West Jones Street - 20-006271-COA.pdf](#)

[21. Petition of MOPPER REALTY, Donna Boyles | 118 EAST JONES STREET | 20-006286-COA | REPOINT CHIMNEY](#)

[☞ SIGNED Staff Decision - 20-006286-COA - 118 E Jones Street.pdf](#)

[22. Petition of THOMAS KACZKA | 439 BARNARD STREET \(Upper\) | 20-006381-COA | COLOR CHANGE: Door](#)

[☞ SIGNED 20-006381-COA Decision Packet.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[23. Report on Work Performed Without a COA for the January 13, 2021 HDBR Meeting](#)

[☞ 1-13-2021 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[24. Stamped Drawings - January Report](#)

[☞ January REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[25. Next Regular HDBR Meeting - February 10, 2021](#)

[26. 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.