



Savannah Historic District Board of Review

Virtual Meeting
July 14, 2021 1:00 PM
MINUTES

July 14, 2021 Savannah Historic District Board of Review

Members Present: Dwayne Stephens, Chair
Stephen Bodek
Kevin Dodge
Stan Houle
Ellie Isaacs
Melissa Memory

Members Absent: Nan Taylor, Vice-Chair
David Altschiller
Becky Lynch

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

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

📎 [July 2021 REPORT.pdf](#)

III. CONSENT AGENDA

[2. Petition of Tim Kinsey | 21-003307-COA | 14 East Broughton Street | Amendment to Previous COA](#)

📎 [Staff Recommendation 21-003307-COA.pdf](#)
📎 [Submittal Packet - Application and Checklist.pdf](#)
📎 [Submittal Packet - Narrative and Drawings.pdf](#)
📎 [HDBR Board Decision - January 13, 2021 Meeting.pdf](#)

Motion

The HDBR motioned to approve the amendment to a previously approved Certificate of Appropriateness [File No. 20-005992-COA] to allow for the rooftop addition of a "ships ladder access doorway"; at 14 East Broughton Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the Standards:

1. Ensure that information regarding the sides of the structure is provided to Staff for review.
2. Ensure that the door does not have a simulated wood grain or a half-moon, semi-circular, diamond or similar light inset.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[3. Petition of Coastal Restoration, Charlie Brinson | 21-003526-COA | 100 West Liberty Lane | Alterations](#)

[☞ Staff Recommendation - 21-003526-COA - 101 W Liberty Lane.pdf](#)

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

[☞ Submittal Packet - Photos.pdf](#)

Motion

The HDBR motioned to approve of the alterations to the property located at 101 West Liberty Lane 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. Ensure the door frame remains not less than three (3) inches from the exterior surface of the facade.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

Steven Bodek

- Aye

[4. Petition Michael and Beth Johnston | 21-003543 | 229 Houston Street | Alterations](#)

[☞ Staff Recommendation 21-003543-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

Motion

The HDBR motioned to approve for alterations the property located at 229 Houston Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[5. Petition of Keith Howington | 21-003554-COA | 118 West Gaston Street | Porch and Elevator Addition](#)

[☞ Staff Recommendation - 21-003554-COA - 118 W Gaston St.pdf](#)

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

[☞ Submittal Packet - Photographs of 1980s Addition.pdf](#)

Motion

The HDBR motioned to approve of a rear covered porch and elevator addition for the property located at 118 West Gaston Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

Ellie Isaacs - Aye
Steven Bodek - Aye

6. Petition of A.Thagne Schreyer, AIA | 21-003559-COA | 301 East Charlton Street | Alterations and Addition

- 🔗 [Staff Recommendation 21-003559-COA.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Previous Interior Construction Photos.pdf](#)
- 🔗 [Previous Submittal Packet.pdf](#)
- 🔗 [Previous COA.pdf](#)
- 🔗 [Context - Sanborn Maps.pdf](#)

Motion

The HDBR motioned to approve for an addition and alterations at 301 East Charlton Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

7. Petition of Kevan Hoertdoerfer Architects | 21-003562-COA | 7 Martin Luther King, Jr. Blvd. | Amendments

- 🔗 [Staff Recommendation 21-003562-COA.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Previous Submittal Packet.pdf](#)
- 🔗 [Previous Drawings Reflecting Conditions of Approval.pdf](#)

Motion

The HDBR motioned to approve 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] as requested because the proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Steven Bodek

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

IV. ADOPTION OF THE AGENDA

[8. Adopt the July 14, 2021 Agenda](#)

Motion

The HDBR motioned to approve the July 14, 2021 HDBR agenda as presented.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Melissa Memory

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

V. APPROVAL OF MINUTES

[9. Approve the June 9, 2021 Meeting Minutes](#)

📎 [06.09.21 MEETING MINUTES.pdf](#)

Motion

The HDBR motioned to approve June 9, 2021 Meeting Minutes as presented.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

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

VII. CONTINUED AGENDA

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

Motion

Continue.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Steven Bodek

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[13. Petition of Lynch Associates Architects, Elizabeth Schminke | 21-003566-COA | 103 East Broughton Street | Rehabilitation and Alterations](#)

📎 [Staff Recommendation - 21-003566-COA - 103 E Broughton St.pdf](#)

📎 [Submittal Packet - Narrative, Drawings, and Materials.pdf](#)

📎 [Staff Research.pdf](#)

📎 [Submittal Packet - Signatures of Support from Neighboring Businesses.pdf](#)

Ms. Aislinn Droski presented the applicant's request of approval for the rehabilitation of and alterations to the property located at 103 East Broughton Street, also known as the Levy Building. The work is proposed, per the applicant, to include “. . . the replacement of the *non-historic storefront [facing Broughton Street]* with new wood storefront windows & transoms, and sill. The new storefront will be constructed within the existing masonry openings. New fabric awnings will be installed. An *existing window opening at the rear façade along Drayton Street* will be elongated to accommodate a new wood full lite glass door in order to allow appropriate egress for the second floor. The windows at this location have been modified during a previous exterior renovation. An *additional opening at the rear*

elevation at Broughton Lane will be elongated to accommodate a service door for the tenant space at the ground floor. New custom metal canopies will be installed over both openings. New wood windows will be installed in the existing openings at the second floor and the rear elevation where non-historic metal storefront and metal panels are currently located. A new TPO roof will be installed over the existing roof structure.”

The Levy Building has undergone several major alterations since its construction in 1938, the most significant of which came during and after the 1970s. These alterations facilitated the removal of the original black terrazzo tile and white paneling on the primary (Broughton Street) and secondary (Drayton Street) storefronts. These elements were replaced with wood paneling, which can be seen on the building today. The configuration of the *primary storefront facing Broughton Street* was further altered sometime after the 1970s, when the recess of the entryway was decreased, and the glass storefront was enclosed to install display boxes. The existing storefront on the front façade, as well as the attached storefront elements on the side façade are non-historic.

While the *secondary storefront facing Drayton Street* has undergone many of the same alterations at the primary storefront, it maintained the configuration of the angled tripartite fixed glass within the storefront system. This glass can be seen in historic photographs of the property from the 1930s to the 1970s/80s. Staff has determined that the configuration of the glass on the secondary storefront is a distinctive and historic feature of the property. The set of *four square accent windows to the right of the secondary storefront* can be seen in a historical photograph c.1938. While, in later exterior alterations, the original windows were removed and replaced with metal windows, the openings themselves appear to have retained their historic size and shape. Therefore, staff has determined that the four square accent windows on the Drayton Street façade are a historic and distinctive feature of the property. In addition to the square accent windows, all of the *original wood windows on the second floor of the front and side facades* were replaced. While, originally, the openings contained paired windows (12 lite pattern) and transoms (3 lite pattern), the openings now contain fixed metal windows in an irregular 2/2 pattern.

With regards to the *openings on East Broughton Lane*, a 1973 Sanborn Map indicates that there were openings on the second and third floor on the side of the façade closest to Drayton Street and an opening on the first floor on the interior side of the lane façade. Presently, there are a total of fourteen (14) openings on the lane façade, one of which is a metal elevator door. All openings on the lane are currently infilled (with exception of the door opening) and a metal fire stair leads to a third floor opening. Staff has determined that the existing openings on the rear are not a historic or distinctive feature of the property and have been significantly altered over time.

103 East Broughton Street was built in 1938 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The *new primary storefront (Broughton Street)* is to be a painted wood storefront featuring two panes of glass on either side of the new, full glass, double wood door. The attached storefronts, on the Drayton Street façade, are to be of painted wood, each featuring three panes of fixed glass, but otherwise shall appear similar to the configuration which appears now. The configuration of the new primary storefront is historically appropriate and models itself primarily after the storefront configuration which was present on the building prior to the installation of the display boxes (c.1970s).

The *new secondary storefront (Drayton Street)* is to match the primary storefront in design and materials; however, the configuration of the door and storefront are to differ. Staff

determined that the existing configuration of the glass on the secondary storefront is a historic and distinctive feature of the property; the new storefront is proposed to maintain the angled tripartite glass configuration on either side of the new full lite single wood door. The removal and replacement of the storefront systems on the front and side façade are historically appropriate and meet the preservation standards.

Regarding the *windows on the second floor of the front and side facades*, these non-historic windows are proposed to be replaced with new TDL wood windows which consist of two fixed transoms over two operable casement windows. While the new windows are to restore the transom, an original feature, the proposed new windows do not match the original configuration of the windows as documented. Staff recommends that the replacement windows on the second floor of the front and side facades feature the historic configuration of a paired 3-lite transom over a 12-lite window.

Regarding the *four accent windows openings on the Drayton Street façade*, staff finds that the proposed alterations do not meet the preservation standards. The elongation of one opening to accommodate a new door shall alter a historic feature of the property and remove historic materials. Staff recommends that the four accent windows at the back of the Drayton Street façade remain in their existing configuration and that the proposed metal canopy be removed. The replacement of the remaining metal windows with fixed wood windows is appropriate and does meet the preservation standards.

Regarding the *openings on East Broughton Lane*, the applicant is proposing to removal all existing infill, as well as the existing fire stair. At the bottom row of openings, one existing square opening, adjacent to the elevator door, is to be elongated in order to install a metal door, over which a metal canopy is proposed to be installed. The existing elevator door is to be replaced with a new metal door. The remaining three openings on the bottom row are proposed to be infilled with stucco. At the middle row of openings on the lane façade, the square openings are to be infilled with wood, fixed windows. Staff recommends that the three openings on the bottom row of the lane façade are infilled with windows rather than stucco. The work proposed for the middle and bottom row of openings on the lane façade is otherwise appropriate and meets the preservation standards.

At the top row of openings on the lane façade, one opening, which is currently a door, is to be restored to its original window opening. In the existing and restored openings, the applicant is proposing to place wood windows which consist of a fixed transom over an operable casement window. Historically, windows on a lane facing façade would be of a double-hung configuration and would not feature a transom. Staff recommends that the windows on the top row of the lane façade are replaced with 1/1 double hung windows. Additionally, a single opening located on the elevator shaft is to be infilled with stucco; staff finds this alteration to be appropriate.

Staff finds that the elongation of the window opening on the Drayton Street façade in order to install a door is not visually compatible. Staff recommends that the four accent windows at the back of the Drayton Street façade remain in their existing configuration. The remaining openings on the front and side facades are not to be altered.

With regard to the openings on the lane facing façade, staff finds the elongation of the square window to accommodate a new door opening to be visually compatible with the lane facades of contributing buildings and structures to which 103 East Broughton Street is related. Additionally, the applicant is proposing the removal of existing infill on an opening on the third row of the lane façade. This infill will be removed to create a window opening which matches the adjacent windows and is taller than it is wide; staff finds this alteration to be

visually compatible.

The removal of the existing display boxes and replacement with a full glass storefront shall create a rhythm of solids to voids in the front façade which is more visually compatible and appropriate for a storefront along Broughton Street. The existing window openings on the second floor are not proposed to be altered.

The replacement primary and secondary storefronts are to be installed in the existing masonry openings, with no alterations to the recess of the openings from what is currently existing. The new storefront entrances are visually compatible. The applicant is proposing to place a fixed metal canopy above a proposed new door opening created from an existing window opening on the Drayton Street façade. In consideration of staff's recommendation that the four windows in this location remain in their existing configuration, staff finds the placement of a metal canopy over these windows or door to be visually incompatible. Staff recommends that the metal canopy on the Drayton Street façade be removed.

The following materials are proposed to be utilized:

- Storefront Trim/Header/Sill: Painted Wood; no color provided**
- Casement Windows: "Marvin Ultimate" TDL wood window in Urbane Bronze**
- Fixed Windows (Storefront and Square Accent Windows Infill): "Marvin Ultimate" TDL wood window in Urbane Bronze**
- Wood Storefront Doors: Custom wood doors with a mahogany stain**
- Elevator and Rear Door: "Curries" metal door in Urbane Bronze**
- Awnings: "Sunbrella" fabric awnings in custom aluminum frame; no color selected**
- Canopy: Custom metal in Dark Grey**
- Coping: Metal**
- Trim: Breakmetal in Dark Grey**
- Signage: No information provided**

Staff recommends that the replacement windows on the second floor of the front and side facades feature the historic configuration of a paired 3-lite transom over a 12-lite window. Additionally, staff recommends that the windows on the top row of the lane façade are replaced with 1/1 double hung windows, so as to be more visually compatible with window openings historically, and currently, present on facades facing East Broughton Lane.

Staff requests that the color of the fabric awning and of the paint for the wooden storefront be submitted to staff for final review and approval. Additionally, ensure that all signage proposed for the building is submitted to staff for final review and approval. The materials and colors as proposed are otherwise visually compatible.

The existing storefront doors are not historic and are proposed to be replaced with full light wood doors. The primary storefront is to feature a double door, while the secondary storefront is to feature a single door; this configuration of doors is historically appropriate. The existing and new door on the rear façade are to be replaced with metal doors, which is historically appropriate for a lane-facing entry way. With regards to the existing doors on the front, side, and rear facades, as well as the new door on the rear façade, the standards are met. The standards are not met for the door proposed for the Drayton Street façade; see additional comments under *Windows*.

The existing non-historic metal windows on the second floor of the front and side facades are proposed to be replaced with new TDL wood, operable casement windows and fixed transom. While the new windows restore the original transom, the overall configuration remains 2/2 and does not match the original window configuration as documented. Staff

recommends that the replacement windows on the second floor of the front and side facades feature the historic configuration of a paired 3-lite transom over a 12-lite window.

There is little evidence regarding the windows on the rear façade. Staff has determined that the existing amount/configuration of openings on the rear is non-historic. Existing infill is to be removed on all windows and new windows are to be placed in the openings on the second and third row on the façade. The windows on the top row are proposed to consist of a fixed transom over an operable casement window. Staff recommends that the windows on the top row of the lane façade are replaced with 1/1 double hung windows. The new windows proposed for the openings on the rear otherwise meet the standards. The four square accent windows on the Drayton Street façade are currently infilled with non-historic metal windows; the applicant is proposing to replace these with fixed wood windows and to elongate one window to accommodate a door. While the materials proposed for the window replacement is appropriate, staff finds that the elongation of an original opening into a door does not meet the standards. Staff recommends that the four square accent windows on the Drayton Street façade remain in their existing configuration.

The applicant is proposing to infill four openings on the lane, three of which are located on the bottom row of windows and the fourth of which is located on the elevator shaft. Staff finds the infill of the window opening on the elevator shaft to be appropriate. Staff recommends that the three openings on the bottom row of the lane façade are infilled with windows rather than stucco.

The existing storefront configuration is largely not original. The replacement storefronts model their configuration on the storefronts which were present by the 1980s and are proposed to be located within the existing masonry openings. Staff has determined that the tripartite angled glass configuration on the secondary storefront is a historic and distinctive feature; this element is to be maintained within the new storefront configuration.

The awnings are to be installed on the new storefronts and shall not obscure character-defining features. Additionally, two metal canopies are to be installed, one on the Drayton Street façade and one on the East Broughton Lane façade. Staff finds that all proposed awnings will be integrated structurally and architecturally into the design of the façade. A new metal coping is to be installed. The flat roof is not visible from the public right-of-way.

PETITIONER COMMENTS:

Ms. Elizabeth Schminke, of Lynch Associates Architects, stated the structure was created as a use for a single tenant and has not be leased since the jewelry store moved. They are seeking to rehabilitate the structure for multi-use; residential on the second floor. They are seeking to be code complaint in their rehabilitation. Their window choice is in keeping with rehabilitation guidelines, as they are not restoring. The applicant stated they are willing to use brick rather than stucco for infill and will provide awning information when a first floor store tenant is found.

PUBLIC COMMENT:

Mr. Ryan Arvay, of the Historic Savannah Foundation, thanked the petitioner for meeting with them. They agree with Staff regarding the second floor windows to replicate the original multi-pane windows. They agree with applicant regarding the side door; that is the best access to the upstairs units in a sensitive way. Brick is an appropriate infill on the rear of the property.

Ms. Chassidy Malloy, stated they agree with staff recommendations regarding the windows and the infill on the rear of the property. Though the petitioner is using wood windows, the historical record indicates the kind of windows to use as recommended by Staff.

Ms. Schminke stated that glass on the ground floor of the rear facade is a maintenance issue.

BOARD DISCUSSION:

Ms. Memory agrees with Staff recommendation, except regarding the door: she is sympathetic to the need to rehabilitate the building to get tenants and safety concerns regarding maintaining the glazing on the ground rear facade. **Mr. Dodge** and **Mr. Houle** agree with Ms. Memory. **Ms. Isaacs** stated the rear windows on the bay should be infilled of brick and not stucco. **Mr. Bodek** agrees with the petitioner regarding the infill of the windows and the door to access to the second floor, and supports Staff recommendation regarding the windows.

STAFF RECOMMENDATION:

Approval of the rehabilitation of and alterations to the property located at 103 East Broughton Street, also known as the Levy Building, with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. **Maintain the existing configuration of the four square accent windows on the Drayton Street façade and remove the proposed metal canopy.**
2. **Revise the replacement windows on the second floor of the front and side facades to feature the historic configuration of the paired 3-lite transom over a 12-lite window.**
3. **Revise the replacement windows on the top row of the lane façade to be 1/1 double hung windows.**
4. **Infill the three openings on the bottom row of the lane façade with windows rather than stucco.**
5. **Provide the paint color for the wood storefronts.**
6. **Provide the color selection for the fabric awnings.**
7. **Submit a separate COA application for signage.**

Motion

The HDBR Board motioned to approve the petition for the rehabilitation of and alterations to the property located at 103 East Broughton Street, also known as the Levy Building, with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Allow one window extension/alteration to become a door of the four square accent windows on the Drayton Street facade and allow the reduced size proposed metal canopy.
2. Revise the replacement windows on the second floor of the front and side facades to feature the historic configuration of the paired 3-lite transom over a 12-lite window.
3. Revise the replacement windows on the top row of the lane facade to be 1/1 double hung windows.
4. Infill the three openings on the bottom row of the lane facade with brick rather than stucco.
5. Provide the paint color for the wood storefronts.
6. Provide the color selection for the fabric awnings.
7. Submit a separate COA application for signage.

Vote Results (Approved)

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

[14. Petition of Pantheon ADC | 21-002857-COA | Lot 6, Decker Ward Tything Lot | New Construction \(Part I\) and Special Exception Request](#)

- 🔗 [Staff Recommendation 21-002857-COA.pdf](#)
- 🔗 [Submittal Packet - Application and Checklist.pdf](#)
- 🔗 [Submittal Packet - Narrative.pdf](#)
- 🔗 [Submittal Packet - Drawings \(Updated\).pdf](#)
- 🔗 [Submittal - Concept.pdf](#)
- 🔗 [Submittal - 3D Model.pdf](#)
- 🔗 [Previous Submittal Packet -Drawings for June 9, 2021.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval of Part I: Height and Mass of a new five-story building on the east-west connecting street of Lot 6, tithing lot of Decker Ward. The New Construction will be approximately 4,800-square-feet and will be named, "The Digby." The petitioner is also requesting a Special Exception from the Large-Scale Development Standard.

The mixed-use building is proposed to orient toward East Bryan Street. Ellis Square is situated to the South of the building, Barnard Street is to the East, and East Bay Lane is located to the North. The building's West elevation will abut a pre-existing two-story parking structure. The proposed building will consist of a full basement, four-levels of intermediate floors, and a partial 5th floor with a rooftop bar. The overall exterior expression will be that of a five-story building. The lot size is approximately 55-feet-wide and 90-feet-deep. The height of the first-floor will have an exterior expression of 17-feet, and floors 2-4 will have an expression of 14-feet. The southeast corner of the building will have a slight recess on the first-floor, creating a corner entrance that faces the east-west street. The overall form of the proposed New Construction will be comparable to the contributing building (which is part of Hotel Indigo), that is located on the southeast corner of East Bay Street and Jefferson Street within the same Ward and the same Tything Block.

The proposed New Construction will be located in Decker Ward. Decker Ward is located in the D-CBD Zoning District and has a 6-story height maximum, as defined by the Height Map. *Hotel Indigo* is situated to the North of Lot 6, while the *Andaz Hotel* is located to the immediate East. The proposed New Construction will be directly visually related to these hotels.

REQUEST FOR SPECIAL EXCEPTION:

The petitioner is requesting a Special Exception from the Large-Scale Development Standard as follows:

Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth. Recesses shall extend to the ground or begin immediately above the ground floor.

This to allow for 7'-2" wide recesses along the West Bryan Street frontage, as well as 2'-8" deep recesses along West Bryan Street and for 2'-0" deep recesses along Barnard Street.

Staff has determined that historic precedent does exist within Decker Ward for recesses that are less than 4-feet in depth. **Per the petitioner**, a portion of Hotel Indigo (located at 225 West Bay Street) is a contributing resource in the Tything Block has recesses on the main façade that are less than 4-feet deep. Also, due to the pre-existing parking garage, the New Construction footprint is constricted to the limited lot size. Therefore, the recess standards (as written in the ordinance) would take up 8-10% of the gross square footage available. Large recesses on a lot of this size would not be consistent with the historic buildings on lots of similar size. Staff has also determined that the 7'-2" wide recesses along the West Bryan Street frontage, as well as 2'-8" deep recesses along West Bryan Street and for 2'-0" deep recesses along Barnard Street will not be detrimental to the public interest, health, safety, welfare, function, and will not affect the appearance of the adjacent uses or the general vicinity. Staff does not recommend any additional conditions, restrictions, or safeguards for the Special Exception.

There are no minimums or maximums required for the lot area per unit; therefore, the standard is met. The pre-existing lot is 60-feet-wide and the building coverage standard is met. No setbacks are required in the D-CBD Zoning District; therefore, the standard is met. The length is proposed to be 90-feet, 73-feet in height (to the rooftop parapet), meeting the standard. The New Construction is proposed to have an exterior expression of five-stories. *Per the Height Map*, a maximum of six-stories is allowed. *Hotel Indigo* is situated to the North of Lot 6, while the *Andaz Hotel* is located to the immediate East. The *Andaz Hotel* is approximately 73-feet in height at its tallest point, and the *Hotel Indigo* is approximately 65-feet-tall (from the ground to the parapet) with an additional 12-feet tall penthouse bringing the total exterior expression to 77-feet. The proposed height of the New Construction will be visually compatible with the hotels to which it will be (directly) visually related.

Staff has determined that the overall proportion of the front façade, and the proportion of the paired windows (that together measure approximately 9-feet in height by 7-feet-wide) are compatible with the proportions visible on the *Morning News Building*. The *Morning News Building* is a contributing resource located nearby in Decker Ward and provides a historic precedent and inspiration for the proportions implemented on the New Construction meeting the standard.

Staff has determined that the excessive use of voids and the variation of rooflines on the fifth story are not visually compatible with the contributing buildings in Decker Ward, to which the New Construction will be visually related. Revise the solid to void configuration of the fifth-story, so that it is more visually compatible with the contributing buildings in Decker Ward which contain smaller punched openings. The New Construction is proposed to have an entrance that fronts Barnard Street, and a recessed corner entrance that fronts West Bryan Street. There are, also, secondary entrances proposed on the Barnard Street elevation and the West Bryan Street elevation. The standards are met. Staff has determined that the variation of rooflines and heights on the fifth-story are not visually compatible with the contributing buildings in Decker Ward, to which the New Construction will be visually related. Revise the roof shape of the fifth-story, so that it is more visually compatible and

considerate of the contributing buildings in Decker Ward.

The New Construction is proposed to form a continuous wall of enclosure with the adjacent pre-existing parking garage. The intent of the standard is met. Staff has determined that the sliding glass partition walls located on the corners of the building, and the scale of the proposed fifth-floor rooftop is not visually compatible with the contributing buildings on Decker Ward to which the structure will be visually related. Revise the size of the sliding glass partition walls (located on the corners of the building on floors 2-4), and the scale of the proposed fifth-floor rooftop so that they are more visually compatible and considerate of the contributing buildings in Decker Ward.

The New Construction has a strong sense of vertical expression. This is compatible with the *Andaz Hotel* which is located to the immediate east. The implementation of recessed bays on the front elevation, bring two bays (characterized by strong vertical expression) to the foreground. The *Andaz Hotel* is, also, characterized by its vertically oriented element located on the corner of West Bryan Street and Barnard Street. Since, the New Construction will be visually related to the neighboring *Andaz Hotel*, the standard is met.

The proposed development will preserve the historic ward pattern of the streets and lanes within the Oglethorpe Plan Area. The New Construction is proposed to front a West Bryan Street and Barnard Street and will be five-stories in height. The first-floor will have an exterior expression of 17-feet, and floors 2-4 will have an expression of 14-feet.

Staff has determined that although the pre-existing lot size is nonconforming, the New Construction is proposed to meet the *Height* standards for *Commercial Buildings*. The first story of the New Construction is designed as a storefront, meeting the standard. Staff has determined that no architectural feature(s) are being implemented to subdivide the façade horizontally into base, middle, and top. Although this standard could potentially be met through material changes, currently, the standard is not met. Staff has determined that the visual expression of the top story is incompatible and disproportionate to the stories below. Revise the scale of the fifth-story to have a visual expression less than the height of the first story and distinctive from the stories below the top story. Staff has determined that the contributing buildings that front West Bryan Street (the east-west through street) are much smaller in overall scale than the proposed New Construction. However, contributing buildings within Decker Ward that are of a similar size, are not compatible with the proposed form of the New Construction. A five-story contributing building on the corner of East Bryan Street and Drayton Street in an adjacent ward, also, utilizes a form that differs from the proposed New Construction. Staff has determined that the New Construction's form, as proposed, appears to be top-heavy. The fifth-floor fenestrations are overexaggerated and disproportionate to the rest of the building. All neighboring contributing building's have a mass that is heavier on the bottom, grounding the structure. Revise the building form so that it is no longer top heavy and is compatible with the contributing building forms within Decker Ward.

Front, side, and rear yard setbacks are not required. Overall, the New Construction is proposed to form a continuous plane parallel to the street; the intent of the standard is met. The New Construction is proposed to have two primary entrances: one facing West Bryan Street (the east-west street), as well as one facing Barnard Street. Two secondary entrances are also proposed, one along the West Bryan Street elevation and one along the Barnard Street elevation. The standard is met. The main window types on floors 2-4 are proposed to be paired, however, individually they will meet the required vertical to horizontal ratio. However, the fifth-story includes openings do not contain windows, doors, or storefronts. Revise the fifth-story so that any void that reads as an opening contains a

window, door, or storefront. The New Construction's first-story is designed as a storefront. Staff has determined that the glazing exceeds 55% of the surface area. Ensure that all glazing is transparent; however, opaque glass may be used in the storefront transoms.

Staff has determined that the proposed rooftop deck contains areas that are visible from the street. The surplus of exterior leisure space, and the proposed glass railings, are clearly visible from West Bryan Street and Barnard Street. This rooftop design is not appropriate or compatible with the contributing buildings in Decker Ward. Revise the design to implement solid parapets as screening methods for the proposed exterior rooftop leisure areas. The New Construction is proposed to follow a flat roof configuration. Staff has determined that this roof shape is appropriate and compatible with the contributing resources within Decker Ward. It is unclear to Staff whether the proposed parapet has a stringcourse or a coping. Ensure that all proposed parapets have a stringcourse and a coping. The New Construction is proposed to have skylights are proposed which meets the standard. The New Construction is proposed to have roof decks that are located along the West Bryan Street and Barnard Street facades, not meeting the standard. Revise the roof decks to have a solid parapet instead of the proposed glass railings to provide a method of screening from the public rights-of-way. All mechanical equipment and refuse are proposed to be located along the West side of the first-floor and on the rooftop. It is unclear to Staff whether the roof units will be visible from the public right-of-way. Provide Staff with evidence that the equipment will not be visible from the public right-of-way or submit a method of appropriate screening. Staff recommends enclosing the proposed trellises on the fifth-story and implementing solid parapet walls (in place of the glass railings) to provide a method of screening for the outdoor rooftop areas while being visually compatible and considerate of the contributing resources in the ward.

No parking is required or provided for this site.

The corners of the New Construction are proposed to have a one-story difference in height. The variation in height on the 5th-floor is visible from both street fronting facades. A portion of Hotel Indigo is a contributing building that is located within the ward and is four-and-a-half-stories in height. This building provides a historic precedent for successful roofline variations and Staff recommends using this building as inspiration. Revise the roofline variation.

The facades that front West Bryan Street and Barnard Street are proposed to have recesses included in the wall planes. The recesses are proposed to extend from under the parapet to the ground. The recesses along the West Bryan Street frontage are proposed to be 7'-2" wide, and 2'-8" in depth. The recesses along Barnard Street will be 2'-0" deep. The standard is not met; therefore, the petitioner has requested approval for a Special Exception from this standard.

The pre-existing lot dimensions are approximately 60-feet-wide by 90-feet-long; therefore, the buildable area is only 55-feet-wide by 90-feet-long. However, the corners of the New Construction are proposed to have a one-story variation in height. The intent of the standard is met. Historic precedent exists within Decker Ward for spacing between bays that is less than 15-feet in width. The spacing of the bays along West Bryan Street and West Bay Lane is proposed to be 11'-6" (when measured center to center). The bay spacing along Barnard Street is proposed to be 10'-1".

Per the petitioner, the Five Oaks Tap Room (located at 225 West Bay Street) is a contributing resource in Decker Ward that has bays measuring narrower than 15-feet. When measured center-to-center, the typical bays are 14'-2". The Morning News Building is another contributing resource that sets a historic precedent for smaller bays. Per the

applicant, the typical bays are 9'-1" when measured center-to-center on the pilasters. Staff has determined that a narrower bay is appropriate for Decker Ward and visually compatible with the buildings to which the New Construction will be visually related.

The New Construction is proposed to have an entrance that fronts Barnard Street (the north-south street), and a recessed corner entrance that fronts West Bryan Street (the east-west street). There are also secondary entrances proposed on the Barnard Street elevation and the West Bryan Street elevation. The standard is met.

Per the petitioner:

Ground Level (Commercial Uses):

- South Elevation = 55%
- East Elevation = 59%
- North Elevation = 55%

Upper Levels

(Floors 2 and 3)

- South = 38% East = 39% North = 38%
- (Floor 4)

- South = 35% East = 34% North = 38%

The standard is met; however, Staff has determined that the excess and size of fenestrations are not appropriate or compatible with the neighboring buildings. Revise the size of fenestrations so that they are more visually compatible and considerate of the contributing buildings on Decker Ward.

PETITIONER COMMENTS:

Mr. James Gallucci, petitioner, stated they will look into the parapet height requests from Staff. A diagram was provided regarding the mechanical equipment; they are confident it will not be viewable from the public right-of-way. They will verify that in the Part II Design Details that the equipment is not visible. If the diagram indicates visibility from the public right-of-way, the screening will be added.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of the Historic Savannah Foundation, thanked the applicant for meeting with them. There are no objections to the height and agrees with Staff's recommendation of approval of the Special Request. He suggested the curved brick base detail is used too minimally; thinks it should be employed in other areas along the base. It may enhance the design and positively impact the solid to void ratio and massing.

Mr. Gallucci stated they will look into the suggested detail. It may extend into the interior with Part II Design details.

BOARD DISCUSSION:

The Board supported Staff recommendations and had no additional comments.

STAFF RECOMMENDATION:

Approve the petition for Part I: Height and Mass of a new five-story building on the east-west connecting street of Lot 6, tithing lot of Decker Ward with the following conditions to be submitted to the Board (within 90 days) for review with Part II: Design Details because otherwise the work is visually compatible and meets the standards:

1. **Provide evidence that the equipment will not be visible from the public right-of-way or submit a method of appropriate screening.**

2. **Ensure that the parapet height is appropriate and accurately depicted in the drawings.**

AND

Approve the request for a Special Exception from the following standard:

Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth. Recesses shall extend to the ground or begin immediately above the ground floor.

To allow for 7'-2" wide recesses along the West Bryan Street frontage, as well as 2'-8" deep recesses along West Bryan Street and for 2'-0" deep recesses along Barnard Street because the criteria are met.

Motion

Approve the petition for Part I: Height and Mass of a new five-story building on the east-west connecting street of Lot 6, tithing lot of Decker Ward with the following conditions to be submitted to the Board (within 90 days) for review with Part II: Design Details because otherwise the work is visually compatible and meets the standards:

1. Provide evidence that the equipment will not be visible from the public right-of-way or submit a method of appropriate screening.
2. Ensure that the parapet height is appropriate and accurately depicted in the drawings.

AND

Approve the request for a Special Exception from the following standard:

1. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth.
2. Recesses shall extend to the ground or begin immediately above the ground floor.

To allow for 7' 2"; wide recesses along the West Bryan Street frontage, as well as 2' 8"; deep recesses along West Bryan Street and for 2' 0"; deep recesses along Barnard Street because the criteria are met.

Vote Results (Approved)

Motion: Melissa Memory

Second: Steven Bodek

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

[15. Petition of Ethos Preservation | 21-002859-COA | 127 East Gordon Street | Rehabilitation, Alterations, Additions, Fences, and Demolition of Accessory Structure](#)

- ☞ [Staff Recommendation 21-002859-COA.pdf](#)
- ☞ [Submittal Packet - Application and Checklist.pdf](#)
- ☞ [Submittal Packet - Drawings \(Updated\).pdf](#)
- ☞ [Board Decision - June 2021 Meeting.pdf](#)
- ☞ [Submittal Packet - June 2021 Meeting.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Staff Concerns \(Email\).pdf](#)
- ☞ [Public Comment \(Email\).pdf](#)
- ☞ [Public Support.pdf](#)

Ms. Olivia Arfuso, presented the petitioner's request of approval for the rehabilitation of 127 East Gordon Street including alterations, additions, and the demolition of a rear yard accessory structure.

The 1869 portion of the building and the 1940s western addition is proposed to be rehabilitated. Existing windows are proposed to be restored, exterior stucco will be patched and repaired using a lime-based stucco with a sand finish, and all rotten wooden elements will be replaced in-kind. The roof is also proposed to be reconstructed in-kind. Along the South elevation, the fire escape will be removed and the stucco trim, and original window configuration, will be restored.

The main entrance stoop is proposed to be reconfigured. The stair is proposed to go from a two-stair-run to a single-stair-run. The materiality of the stoop will also change. It is proposed to go from the existing cast-in-place concrete to wood. The proposed entrance portico will have new wooden upper columns and a clad concrete stoop with wood trim, while the existing ground floor iron columns will remain. The steps are proposed to be constructed out of wood and the exterior of the stoop will be wood as well. A decorative wood railing will be installed.

Along the West façade of the 1940s addition, a three-story porch structure is proposed to be added. The first-story of the porch will be accessible via the garden level, the second-story via the parlor level and the third-story will remain uncovered, and will be accessible from the second-floor. Alterations to the existing window openings' height will allow for access to the proposed porches; the width of the openings will remain unaltered. *Per the petitioner*, the brick below the windows will be removed, and all windows will be stored onsite. The three-story porch will be constructed of masonry base columns, upper wood columns, and iron railings.

Alterations to the property include: the demolition of the rear accessory structure (one-story garage) in its entirety to make room for an in-ground swimming pool. The existing curb cut and driveway along Gordon Street will be removed, and the tree lawn will be re-established. The existing Abercorn vehicular gate will be replaced with a smaller wooden man gate, and any remaining voids will be infilled with a new brick fence that will be compatible with the existing masonry walls.

A curb cut along Abercorn Street will be installed, as well as a driveway for vehicular access. A new wooden man gate, wooden carriage house doors, and wall-mounted exterior sconces are proposed along the Abercorn Street stucco privacy wall. An elevated terrace/deck will be

constructed in the rear of the property, but it is proposed to be minimally visible above the existing wall on Abercorn Street. However, the iron guardrail will be visible from the public-right-of-way.

New mechanical equipment will be located on the western portion of the shed roof (above the 1940s addition) and screened from the public right-of-way using painted wood louvers.

On June 9, 2021, the Board heard the petition for rehabilitation work, alterations, additions, and the demolition of a rear yard accessory structure at 127 East Gordon Street. The Board discussed some of their concerns regarding the proposed work. They felt that the iron gates along Gordon Street (that were proposed to be replaced with wood) should be infilled, to ensure that they are not used as a secondary form of vehicular access. The Board also agreed that a single-run-configuration was appropriate for the front entrance, but that the historic iron columns should remain exposed. Regarding the proposed porch addition along the West elevation, they believed that the addition should be revised to reduce its overall impact on the contributing resource.

Mr. Houle made a motion to approve Staff's recommendation *with* the addition of an 8th condition, and the removal of the denial (of the three-story side porch addition and the alteration of the front portico / front stair). The 8th condition was to revise, and reduce, the impact of the porch on the West façade. Ms. Isaacs made a friendly amendment to Mr. Houle's motion, to include (2) additional conditions. Condition #9 was to leave the iron columns of the front porch exposed at the stoop level, and condition #10 was to revise the proposed iron railing at stoop level to be wood. The Board concurred with the removal of the denial, and the addition of the (3) conditions, and voted to approve the motion. Therefore, the Board *continued* the petition for rehabilitation work, alterations, additions, and the demolition of a rear yard accessory structure at 127 East Gordon Street with the following conditions:

1. Revise the location of the mechanical equipment and the proposed screening to be setback further, so that it does not obscure the distinctive roof feature of this contributing resource.
2. Provide information regarding the increase in building coverage from the proposed enclosed rear parking structure.
3. Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials, and that the overall shape and overextended eaves of the historic roof are not altered in any way.
4. Submit stucco specification.
5. Ensure that any proposed doors on the South elevation are "Marvin," Ultimate, wood doors and that specifications (including the proposed configuration) for the doors are provided.
6. Ensure that the proposed windows are "Marvin," Ultimate, wood, double-hung, single-pane, TDL with transparent glass that has no dark tints or reflective effects and that the configurations are historically appropriate and match the existing window lite patterns.
7. Ensure that the proposed curb cut along Abercorn Street is the property's only point of vehicular access, and that the existing rear yard entry dimensions are not modified in any way.
8. Revise and reduce the impact of the porch addition on the West elevation.
9. Leave the iron front porch columns exposed at stoop level.
10. Revise proposed iron railing at stoop level to be wood.

The petitioner provided Staff with updated drawings on June 23, 2021. During a visit to the site, Staff determined that in its current state, the wooden garage within a brick frame does not have historic integrity worth preserving or retaining. *Per the applicant*, the existing lot coverage is 57%. After the demolition of the existing outbuilding, the addition of the proposed balcony, and the construction of the rear parking structure/elevated terrace, the newly proposed lot coverage will be 65%. The standard is met.

The 1940s addition is proposed to have (3) window openings on the West elevation altered, and the two-stair-run front entrance will be reconfigured. Staff has determined that these elements have become character-defining features of this contributing resource and should be retained and preserved. These character defining features help to differentiate this property from other similar dwellings situated on Calhoun Square. Although Staff determined that the standard is not met, the Board concurred at the June 9th HDBR Regular Meeting that these modifications/alterations are appropriate for this contributing building.

A three-story side porch is proposed to be added along the West elevation of the 1940s addition. Staff has determined that such an addition will create a false sense of historical development. Although, the principal structure had a three-story frame porch visible on the 1916 *Sanborn Map*, it was enclosed with brick between 1916-1954. Therefore, the addition of such a conjectural feature/architectural element (that never existed along the western façade of the contributing 1940s addition) shall not be undertaken. Although Staff determined that the standard is not met, the Board concurred at the June 9th HDBR Regular Meeting that the proposed addition is appropriate for this contributing building. The proposed three-story porch (along the West elevation) and the single-stair-run entrance configuration, although visually compatible with other contributing structures, do not align with the *Secretary of the Interior Standards and Guidelines for Rehabilitation*. These character-defining features are part of what differentiates this property from other similar dwellings on Calhoun Square. By altering these distinctive features, the building will lose its unique identity. Although Staff determined that the standard is not met, the Board concurred at the June 9th HDBR Regular Meeting that the proposed alterations for this contributing building meet the *Visual Compatibility Criteria*. Staff has determined that the proposed three-story porch addition along the West façade, and the alteration of the proposed window openings to allow for porch access, will destroy historic materials that characterize the property and will not be undertaken in a manner that will allow the essential form and integrity of the historic property and its environment to be unimpaired. Although Staff determined that the standard is not met, the Board concurred at the June 9th HDBR Regular Meeting that the proposed addition and alterations are appropriate for this contributing building.

The “Period of Significance” for the *Savannah Downtown Historic District* is 1733-1960. The 1940s addition was originally a three-story porch that was enclosed with brick between 1916-1954. Also, a rear auto garage was constructed on the property around 1954. Staff has determined that both of these “changes” have acquired historic significance in their own right. However, Staff has determined that in its current state, the auto garage does not retain enough historic integrity to warrant preserving. That being said, the 1940s addition should be retained and preserved. Although Staff determined that the standard is not met, the Board concurred at the June 9th HDBR Regular Meeting that the proposed alterations are appropriate for this contributing building.

The front entrance is proposed to be altered in configuration and materiality. Although the exact date of the front entrance alterations is unknown, Staff has determined that the double-run entrance has become a character-defining feature of the front elevation of this particular property. *Per the applicant*, the alterations to the front entrance took place in the

early 1970s. However, since there is no pictorial evidence of the original entrance design, and the exact date of the alteration is unknown, the existing two-stair-run entrance configuration should be retained. Although Staff determined that the standard is not met, the Board concurred at the June 9th HDBR Regular Meeting that the proposed reconfiguration is appropriate for this contributing building.

Mechanical screening is also proposed on the shed roof of the 1940s addition. Staff determined that the differentiation between the principal, historic building's roof and the 1940s addition (that still retains the remaining pre-1916 porch roof), is a distinctive feature of this contributing resource. The proposed screening will create a false sense of visual continuity between the principal, historic building's roof and the 1940s addition. Ensure that the mechanical screening has a far enough setback so that it does not obscure the distinctive roof feature of this contributing resource.

The shed roof on the 1940s addition is one of the only remaining features of the original three-story side porch that is visible on the 1916 *Sanborn Map*. The overextended eaves of the roof are also distinctive features of this contributing resource. Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials. The shed roof is proposed to be "reconstructed" to match the existing roof. Ensure that the overall shape and overextended eaves of the historic roof are not altered in any way.

Stucco Exterior Wall Finish:

White Sail (SW 962)

Stucco Specification: *Sto Powerwall System*

Mechanical Screen:

Material: *Hardie Artisan Shiplap*

Painted Siding (6" Exposure)

Color: *Pavestone* (SW 7073)

Miscellaneous Breakmetal Trim

Color: *Web Gray* (SW 7642)

Windows and French Doors:

Manufacturer: *Marvin Ultimate*, "Ultimate"

Color: *Pavestone* (SW 7642)

Front Entry Stoop Baluster:

Manufacturer: *King Architectural Metals*

Entry Stair:

Material: *2" Stone Treads*

Color: *Gray*

Stoop Porch:

Material: *Stone Tile*

Color: *Gray*

Brick Finish:

Color: *Pavestone* (SW 7642)

Carriage House Door:

Manufacturer: *Overhead Door – Signature Carriage Swing Open*

Material: *Stained Wood*

Color: *Mahogany*

Balcony and Terrace Baluster:
Manufacturer: *King Architectural Metals*

Wall Mount Light Fixture: *Quorum*

Garden Gates:
Material: *Wood*
Color: *Wood* – Stained to match Carriage House doors

Staff has determined that there are some discrepancies between the noted materials and what is listed on the “Material Sections,” page A21. Ensure that the current material selections are provided to Staff for review.

A rear stucco wall (proposed to be repaired) will provide vehicular access along the Abercorn Street frontage. An elevated terrace is also proposed; however, only the iron guardrail will be visible above the rear masonry wall. Staff has determined that this “elevated terrace” will create the roof for an enclosed rear parking structure. The masonry wall along Gordon Street is proposed to be repainted and the existing vehicular gate will be replaced with a smaller wooden man gate. Any remaining voids will be infilled with a new brick fence that is compatible with the existing masonry walls. The walls of continuity will be visually compatible with the contributing buildings to which they are visually related. The standard is met.

The exterior walls are proposed to be repaired/patched (as needed) with the *Sto Powerwall System*; a lime-based, 3-coat portland cement stucco with a sand finish. Once repaired, the exterior walls will be painted *White Sail* (SW 962). Three existing openings along the South elevation will also be infilled with salvaged brick, to create smaller window openings. Staff has determined that the excessive doors along the South elevation are likely the result of a non-historic fire escape installation. The standards are met.

Three window openings along the West elevation are proposed to be altered to allow for access to the proposed three-story side porch. A rear door on the South elevation is also proposed to be replaced. All door replacements are proposed to be “Marvin,” Ultimate. Although Staff has determined that the proposed alterations of the windows along the West elevation does not meet the standards, the Board concurred at the June 9th HDBR Regular Meeting that the alterations appropriate. Ensure that the proposed replacement doors are “Marvin,” Ultimate, wood with transparent glass that has no dark tints or reflective effects, and that any lite configuration(s) are historically appropriate. Ensure that the proposed door design is provided to Staff for review.

Along the West façade of the 1940s addition, a three-story porch structure is proposed to be added. The porch will measure 10-feet by 25-feet. The first-story of the porch will be accessible via the garden level, the second-story via the parlor level and the third-story will remain uncovered and will be accessible from the second-floor. Alterations to the existing window openings’ height will allow for access to the proposed porches; the width of the openings will remain unaltered. *Per the petitioner*, the brick below the windows will be removed, and all windows will be stored onsite. The three-story porch will be constructed of masonry base columns, upper wood columns, and 36-inch-high iron railings. An elevated terrace / deck will be constructed in the rear of the property but is proposed to be minimally visible above the existing wall on Abercorn Street. However, the iron guardrail will be visible from the public right-of-way.

Along the West façade of the 1940s addition, a three-story porch structure is proposed to be added. Although proposed on a side elevation, the West elevation is still a major façade due to its clear visibility from Gordon Street, and Calhoun Square. Therefore, the addition will be highly visible. Alterations to the existing window openings' height will allow for access to the proposed porches; the width of the openings will remain unaltered. The standards are not met. Staff has determined that the addition will be located on a conspicuous façade and will cause damage to (3) openings along the West elevation of the contributing building. However, the Board concurred at the June 9th HDBR Regular Meeting that the proposed alterations are suitable for this contributing building.

A covered, enclosed garage is proposed in the rear of the structure. The enclosed garage will consist of a stucco masonry wall along Abercorn Street, a matching masonry wall along the interior of the rear yard, the garden level exterior wall of the South elevation and a wall adjacent to the exterior wall of the neighboring property at 439 Abercorn Street. The roof will create an elevated deck, which will be minimally visible above the existing masonry wall along Abercorn Street. However, the proposed iron guardrail will be visible from public right-of-way. A new wooden man gate, wooden carriage house doors, and wall-mounted exterior scones are proposed along the stucco privacy wall along Abercorn Street, and the interior rear yard elevation. The existing Abercorn Street opening dimensions are 8'-9" and are not proposed to be altered. However, exact dimensions for the Carriage House doors were not provided for review. Ensure that the existing rear yard entry dimensions are not modified in any way.

New mechanical equipment is proposed to be located on the 1940s roof. Wood louvers will be installed to provide screening of the units.

The differentiation/juxtaposition between the principal, historic building's roof and the 1940s addition (that still has the remaining 1916 porch roof), is a distinctive feature of this contributing resource. Ensure that the mechanical screening has a far enough setback so that it does not obscure the distinctive roof feature of this contributing resource. The enclosed rear parking structure is proposed to have wall-mounted scones that are *Quorum*.

The existing curb cut and driveway along Gordon Street will be removed, and the tree lawn will be re-established. The existing vehicular gate will be replaced with a smaller man wood gate; any remaining voids will be infilled with a new brick fence that is compatible with the existing masonry walls. A 10-foot wide curb cut along Abercorn Street will be installed, as well as a driveway for vehicular access. Ensure that the proposed Abercorn Street curb cut is the property's only point of vehicular access.

The existing masonry wall along the Gordon Street frontage is approximately 6-feet at its tallest point and will be repainted to match the proposed building color. The existing vehicular gate will be replaced with a smaller wooden man gate; any remaining voids will be infilled with a new brick fence that is compatible with the existing masonry walls.

Along Abercorn Street, the existing masonry stucco wall will be repaired, and new wood Carriage House doors and a compatible wood man gate will be installed. In total, the wall is approximately 9'-6" in height. Ensure that all wood gates are painted or stained. The exterior walls are proposed to be repaired/patched (as needed) with the Sto Powerwall System; a lime-based, 3-coat portland cement stucco with a sand finish. Ensure that all stucco repairs match the existing stucco in-kind.

PETITIONER COMMENTS:

Ms. Ellen Harris, petitioner, stated the implemented Staff and Board comments have helped the project. They have met or will meet Staff's recommendations.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah, Foundation, stated they are pleased with the improved design of the project. They suggest the third story balcony is visually incompatible and not appropriate for the building; not having it maintains an original window and reduces the height and impact of the porches. If the third story must be kept, it should be a wood balluster. They recommend reducing the porch to two stories to reduce the impact on the building. They also suggest a slight chamfer detail on the squared columns to give it nuance.

Ms. Chassidy Malloy, of the Downtown Neighborhood Association, stated they were concerned about the third story materials; thinks the wood is more compatible.

Ms. Christiana Turner, area resident, wanted to be sure the restorers understand the magnitude of the restoration of this structure. They question the need of a third story porch. They request use of wooden ballusters on the side porch, as on the front.

Ms. Harris stated they are happy to make the balluster wood rather than iron, and add a chamfer column. The original structure had a third story porch; they are not using a roof to minimize the impact.

BOARD COMMENTS:

Mr. Dodge stated he agrees with the petitioner regarding the third story as it was that way originally. **Ms. Isaacs** also supports the third story porch as there is one in the rear. The other Board members had no additional comments.

STAFF RECOMMENDATION:

Approve the rehabilitation work, the demolition of a rear auto garage, and the addition of an enclosed rear parking structure at 127 East Gordon Street with the following conditions:

1. Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials, and that the overall shape and overextended eaves of the historic roof are not altered in any way.
2. Ensure that the mechanical screening has a far enough setback so that it does not obscure the distinctive roof feature of this contributing resource.
3. Ensure that the current material selections are provided to Staff for review.
4. Ensure that the proposed replacement windows and doors are "Marvin," Ultimate, wood with transparent glass that has no dark tints or reflective effects and that the configurations are historically appropriate and match the existing lite patterns (when applicable). Ensure that the proposed door design is provided to Staff for review.
5. Ensure that the proposed Abercorn Street curb cut is the property's only point of vehicular access, and that the existing rear yard entry dimensions are not modified in any way. Ensure that all wood gates are painted or stained.
6. Ensure that all stucco repairs match the existing stucco in-kind.

Motion

The HDBR motioned to approve the rehabilitation work, the demolition of a rear auto garage, and the addition of an enclosed rear parking structure at 127 East Gordon Street with the following conditions:

1. Ensure that the deteriorated roof be repaired in-kind (if possible) instead of being reconstructed, to reduce the damage and removal of any historic materials, and that the overall shape and overextended eaves of the historic roof are not altered in any way.
2. Ensure that the mechanical screening has a far enough setback so that it does not obscure the distinctive roof feature of this contributing resource.
3. Ensure that the current material selections are provided to Staff for review.
4. Ensure that the proposed replacement windows and doors are ";Marvin,"; Ultimate, wood with transparent glass that has no dark tints or reflective effects and that the configurations are historically appropriate and match the existing lite patterns (when applicable). Ensure that the proposed door design is provided to Staff for review.
5. Ensure that the proposed Abercorn Street curb cut is the property's only point of vehicular access, and that the existing rear yard entry dimensions are not modified in any way. Ensure that all wood gates are painted or stained.
6. Ensure that all stucco repairs match the existing stucco in-kind.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

X. APPROVED STAFF REVIEWS

[16. Petition of AMERICAN CRAFTSMAN RENOVATIONS, Cher Norris | 308 EAST LIBERTY STREET | 21-002966-COA |Gates](#)

[SIGNED Staff Decision Packet 21-002966-COA.pdf](#)

Motion

Approve Staff Reveiws.

Vote Results (Not Started)

Motion: Ellie Isaacs

Second: Steven Bodek

[17. Petition of GREENLINE ARCHITECTURE, Eric O'Neill | 530 EAST LIBERTY STREET | 21-003354-COA | AMEND 20-005558-COA: Alterations](#)

[☞ SIGNED Staff Decision Packet 21-003354-COA.pdf](#)

[18. Petition of GSI, Mandi Brabham | 300 WEST RIVER STREET | 21-003378-COA | Non-Illuminated Sign: Relocate \(Byrd Cookie Company\)](#)

[☞ Staff Dec - 21-003378-COA 300 W River St \(Byrd\).pdf](#)

[☞ STAMPED Byrd's Cookies - Retail Projecting Sign \(new location\).pdf](#)

[19. Petition of GSI, Mandi Brabham | 300 WEST RIVER STREET | 21-003380-COA | Non-Illuminated Sign: Relocate \(Outside Brands\)](#)

[☞ SIGNED Staff Dec - 21-003380-COA 300 W River St \(Outside Brand\).pdf](#)

[☞ STAMPED Outside Brands - Retail Projecting Sign \(new location\).pdf](#)

[20. Petition of AMY THOMPSON | 600 EAST BROUGHTON STREET | 21-003453-COA | Non-Illuminated Sign](#)

[☞ SIGNED Staff Decision 21-003453 600 East Broughton Street.pdf](#)

[21. Petition of TMOBILE, Charles Padgett | 322 EAST TAYLOR STREET | 21-003462-COA | Roof top Antenna Upgrades](#)

[☞ SIGNED Staff Decision Packet 21-003462-COA.pdf](#)

[22. Petition of PAUL MILLER | 432 HABERSHAM STREET | 21-003518-COA | Color Change/In-Kind Wood Repair](#)

[23. Petition of RYAN WHYTE-BUCK | 211 EAST GASTON STREET | 21-003556-COA | Mechanical Screening](#)

[☞ SIGNED Staff Decision 21-003556 211 East Gaston Street.pdf](#)

[24. Petition of BAKER RESTORATIONS, Jim Smith | 101 WEST BROUGHTON STREET | 21-003561-COA | Repointing](#)

[☞ SIGNED Staff Decision 21-003561 101 West Broughton Street.pdf](#)

[25. Petition of LEGACY PROPERTIES, Elizabeth Quigley | 519 EAST HALL STREET/520 EAST HALL LANE | 21-003619-COA | COLOR CHANGE](#)

[☞ SIGNED Staff Dec - 21-003619-COA 519 East Hall and 520 East Hall Lane.pdf](#)

[26. Petition of ZENO MOORE CONSTRUCTION, Tiger Moore | 224 WEST LOWER FACTORS WALK | 21-003622-COA](#)

[☞ SIGNED Staff Decision 21-003622 224 West Lower Factor's Walk.pdf](#)

[27. Petition of PAUL MILLER | 432 HABERSHAM STREET | 21-003703-COA | Shutters and fence extension](#)

[☞ SIGNED Staff Dec - 21-003703-432 Habersham Street.pdf](#)

[28. Petition of ELLSWORTH DESIGN BUILD, Anderson Resende | 315 EAST YORK STREET | 21-003763-COA](#)

[☞ SIGNED Staff Dec - 21-003763-315 East York Street.pdf](#)

[29. Petition of SCAD, Tony Hensley | 201 WEST OGLETHORPE AVENUE | 21-003851-COA | Screening](#)

[☞ SIGNED Staff Dec -21-003851-COA 201 West Oglethorpe Avenue.pdf](#)

[30. Petition of GRAPHICS SYSTEMS INTERNATIONAL, Mandi Brabham | 500 WEST RIVER STREET | 21-003932-COA | Illuminated Sign: Atlantic Hotel](#)

[☞ SIGNED Staff Decision 21-003932-COA 500 W River PRW1.pdf](#)

[31. Petition of GRAPHICS SYSTEMS INTERNATIONAL, Mandi Brabham | 500 WEST RIVER STREET | 21-003940-COA | Music venue canopy sign: Atlantic Hotel](#)

[☞ SIGNED Staff Decision 21-003940-COA 500 W River PRW2.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[32. Report on Work Performed Without a COA for the July 14, 2021 HDBR Meeting](#)

[☞ Work Performed Without a COA_July Report.pdf](#)

Ms. Michalak stated the porch was completed on Charlton in the appropriate designs, after three years. She thanked everyone for their diligence. Three other cases came into compliance this month.

[33. Report on Work Inconsistent with Issued COA for the July 14, 2021 HDBR Meeting](#)

[☞ Work Inconsistent With Issued COA_July Report.pdf](#)

[34. Report on Work That Exceeds Scope of Issued COA for the July 14, 2021 HDBR Meeting](#)

[☞ Work That Exceeds Scope of Issued COA_July Report.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

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

[☞ July 2021 REPORT.pdf](#)

[36. COA Inspections - July Report](#)

[☞ July 2021 REPORT.pdf](#)

[37. Items Deferred to Staff - July Report](#)

[☞ July 2021 - REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[38. Next Regular HDBR Meeting - August 11, 2021 at 1pm](#)

[39. Adjourn](#)

There being no further business to present before the Board, the July 14, 2021 HDBR meeting adjourned at 2:45 p.m.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

/bm

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.