



Savannah Historic District Board of Review

Virtual Meeting
March 10, 2021 1:00 PM
MINUTES

March 10, 2021 Savannah Historic District Board of Review

Members Present: Dwayne Stephens, Chair
Ellie Isaacs, Vice-Chair
David Altschiller
Stephen Bodek
Becky Lynch
Melissa Memory
Nan Taylor

Members Absent: Kevin Dodge
Stan Houle
Melissa Memory

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 Thomas & Hutton Engineering | 21-000818-COA | 433 Tattnell Street | Courtyard Wall Alterations and Driveway Installation](#)

- 📎 [Staff Recommendation - 433 Tattnell St - 21-000818-COA.pdf](#)
- 📎 [Submittal Packet - Narrative and Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)

Motion

Approval of non-historic courtyard wall alteration and installation of a vehicular sliding gate and driveway for the property located at 433 Tattnell Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Provide the stucco material specification.

2. Provide the color selection for the wood gate.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[2. Petition of Alex Gonzalez | 21-000840-COA | 232 Price Street | Amendment to Previous COA](#)

- [☞ Staff Recommendation 21-000840-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Previous Submittal Packet.pdf](#)
- [☞ STAMPED permit drawings 20-002304-COA.pdf](#)
- [☞ revised stamped 232 PRICE STREET - PERMIT SET.pdf](#)

Motion

Approval to amend a previously approved Certificate of Appropriateness for alterations and a two-story addition for the property located at 232 Price Street as requested because the proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[3. Petition of GMSHAY Architecture | 16-006852-COA | 630 East River Street | Amendment to Previous COA](#)

- [16-006852-COA Staff Recommendation.pdf](#)
- [Submittal Packet.pdf](#)
- [Aerial.pdf](#)
- [8-14-19 Submittal Packet.pdf](#)
- [12-9-20 Submittal Packet.pdf](#)

Motion

Approval for Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street as requested because the proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[4. Petition of Studio Architects | 21-000841-COA | 601 Indian Street | Signs](#)

- [Staff Recommendation - 601 Indian St - 21-000841-COA.pdf](#)
- [Submittal Packet - Narrative and Drawings.pdf](#)

Motion

Approval of amendments to a previously approved new construction six-story apartment building, the "Olmstead", located at 601 Indian Street [File No. 20-003361-COA] for one non-illuminated incidental wall sign and one illuminated projecting sign as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

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

[5. Petition of Shah Architecture | 21-000904-COA | 408 East Taylor Street | Alterations to Non-historic Rear Addition](#)

- [☞ Staff Recommendation 21-000904-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Drawing Packet Error \(Email Clarification\).pdf](#)

Motion

Approval of alterations to a non-historic rear addition at 408 East Taylor Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Exact material specifications were not provided to Staff for the proposed rear doors or windows. Ensure that manufacturer specifications are provided to Staff for review (prior to installation) and that the central window adheres to a ratio of no less than 5:3.
2. Ensure that all glass is transparent with no dark tints or reflective effects. Ensure that all framing members are covered with appropriate trim, and that the following are met: the muntin is 7/8 inches or less, the muntin profile simulates traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and extrusions shall be covered with appropriate molding.
3. Ensure that the light fixtures have a white light source only.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

IV. ADOPTION OF THE AGENDA

[6. Adopt the March 10, 2021 Agenda](#)

Motion

Approve as presented.

Vote Results (Approved)

Motion: David Altschiller

Second: Steven Bodek

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

V. APPROVAL OF MINUTES

[7. Approval of the February 10, 2021 Meeting Minutes](#)

[📎 02.10.21 MEETING MINUTES.pdf](#)

Motion

Approve as presented.

Vote Results (Approved)

Motion: David Altschiller

Second: Steven Bodek

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

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

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

[11. Petition of Amy Schuman | 21-000211-COA | 524 East Charlton Street | Amendment for After-the-Fact Window Alteration](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[12. Petition of LS3P, Emily Dawson | 21-000257-COA | 501 East Bay Street | New Construction, Part II \(Design Details\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

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

[13. Petition of Lynch Associates Architects | 21-000280-COA | 400 West Congress Street | New Construction, Part II \(Design Details\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[14. Petition of James Reardon | 21-000282-COA | 217 East Gaston Street | Addition and New Construction Accessory Building](#)

- 🔗 [Staff Recommendation 217 GASTON 21-000282.pdf](#)
- 🔗 [Submittal Packet - Drawing Set.pdf](#)
- 🔗 [Submittal Packet - Photographs.pdf](#)
- 🔗 [Staff Research - Images.pdf](#)
- 🔗 [Public Comment - Monica Mastrianni.pdf](#)
- 🔗 [Public Comment - Photo - Monica Mastrianni.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval for an addition to the rear of the contributing building and for a New Construction Accessory Building, Parts: I and II at 217 East Gaston Street. The historic building was constructed in 1877 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The location standards are met. The carriage house is detached from the principal building

and meets all setback requirements. The carriage house is 19'-4" from the principal dwelling and is not over 25'-0" in height. The Building Size standards are met. The accessory dwelling unit is not more than 40% of the habitable floor area of the principal dwelling. The unit is over 400 square feet and only contains 1 bedroom. The architectural style of the proposed carriage house is compatible with carriage houses found within the district. There is garage parking located on the ground level of the carriage house. The lot dimensions are an existing condition and are to remain unchanged. The proposed building coverage is shown as 68%. There are no setback requirements.

The only façade that is proposed to experience any damage is a non-historic rear addition that is proposed to be removed and replaced with the new addition. The historic and distinctive features and finishes are proposed to be preserved. The new addition will not damage any historic materials and will be reversible. The carriage house is proposed to be 24'-4" in height and two stories. This is compatible with the surrounding context. The height of the addition will be subordinate to the height of the contributing main building and will be minimally visible. The garage door opening is proposed to be 16'-0" in width. Revise the design to be a 12'-0" in width door, or two (2) 8'-0" doors. The openings proposed on the carriage house façade facing the lane are compatible with contributing lane buildings in the district.

The rear porch projection proposed at the rear of the addition to the contributing building will be minimally visible from the public right-of-way and is compatible with the surrounding context. For the addition to the rear of the contributing main building, the applicant is proposing the use of stucco for the exterior, standing seam for the roof, wrought iron for the hand rails/balusters, tapered round wood columns, wood full lite patio doors, and wood single pane true divided lite windows. Although all materials are listed within the drawings, no material specifications were provided. Provide Staff with all material specifications for the materials proposed for the rear addition.

Staff recommends the utilization of a window type previously approved for use on non-contributing buildings instead of wood, single-pane, TDL windows to differentiate the openings on the addition from the openings within the facades of the contributing main building. Staff recommends the use of doors constructed of a wood clad material to differentiate the openings on the addition from the openings within the facades of the contributing main building.

For the new construction accessory dwelling, the applicant is proposing a stucco exterior, standing seam roof, an overhead garage door, a decorative wall sconce, and wood, single-pane, TDL windows. The façade facing the contributing main structure will not be visible from the public right-of-way. Although all materials are listed within the drawings, no material specifications were provided. Provide Staff with all material specifications for the materials proposed for the new construction accessory dwelling. Staff recommends the utilization of a window type previously approved for use on non-contributing buildings instead of wood, single-pane, TDL windows to differentiate the openings on the addition from the openings within the facades of the contributing main building.

The addition as well as the new construction accessory dwelling proposed a low slope, standing seam, roof. The new construction accessory dwelling (carriage house) features side and courtyard facing parapets similar to carriage houses found throughout the Oglethorpe Plan area. The addition as well as the new construction accessory dwelling are subordinate to and visually compatible with the scale of the contributing main building. The new construction accessory dwelling unit (carriage house) is proposed to reflect historic ward patterns within the Oglethorpe Plan. The foundation for the addition as well as new

construction accessory dwelling (carriage house) is slab on grade. The exterior is proposed to be stucco on the addition as well as new construction accessory dwelling (carriage house). The stucco material specification was not provided; provide Staff with the material specification for the stucco exterior. The color of the proposed stucco exterior was not provided; provide Staff with the exterior colors.

Ensure the doors are inset not less than 3 inches. Staff recommends the use of doors constructed of a wood clad material to differentiate the openings on the addition from the openings within the facades of the contributing main building. For the addition to the rear of the contributing main building, the applicant is proposing wood single pane true divided lite windows. Staff recommends the utilization of a window type previously approved for use on non-contributing buildings instead of wood, single-pane, TDL windows to differentiate the openings on the addition from the openings within the facades of the contributing main building.

For the new construction accessory dwelling, the applicant is proposing wood, single-pane, TDL windows. Staff recommends the utilization of a window type previously approved for use on non-contributing buildings instead of wood, single-pane, TDL windows to differentiate the openings on the addition from the openings within the facades of the contributing main building. The existing shutters are to be replaced.

The porch columns include cap and base moldings, and the capital extends outward of the architrave. The railing height is proposed as 42 inches; reduce the railing height to 36 inches. The porch materials are proposed to be constructed of wood; ensure that the wood is to be painted and provide Staff with the paint color.

The roof pitch of the new construction dwelling unit was not provided; however, Staff finds the roof to be compatible with similar roof pitches on contributing carriage houses located within the Oglethorpe Plan area. Ensure that the roof pitch is included within the drawings and ensure that if the pitch is less than 4:12 that an overhang is included along with brackets or similar eave details. The porch roof is proposed to be attached to the primary building and has a pitch of 2:12. To ensure the intent of the standard is met revise the drawings to include a coping on the side parapets to be compatible with the similar carriage house designs found within the Oglethorpe Plan. Ensure the eave overhang on the carriage house is at least eight (8) inches and that the soffits are placed perpendicular to the building wall. The roof of the addition as well as the new construction accessory dwelling unit (carriage house) are proposed to be standing seam metal roofs. The material specification for the standing seam was not provided within the submittal; provide Staff with the material specification for the standing seam metal roof and ensure that the metal roof includes a drip edge.

There is a zero-foot setback proposed for the lane setback. The apron is not proposed to be constructed within the public right-of-way. The garage door opening is proposed to be 16'-0" in width. Revise the design to be a 12'-0" in width door, or two (2) 8'-0" doors. The parking is located in the rear and is only accessible from the lane. Electrical and HVAC locations were provided. Ensure that if the roof mounted equipment on the carriage house is visible from the public right-of-way that the HVAC units are screened. Ensure that the refuse area is located within the carriage house. The lighting fixture material specification was not provided; provide Staff with the material specification.

Ms. Taylor asked if the railing height as 36 inches should be included in the conditions. **Mr. Jarles** stated that it should be included in the conditions; staff missed that one. **Ms. Taylor** asked how would the TDL windows differentiate from what is existing. **Mr. Jarles** stated the

modern materials would be the differentiations in contrast to the original historic windows: Double pane versus single pane; wood clad versus wood.

Mr. Bodek stated there are ten recommendations of conditions for the project. He asked if there is a limit of conditions per project to be included. **Mr. Stephens** stated it is at the Board's discretion to determine the direction in which the decision will go.

PETITIONER COMMENTS:

Mr. James Reardon, petitioner on behalf of Savannah Inn, stated he did not feel any of the conditions were of major concern and they agree with them. The drawings will be revised to reflect the conditions.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, feel that the rear addition is visible enough for comment. They would like to know about the elevation of the roof - it is not clear if it is a shed or hipped roof; what is the detail to that area? No objection to the shed roof lacking detail. Both the addition and carriage house have control joints for the stucco: can the stucco be finished to match the primary structure and carriage houses in the area. Agrees that the carriage house should have two garage doors. The window on the ground floor of the addition seems odd; perhaps a standard sized window would be more appropriate.

Mr. Reardon stated the style of the control joints can match the primary structure. The roof is a shed roof on the back of the addition and more detail will be provided. Not sure if there is room for the double doors; thus it will be reduced to 12 feet as staff suggested. He asked if doors could be omitted, to have ample parking space. **Mr. Jarles** stated it would be inappropriate without the doors. **Ms. Michalak** agreed; eliminating the door does not give approval for an opening wider than 12 feet.

BOARD DISCUSSION:

Ms. Taylor commended the applicant's willingness to work with staff recommendations, which she also supports. **Ms. Isaacs** and **Ms. Lynch** agreed with staff recommendations, as did **Mr. Altschiller** and **Mr. Bodek**.

STAFF RECOMMENDATION:

Approval for the addition to the rear of the contributing building and for a New Construction Accessory Building, Parts: I and II at 217 East Gaston Street, with the following conditions, to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. **Revise the garage door to be a 12'-0" in width, or two (2) 8'-0" doors.**
2. **Ensure the eave overhang on the carriage house is at least eight (8) inches and that the soffits are placed perpendicular to the building wall.**
3. **Include a coping on the side parapets of the carriage house.**
4. **Ensure that the roof pitch is included within the drawings and ensure that if the pitch is less than 4:12 that an overhang is included along with brackets or similar eave details.**
5. **Revise the doors on the addition and carriage house to be constructed of a**

wood clad material to differentiate the new openings from the historic openings within the facades of the contributing main building.

6. **Ensure the doors are inset not less than 3 inches.**
7. **Revise the window type on the addition and carriage house to a window type previously approved for use on additions and new construction instead of wood, single-pane, TDL windows to differentiate the new openings from the historic openings within the facades of the contributing main building.**
8. **Provide material specifications for windows, man and garage doors, lighting, stucco, colors, and standing seam roof.**
9. **Ensure that if the roof mounted equipment on the carriage house is visible from the public right-of-way that the HVAC units are screened and that the refuse area is located within the carriage house.**
10. **The railing height is to be 36 inches.**

Motion

The HDBR motioned to approve the addition to the rear of the contributing building and for a New Construction Accessory Building, Parts: I and II at 217 East Gaston Street, with the following conditions, to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Revise the garage door to be a 12'-0" in width, or two (2) 8'-0" doors.
2. Ensure the eave overhang on the carriage house is at least eight (8) inches and that the soffits are placed perpendicular to the building wall.
3. Include a coping on the side parapets of the carriage house.
4. Ensure that the roof pitch is included within the drawings and ensure that if the pitch is less than 4:12 that an

overhang is included along with brackets or similar eave details.

5. Revise the doors on the addition and carriage house to be constructed of a wood clad material to differentiate the new openings from the historic openings within the facades of the contributing main building.

6. Ensure the doors are inset not less than 3 inches.

7. Revise the window type on the addition and carriage house to a window type previously approved for use on additions and new construction instead of wood, single-pane, TDL windows to differentiate the new openings from the historic openings within the facades of the contributing main building.

8. Provide material specifications for windows, man and garage doors, lighting, stucco, colors, and standing seam roof.

9. Ensure that if the roof mounted equipment on the carriage house is visible from the public right-of-way that the HVAC units are screened and that the refuse area is located within the carriage house.

10. The railing height is to be 36 inches.

** Ms. Isaacs amended the motion to include: Score the new stucco for the proposed new addition to the carriage house for visual continuity. Mr. Bodek seconded the amended motion.

Vote Results (Approved)

Motion: Nan Taylor

Second: Becky Lynch

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

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

[15. Petition of Greenline Architecture | 21-000838-COA | 630 West Bay Street | Amendment to Previous COA](#)

📎 [Staff Recommendation - 630 W Bay 21-000838-COA.pdf](#)

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

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

📎 [Submittal Packet - View from Indian Street.pdf](#)

📎 [Submittal Packet - 2017 Drawings.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval for amendments to be made to a previously approved Certificate of Appropriateness [19-003434-COA] to alter the design of the openings and reduce the inclusion of greenscreens.

Due to the recent infill of several 6-story buildings and lack of visibility from the public-right-of-way, the applicant is requesting a reduction in the previously submitted greenscreen as well as removal of the false window frames in the masonry openings. The openings are proposed to remain either as open or brick infill as previously presented, but with no false window frames. The materials will otherwise remain as previously approved.

The north, east, and west facades are not visible from the public right-of-way due to large scale development surrounding 3 sides of the proposed garage. The north façade will be the only façade visible from the public right-of-way.

On July 12, 2017, the Board approved Part II Design Details for a new four-story parking garage at 630 West Bay Street [17-001565-COA]. The Board had included the condition that the petitioner incorporate pilasters and green screens, or other element to add visual interest on the north façade which will be visible from Indian Street; due to large scale construction around the property, the north, east, and west facades will no longer be visible from the public right of way. On October 11, 2017, the Board approved Part II: Design Details, again, because the design had significantly changed [17-005048-COA]. On June 21, 2019, Staff approved an amendment to the previously approved COA, [17-001565-COA], to allow for the northeast corner of the parking garage to be revised to include an additional section of masonry walls with metal window frames to match the design of the previously approved finished walls [19-003434-COA].

The openings will all remain the same proportion, however, will no longer include false metal window frames. The brick infill within the false openings is to remain inset 3-inches and is visually compatible. The façade facing, and visible from, Bay Street is proposed to no longer include the previously approved YKK window material. Do not remove the faux window framing from within the openings facing West Bay Street. The openings are to remain in their existing locations and will maintain the previously approved rhythm of solids to voids. The openings on the exterior of the facades, except the south façade, will not be visible from the public right-of-way with the removal of the greenscreens.

The materials are all to remain as previously approved, including:

1. Brick – General Shale “Gray Velour”

2. Mortar – Holcim “Old Irish Tan”
3. Greenscreen – McNichols Co. Eco-Mesh

PETITIONER COMMENTS:

Mr. Keith Howington, petitioner, stated he is in agreement with staff recommendations. He thanked staff for the reductions as requested. The front west corner will be the most visible.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated a parking garage with more green screening and open voids would be more successful. Would like to see façade visible from Bay Street to remain as originally planned.

BOARD DISCUSSION:

The Board agreed with staff recommendations.

STAFF RECOMMENDATION:

Staff recommends approval for amendments to be made to a previously approved Certificate of Appropriateness [19-003434-COA] to alter the design of the openings and reduce the inclusion of greenscreens, with the following condition, because otherwise the work is visually compatible and meets the standards.

- 1. Do not remove the faux window framing from within the openings facing West Bay Street**

Motion

The HDBR Board motioned to approve the amendments to be made to a previously approved Certificate of Appropriateness [19-003434-COA] to alter the design of the openings and reduce the inclusion of greenscreens, with the following condition, because otherwise the work is visually compatible and meets the standards.

1. Do not remove the faux window framing from within the openings facing West Bay Street.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[New Construction: Part I \(Height and Mass\) with Special Exception Request](#)

- ☞ [Staff Recommendation 21-000792-COA.pdf](#)
- ☞ [Submittal Packet - Narrative.pdf](#)
- ☞ [Submittal Packet - Photos, Drawings, Mass Model.pdf](#)
- ☞ [Sample Panel Policy.pdf](#)
- ☞ [Sanborn Maps.pdf](#)

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

The applicant is also requesting Special Exceptions from the Design Standards that read:

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

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

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

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

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

The one-story commercial building is not a contributing building within the Savannah National Historic Landmark District or the Savannah Local Historic District. The building has been significantly altered over the years. Additionally, in 2015, two COAs were approved for significant alterations to the building [File Nos. 15-003898-COA and 15-006344-COA]. This work started but was never completed.

The historic context surrounding this site is eroded but consists mainly of two and three-story wood-sided residential buildings. There are also two-story mixed-use buildings in both wood siding and brick. Roof shapes varies from side-gable, to hip, to parapeted. Two large (in footprint and height) 4-story new construction apartment buildings are located across Montgomery Street to the west of the site. Although this building was constructed within the current Period of Significance, it has been heavily altered and no longer retains historic integrity. Staff recommends approval for demolition of the non-contributing building.

The development standards are met. The building is proposed to be 3-stories in a 3-story height zone. The applicant is requesting a Special Exception from the required minimum floor-to-floor heights in order to allow the building to have floor-to-floor heights more compatible with the adjacent historic buildings, which staff determines is visually compatible. However, staff recommends that the pitches of the hip roofs be reduced to the minimum allowed by the Design Standards in order to be visually compatible with the low-sloped hip roofs on surrounding contributing buildings. This will reduce the overall height of the building.

All windows, with the exception of the square accent windows on the top of the tower, are taller than they are wide which is visually compatible. And all openings align vertically on all

facades. All windows, with the exception of the square accent windows on the top of the tower, have a ratio of not less than 5:3; the standard is met. (The design of the windows within the openings will be reviewed with Part II: Design Details.)

Minimally open space is provided between this building and adjacent buildings which is visually compatible.

Staff recommends that support brackets be added below the bay/box/oriel porches on the Montgomery Street façade in order to be compatible. Staff recommends that the pitches of the hip roofs be reduced to the minimum allowed by the Design Standards in order to be visually compatible with the low-sloped hip roofs on surrounding contributing buildings. Furthermore, staff recommends increasing the depth of the eaves to the minimum allowed by the Design Standards (especially on the tower element) in order to be visually compatible with the eave depths on surrounding contributing buildings.

The building itself, and the brick fence and gate, create a wall of continuity that is visually compatible. The parcel is within a 3-story height zone and 3-stories are proposed. The floor-to-floor heights are proposed to be: Ground Floor: 12'-0", Second Floor: 10'-9", Third Floor: 9'-8". The applicant has applied for a Special Exception.

The configuration standard regarding met along Lorch Street which is less than 60 feet in width. The residential entrance is proposed on the Lorch Street side and the commercial entrance is proposed on the Montgomery Street side. The standard is met.

Openings align vertically on all facades. The standard is met. The standard is not met for the bay/box/oriel on the on the Montgomery Street façade. Staff recommends that support brackets be added. The first-floor storefront has an 18-inch-high base of contrasting design (and, potentially, material). Storefront glazing calculations were not provided; however, the surface area clearly exceeds 55%. The awnings provide 11 feet clearance above the sidewalks.

The soffit standards are met. Eaves information was not provided with the submittal packet. Provide with Part II: Design Details. Staff recommends increasing the depth of the eaves to the minimum allowed by the Design Standards (especially on the tower element) in order to be visually compatible with the eave depths on surrounding contributing buildings.

HVAC equipment is proposed on the eastern roof slope and is proposed to be screen. The electrical meter(s) and refuse storage area are proposed in the south setback behind a fence which will screen from view of the street. The standards are met.

The required parking for this use is intended to be off-site; in a reduced parking zone.

A 9'-4" high wall/fence, with a pedestrian gate, is proposed to enclose the south yard setback along Montgomery Street. The standards are met. The special exception requested is a Design Standard under 7.8.10.

Per the applicant: "This exception is sought in order to reduce the overall height of the building to be in scale with its small footprint, and the buildings in the surrounding area, especially the Victorian house to the south – to which it is closely related. The Special Exception, if granted, would reduce the overall height of the building by 3'-9".

This Special Exception to Standard (n) (2) (viii) (2) items (i) and (ii) meets both criteria for the Special Exception, as the property would be located, operated and maintained a manner is conformance with the goals, policies, and objectives of the Comprehensive Plan and the

provisions of the HDZO, particularly in terms of Visual Compatibility; and, the Special Exception with NOT be detrimental to the public interest, health, safety, welfare, functions and appearance of the adjacent uses or general vicinity."

Staff agrees with the applicant's assessment of the Special Exception criteria and recommends approval of the Special Exception as requested. Staff does not recommend any additional conditions, restrictions, or safeguards.

Ms. Taylor asked about the recommendation of the roof pitch and width of eaves, if they were based on compatibility among surrounding buildings. **Ms. Michalak** responded yes, particularly with regard to roof pitch meeting the minimum of the design standards. The eave depth requirements are under design standards as a minimum of 12 inches; it was stated as a condition as they were not identified.

PETITIONER COMMENTS:

Mr. Patrick Shay, petitioner, stated they have no concerns regarding the conditions indicated by staff. **Ms. Lynch** asked about the proportion of the windows as it contributes to the scale of the building. **Mr. Shay** stated they would like it to be a hung window without a sash or pane; one unit but an unequal hung window.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated they support the Special Exception Request. However, the building still reads as very tall, although in a three-story zone. They recommend removing the corner tower, as that contributes to the excess in visual height. They recommend bays that do not exceed the principle roofline. The equipment screening on the roof is very visible and hopes it can be relocated to a more discreet area.

Mr. Tim Geiken, neighboring resident, stated the attention to the blight of the structure is greatly appreciated. They are concerned about the height from the Lorch side of the building as it will overshadow that side of the street; would like to see renderings showing the back and the other side of the building. Asked about the commercial aspect of the building. Also asked about the gravel lane as it's "possibly the last in Savannah."

Mr. Bob Rosenwald, of the Downtown Neighborhood Association, stated he appreciated the conversation with the petitioner. Also appreciated the commercial aspect of the ground floor. Also thinks the tower is a bit high.

Mr. Shay stated there is a drawing of the east side; he does not think many openings will be allowed on that side. The Victorian house on the corner will cover a great deal. The gravel lane concern is understood and the residents may have to contact the City of Savannah for maintenance. There is hope of a food and beverage commercial entity, but cannot promise that. The staff recommendation will reduce the height and roof pitch, although it is already lower than many structures in the area. Because it is a corner building, the tower was offered as expression. Consideration to lower it will be had. Will try to make the mechanical equipment as least obtrusive as possible; there is not another obvious place to locate the units at this time, but will explore any options that may open in the future.

BOARD DISCUSSION:

Ms. Taylor stated she thinks the tower works; has likeness of the Victorian on the corner. She appreciates the petitioner's willingness to keep the building to scale; lowering the tower will assist with this. Agrees with staff recommendation, the petitioned special exception and demolition. **Ms. Isaacs** agrees with staff recommendation; the tower puncturing the hipped roof does make it appear taller. The roof makes it look taller as well;

suggests a flat roof. **Ms. Lynch** agrees with lowering the roof pitch; likes the tower but thinks it could use adjustment. It harmonizes with the buildings around it. Although she understands the reasoning behind the windows, she does not agree with the window transoms; makes the building look taller and could use more study. **Mr. Altschiller** stated this a successful use of property; enhances the area. The tower should be reduced in pitch or mass. **Mr. Stephens** stated it is refreshing and appreciated of the petitioner's initiative to be contextually sensitive to the neighborhood and started off lowering the height despite being allowed more.

STAFF RECOMMENDATION:

Approval for demolition of a non-contributing approval and New Construction: Part I, Height and Mass for a 3-story mixed-use building for the property located at 618 Montgomery Street with the following conditions to be submitted to the Board for review with Part II: Design Details because the proposed work is otherwise visually compatible and meets the standards:

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

AND

Approval of Special Exceptions from the Design Standards that read:

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

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

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

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

-Ground Floor: 12'-0"

-Second Floor: 10'-9"

-Third Floor: 9'-8" Because the Special Exception criteria are met.

Motion

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

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

AND

Approval of Special Exceptions from the Design Standards that read:

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

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

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

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

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

Because the Special Exception criteria are met.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[17. Petition of Lynch Associates Architects | 21-000281-COA | 606 Abercorn Street | Special Exception Request](#)

📎 [Staff Recommendation 21-000281-COA.pdf](#)

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

📎 [Submittal Packet - Photos, Drawings, Renderings, Mass Model.pdf](#)

📎 [Staff Research.pdf](#)

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

📎 [Previous Submittal Packet - Photos, Drawings, Renderings, Mass Model.pdf](#)

📎 [Previous Staff Research.pdf](#)

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

Ms. Leah Michalak presented the applicant's request for approval to amend a previously approved Certificate of Appropriateness for an addition to the main building and new construction, small (parts I and II) of a two-story accessory building for the property located at 606 Abercorn Street.

The amendment consists of the following Special Exception requests:

1. A Special Exception request from the design standard that reads:

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

To allow for the addition to have soffits that slope in plane with the roof (with exposed rafter tails).

2. A Special Exception request from the design standard that reads:

Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.

To allow for the new accessory building to have a hip roof.

On February 10, 2021, the HDBR approved the petition for an addition to the main building and new construction, small (parts I and II) of a two-story accessory building for the property located at 606 Abercorn Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Inset doors and windows a minimum of 3 inches from the façade.
2. Revise the shutters to meet the shutter standards.
3. Revise the accessory building roof shape to a side gable to meet the standard OR apply for a Special Exception to retain the hip roof.
4. Revise the addition eaves to have perpendicular soffits and remove the supported eave extension on the east façade. Ensure that eaves depths meet the standards for both buildings.
5. Reduce the height of the trellis to a maximum of 11 feet OR provide evidence that the trellis will not be visible from a public right-of-way.
6. Ensure that the accessory dwelling unit contains no more than one (1) bedroom.

This amended application requests Special Exceptions from two of these conditions. The other conditions have not yet been met and will remain as conditions of this amended approval. At the February meeting, the Board suggested that the applicant return with this amended petition to request the Special Exceptions because they discussed that the buildings, as designed, were visually compatible.

The hip roof shape for the accessory building and, on the addition, the soffits that slope in plane with the roof (with exposed rafter tails) are visually compatible. Visually related contributing buildings have these features. The standard is not met for the addition which has soffits that slope in plane with the roof (with exposed rafter tails). The applicant has applied for a Special Exception from this standard. The accessory building roof is proposed to be a hip, which does not meet the standards. The applicant has applied for a Special Exception from this standard also. Staff recommends approval for both requested Special Exceptions.

Visually related contributing (primary) buildings have front-facing gable roofs which have soffits that slope in plane with the roof (with exposed rafter tails); therefore, the use of this architectural detail is appropriate on the proposed addition. Visually related contributing accessory buildings have hip roofs; this standard is more applicable to accessory buildings within the Oglethorpe Plan Area in which hip roofs on accessory buildings are not common. This portion of the district, however, is outside of the Oglethorpe Plan Area and hip roofs on accessory buildings are found.

Neither Special Exception will be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity. The proposed Special Exceptions are in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance.

PETITIONER COMMENTS:

Mr. Justin Bienvenu, of Lynch Architects, stated the exceptions are compatible with the context and native design-wise to the neighborhood.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

The Board agreed with Staff recommendation.

STAFF RECOMMENDATION:

Approval to amend a previously approved Certificate of Appropriateness for an addition to the main building and new construction, small (parts I and II) of a two-story accessory building for the property located at 606 Abercorn Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Inset doors and windows a minimum of 3 inches from the façade.
2. Revise the shutters to meet the shutter standards.
3. Remove the supported eave extension on the east façade of the addition.
4. Ensure that eaves depths meet the standards for both buildings.
5. Reduce the height of the trellis to a maximum of 11 feet OR provide evidence that the trellis will not be visible from a public right-of-way.
6. Ensure that the accessory dwelling unit contains no more than one (1) bedroom. AND **Approval** for the following Special Exception requests:
 1. A Special Exception request from the design standard that reads:
Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
To allow for the addition to have soffits that slope in plane with the roof (with exposed rafter tails).
 2. A Special Exception request from the design standard that reads:
Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.
To allow for the new accessory building to have a hip roof.

Because the Special Exception criteria are met.

Motion

The HDBR motioned to approve request fo amend a previously approved Certificate of Appropriateness for an addition to the main building and new construction, small (parts I and II) of a two-story accessory building for the property located at 606 Abercorn Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Inset doors and windows a minimum of 3 inches from the façade.
2. Revise the shutters to meet the shutter standards.
3. Remove the supported eave extension on the east façade of the addition.
4. Ensure that eaves depths meet the standards for both buildings.
5. Reduce the height of the trellis to a maximum of 11 feet OR provide evidence that the trellis will not be visible from a public right-of-way.
6. Ensure that the accessory dwelling unit contains no more than one (1) bedroom.

AND

Approval for the following Special Exception requests:

1. A Special Exception request from the design standard that reads:
Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
To allow for the addition to have soffits that slope in plane with the roof (with exposed rafter tails).
2. A Special Exception request from the design standard that reads:
Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.
To allow for the new accessory building to have a hip roof.

Because the Special Exception criteria are met.

Vote Results (Approved)

Motion: Steven Bodek

Second: Nan Taylor

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

[18. Petition of Eco Friendly Contracting | 21-000511-COA | 537 East Congress Street | Rehabilitation](#)

- ☞ [Staff Recommendation 21-000511-COA.pdf](#)
- ☞ [Submittal Packet - Application and Checklist.pdf](#)
- ☞ [Submittal Packet - Narrative and Drawings.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [March 2018 Board Decision 18-000693-COA.pdf](#)
- ☞ [March 2018 Submittal Packet 18-000693-COA.pdf](#)
- ☞ [Scope of Work Clarification \(Email\).pdf](#)

Ms. Olivia Arfuso presented the applicant's request for approval for the rehabilitation of the building located at 537 East Congress Street. The rehabilitation work includes the replacement of the existing shingle roof. The roof is proposed to have new shingles installed in the color "Antique Silver." The siding will be repaired, as needed. All doors are proposed to be replaced with wood framed *Hemlock Premium Sash Doors* with transoms. The front and rear entrances will have their framing expanded to the dimensions of the original

openings. All windows are proposed to be replaced with “Kolbe,” *Heritage Series, wood, double-hung, TDL* replacement windows. The existing window trim and casings will remain. The front porch will have its columns and handrails altered. New wooden columns, balusters, and metal handrails will be installed. The porch will have 12 x 12 wood bases with 8-inch diameter columns and 5/8 -inch threaded rods. The exterior is proposed to change color to a paint that will be chosen by the property owner.

On **March 12, 2018**, the Board approved the rehabilitation of **537 East Congress Street** with a scope of work that included a roof replacement, in-kind siding repair, window / door replacement, porch baluster alteration and the infill of the 2nd floor rear emergency egress. The duplex was proposed to be restored to a single-family home [File No. 18-000693-COA]. This work was never executed.

Although there are no changes to the overall configuration or materiality of the building on the **1954 Sanborn Map**, the dwelling is now labeled as a “Duplex.”

On the **1973 Sanborn Map** the front porch is no longer visible, and the building is labeled as a three-family dwelling. It remains two-stories and, in addition to the two-story rear porch, a one-story rear extension is also visible. An open, roofed shed is now noticeable in the rear, where the lane dwelling has been demolished. The historic character of the property is proposed to be retained and preserved, through the rehabilitation of the principal building. During the review process, Staff noted that there is a discrepancy between the door/window opening locations on the submitted drawings (specifically on the first-floor, front façade) and those on the existing structure. When Staff requested clarification regarding the matter, the applicant responded that, “The new plans do suggest moving the door location and flipping the existing front elevation using the original openings.”

The alteration of the proposed window into a new secondary entrance on the front façade does not meet the Preservation Standards. Staff has determined that the proposed window opening has never functioned as a door; therefore, the alteration of the proposed window into a new secondary entrance would be detrimental to any remaining historic materials and would alter features/spaces that characterize the property’s front elevation. Revise the design so that the existing openings on the front façade remain as is, or that the original central entrance configuration is restored.

Staff has determined that the existing jalousie windows, metal porch columns, and current railings are not original and have not gained historic significance.

All non-original doors are proposed to be replaced with wood framed *Hemlock Premium Sash Doors* with transoms. All windows are proposed to be replaced with “Kolbe,” *Heritage Series, wood, double-hung, TDL* replacement windows. The existing window trim and casings will remain. The front and rear porches will have their columns, balusters, and handrails altered. New wooden balusters and metal handrails will be installed. The openings are proposed to be altered. The second-floor rear egress is proposed to be removed and the opening will be infilled. The second entrance (on the front façade) will be relocated utilizing the existing window opening to the right of the centrally located door.

The deteriorated shingle roof, windows, doors, and siding are all proposed to be replaced. The roof is proposed to have new shingles installed in the color “Antique Silver.” The siding is proposed to be repaired, as needed. All doors are proposed to be replaced with wood framed *Hemlock Premium Sash Doors* with transoms. All windows are proposed to be replaced with “Kolbe,” *Heritage Series, wood, double-hung, TDL* replacement windows. The existing window trim and casings will remain.

Ensure that the proposed replacement windows are single-pane and that a historically appropriate lite pattern (for houses of this time period, in this location) is submitted to Staff for review. Staff recommends studying the lite configurations on the neighboring contributing resources to which this building is visually related. Ensure that all siding is replaced (only where necessary) with wood.

Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.

The existing porch columns and handrails are not original and were likely installed between **1950-1970**. The front porch will have new wooden columns, balusters, and metal handrails installed. The porch will have 12 x 12 wood bases with 8-inch diameter columns and 5/8 - inch threaded rods. Staff has determined that the proposed columns and railings are compatible with the massing, size, scale, and architectural features of the historic property and its environment, to be set 4 inches apart. The standard is met. The existing doors are proposed to have their framing expanded to the dimensions of the original openings. The exterior is also proposed to change color to a paint that will be chosen by the owner. No color was provided to Staff regarding the proposed color change. Ensure that color selections are submitted to Staff for review.

Ensure that the proposed replacement windows are single-pane and that a historically appropriate lite pattern (for houses of this time period, in this location) is submitted to Staff for review. Staff recommends studying the lite configurations of the neighboring contributing resources to which this building is visually related.

The siding is proposed to be repaired, as needed. The exterior is also proposed to change color, to a paint that will be chosen by the property owner. Ensure that any siding replacements are made in-kind with wood siding, and that no ceramic-based coatings and/or sealers are used on the wood siding. No color was provided to Staff regarding the proposed color change. Ensure that color selections are submitted to Staff for review.

All doors are proposed to be replaced with wood framed *Hemlock Premium Sash Doors* with transoms. The front and rear entrances are proposed to have their framing expanded to the dimensions of the original openings. The existing secondary entrance (to the left of the centrally located door) is to be restored to a window. This would align with the original, centrally located entrance configuration determined by Staff in a previously approved rehabilitation from **March 12, 2018** [File No. 18-000693-COA].

PETITIONER COMMENTS:

Mr. Andre Gadson of Eco-Friendly Contracting, petitioner, stated he is willing to comply with Staff recommendations.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

The Board agreed with staff recommendations.

STAFF RECOMMENDATION:

Approval for the rehabilitation of the building located at 537 East Congress Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. **Revise the design so that the existing openings on the front façade remain as is,**

or that the original central entrance configuration is restored.

- 2. Ensure that the proposed replacement windows are single-pane and that a historically appropriate lite pattern (for houses of this time period, in this location) is utilized.**
- 3. Ensure that any siding replacements are made in-kind with wood siding, and that no ceramic-based coatings and / or sealers are used on the wood siding. Submit paint color selections for review.**
- 4. Ensure that the column capitals extend outward of the porch architrave and that the 2x2 balusters are not spaced more the 4 inches apart.**

Motion

The HDBR motioned to approve for the rehabilitation of the building located at 537 East Congress Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Revise the design so that the existing openings on the front facade remain as is, or that the original central entrance configuration is restored.
2. Ensure that the proposed replacement windows are single-pane and that a historically appropriate lite pattern (for houses of this time period, in this location) is utilized.
3. Ensure that any siding replacements are made in-kind with wood siding, and that no ceramic-based coatings and / or sealers are used on the wood siding. Submit paint color selections for review.
4. Ensure that the column capitals extend outward of the porch architrave and that the 2x2 balusters are not spaced more the 4 inches apart.

Vote Results (Approved)

Motion: Becky Lynch

Second: Steven Bodek

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

X. APPROVED STAFF REVIEWS

[19. Petition of CHARLESTON SIGNS, Andrea B. Rhoades | 321 MONTGOMERY STREET | 21-000655-COA | AMEND SIGNS](#)

[📎 SIGNED 21-000655-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[20. Petition of THE HOUSE DOCTOR, Charles Angell | 26 & 28 HOUSTON STREET | 21-000752-COA | IN-KIND REPAIRS](#)

[📎 SIGNED 21-000752-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[21. Petition of WHITLOW CONSTRUCTION, Kenneth Taylor | 613 MARTIN LUTHER KING, JR. BLVD. | 21-000755-COA | IN-KIND REPAIRS](#)

[📎 SIGNED 21-000755-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[22. Petition of COASTAL CANVAS, Joseph Corbin | 19 EAST RIVER STREET | 21-000774-COA | REPLACE AWNINGS](#)

[📎 SIGNED 21-000774-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[23. Petition of GKI, Harley Krinsky | 411 WEST CONGRESS STREET | 21-000820-COA | AMEND: Fence Alterations](#)

[📎 SIGNED 21-000820-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

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

[24. Petition of LYZ HARRIS, LLC., Lucy Colvard | 322 EAST HARRIS STREET | 21-000947-COA | REPLACE ROOF](#)

[SIGNED 21-000947-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[25. Petition of METALCRAFTS, Shawna Frazier | 548 EAST BROUGHTON STREET } 21-000949-COA | REPAIR METAL SIDING](#)

[SIGNED Staff Decision - 21-000949 - 548 E Broughton St.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

Becky Lynch - Aye

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

[26. Petition of COASTAL CONTRACTORS, Tonya Meushaw | 307 EAST CHARLTON STREET | 21-000994-COA | REPLACE ROOF](#)

[📎 SIGNED Staff Decision - 307 E Charlton - 21-000994-COA.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[27. Petition of STEVE DAY | 113 WEST JONES STREET | 21-000996-COA | REPLACE Shutters](#)

[📎 SIGNED Staff Decision 21-000996-COA.pdf](#)

Motion

No action required: staff approved.

Vote Results (Not Started)

Motion: Nan Taylor

Second: Steven Bodek

[28. Petition of T-MOBILE, Charles Padgett | 322 EAST TAYLOR STREET | 21-001126-COA | WIRELESS TELECOMMUNICATIONS FACILITES UPGRADE](#)

[📎 SIGNED 21-001126-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[29. Petition of COASTAL CANVAS, Jonathan Dedic | 11 WEST BAY STREET | 21-001144-COA | REPLACE AWNING](#)

[SIGNED 21-001144-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[30. Petition of DOUG BEAN SIGNS, Angela Bean | 120 WHITAKER STREET | 21-001145-COA | SIGN FACE CHANGE](#)

[SIGNED 21-001145-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[31. Petition of THE HOUSE DOCTOR, Charles Angell | 427 BULL STREET | 21-001146-COA | IN-KIND REPAIRS](#)

[📎 SIGNED Staff Decision - 427 Bull St - 21-001146.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[32. Petition of STEPHEN G. MERRIMAN | 219 EAST GASTON STREET | 21-001200-COA | REPLACE SHUTTERS](#)

[📎 SIGNED 21-001126-COA Decision Packet.pdf](#)

Motion

No action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

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

[33. Petition of JAMES MARQUIS | 129 HOUSTON STREET | 21-001224-COA | COLOR CHANGE](#)

[📎 SIGNED 21-001224-COA Decision Packet.pdf](#)

Motion

No Board action required: staff approved.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[34. Report on Work Performed Without a COA for the March 10, 2021 HDBR Meeting](#)

[📎 3-10-2021 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

[35. COA Inspections - March Report](#)

[📎 March 2021 Report.pdf](#)

[36. Stamped Drawings - March Report](#)

[📎 March 2021 REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[37. Next Regular HDBR Meeting - April 14, 2021](#)

[38. Adjourn](#)

There being no further business to present before the Board, the March 10, 2021 Historic Board of Review adjourned at 3:15 pm.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

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.