



## Savannah Historic District Board of Review

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112 East State Street, Mendonsa Hearing Room|  
April 13, 2022 1:00 PM  
MINUTES

### April 13, 2022 Historic District Board of Review

A Pre-Meeting was held at 12:00 PM in the Mendonsa Hearing Room, 112 East State Street. Items on the Agenda were presented by Staff, as time permitted. No testimony was received and no votes were taken. The new Board members introduced themselves.

**Members Present:** Ellie Isaacs, Chair  
David Altschiller  
Karen Guinn  
Michael Higgins  
Melissa Memory  
Dwayne Stephens  
Nan Taylor  
Thomas Thomson

**Members Absent:** Melissa Rowan

**MPC Staff Present:** Melanie Wilson, Executive Director  
Pamela Everett, Assistant Executive Director  
Leah Michalak, Director of Historic Preservation  
Olivia Arfuso, Assistant Planner  
Aislinn Droski, Assistant Planner  
Bri Morgan, Administrative Assistant  
Julie Yawn, System Analyst

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

[1. Petition of Array Design | 21-006818-COA | 18 East Jones Street | New Construction, Accessory Building \(Part I and II\)](#)

- ☞ [Staff Recommendation 21-006818-COA.pdf](#)
- ☞ [Submittal Packet - Application and Checklist.pdf](#)
- ☞ [Submittal Packet - Drawings.pdf](#)
- ☞ [Submittal - Mass Model.pdf](#)
- ☞ [Submittal Packet - Outbuilding Illustrated History & Analysis.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Staff Research - Surrounding Context.pdf](#)
- ☞ [Board Decision - January 12 HDBR Meeting.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve New Construction, Accessory Building (Small Parts I and II) to be located in the rear of the property at 18 East Jones Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. Any bricks removed (from the demolition of the brick shed) shall be salvaged and stored appropriately on-site, to be incorporated elsewhere on the property.
2. Door frames shall be inset no less than (3) inches from the exterior surface of the facade of the building.
3. Parapets shall have coping.
4. The permit drawings must be revised (prior to stamping) to accurately depict the existing conditions.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[2. Petition of Ogletree Design, Inc. | 22-000650-COA | 221 East Broad Street | New Construction, Part II: Design Details](#)

- 🔗 [Staff Recommendation 22-000650-COA.pdf](#)
- 🔗 [Submittal Packet - Application and Checklist.pdf](#)
- 🔗 [Submittal Packet - Context Photographs and Mass Model.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Material Specifications.pdf](#)
- 🔗 [Submittal Packet - Additional Specifications.pdf](#)
- 🔗 [Board Decision - March 9th HDBR Meeting.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve New Construction, Part II: Design Details, of (2) townhouses that will be located at 221 East Broad Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. Revise the shape of the front portico roofs to be flat.
2. Revise the doors from a 6 panel to a 4 panel design.
3. A wood or wood composite shutter shall be submitted to Staff for review prior to installation.
4. Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building. All wood elements shall be painted, and a final color scheme must be submitted to Staff for review.
5. The distances between balusters shall not exceed four (4) inches on center, and the height of the railing shall not exceed 36 inches.
6. The HVAC units shall be appropriately screened from Hull Street.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[3. Petition of Whitfield Signs | 22-000931-COA | 115 W Broughton Street | Signs](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Packet Supplement.pdf](#)

[📎 Submittal Packet.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve one illuminated wall sign and window signs for the property located at 115 West Broughton Street as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye

David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[4. Petition of Array Design | 22-001113-COA | 317 East Jones Street | Rehabilitation / Alterations of Front Stoop](#)

- [☞ Staff Recommendation - 22-001113-COA.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Staff Decision - 21-006392-COA.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve the rehabilitation of, with alterations to, the front stairs of the building located at 317 East Jones Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. All proposed in-kind repaired / replacements to the front stoop shall be undertaken using the gentlest means possible to avoid damage to the principal building.
2. All in-kind repairs / replacements to the front stoop shall be made with wood and appropriately painted per the color scheme provided to Staff.
3. If any alterations are proposed to the configuration, location, dimensions, or porch elements not covered under this review, the work shall be appropriately applied for and reviewed.
4. Only white light source shall be used.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

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

Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[5. Petition of TNT Signs | 22-001168-COA | 150 Montgomery Street | Sign Face Changes](#)

[📎 Submittal Packet.pdf](#)

[📎 Staff Recommendation.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve sign face changes for existing signs at 150 Montgomery Street as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[6. Petition of Hansen Architects, Patrick Phelps | 22-001251-COA | 7 West Bay Street | Rehabilitation and Alterations](#)

[📎 Staff Recommendation - 22-001251-COA - 7 W Bay St.pdf](#)

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

**Motion**

The Savannah Historic District Board of Review motioned to approve the rehabilitation and alterations for the property located at 7 West Bay Street with the following conditions to be submitted to staff for final review and approval:

1. Provide the mortar selection and install a four foot by four foot test patch of the proposed repointing and a test patch of the brownstone repair for review prior to the commencement of the work.
2. Retain and/or reuse the brick removed to create the new opening along the lane.
3. Provide the finish/color selections for the shutters, windows, and awnings.

4. The awning must have a vertical clearance of eight (8) feet above the sidewalk.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[7. Petition of Rose Architects | 22-001252-COA | 402 East Broughton Street | Alterations](#)

📎 [Staff Recommendation-22-001252-COA.pdf](#)

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

📎 [Submittal Packet-Drawings.pdf](#)

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

**Motion**

Approval for alterations of two (2) existing fan openings and one (1) garage door opening with CMU infill and an in-kind replacement of a garage door at 402 East Broughton Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

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

Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[8. Petition of Paul Daniels Design | 22-001262-COA | 701 Whitaker Street | Special Exception Request for Fence](#)

[☞ Staff Recommendation - 22-001262-COA - 701 Whitaker St.pdf](#)

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

**Motion**

The Savannah Historic District Board of Review motioned to approve of a front yard fence and a Special Exception from the following standard:

";Section 7.8.10.s.i.2: Fences, Trellises and Walls.

Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.";

To allow for the installation of a new fence which extends beyond the facade of the building located at 701 Whitaker Street because the work is visually compatible and meets the criteria for Special Exceptions.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[9. Petition of SHAH Architecture and Interiors | 22-001278-COA | 634 Martin Luther King Jr. Boulevard | Alterations](#)

[☞ Staff Recommendation - 22-001278-COA - 634 MLK Jr. Blvd.pdf](#)

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

**Motion**

The Savannah Historic District Board of Review motioned to approve of the alterations to the property located

at 634 Martin Luther King Jr. Boulevard with the following condition to be submitted to staff for final review and approval:

1. Provide all color selections.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[10. Petition of Ward Architecture and Preservation | 22-001329-COA | 345 Habersham Street | Alterations](#)

[☞ Staff Recommendation - 22-001329-COA - 345 Habersham St.pdf](#)

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

**Motion**

The Savannah Historic District Board of Review motioned to approve of the installation of shutters, replacement of a garage door, and alterations to the southern elevation for the property located at 345 Habersham Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Provide staff with the finish for the garage doors.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

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



Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

#### IV. ADOPTION OF THE AGENDA

##### 11. Adoption of the April 13, 2022 Agenda

**Motion**

The Savannah Historic District Board of Review motioned to adopt the April 13, 2022d HDBR Agenda as presented.

**Vote Results ( Approved )**

Motion: Nan Taylor  
Second: Melissa Memory

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

#### V. APPROVAL OF MINUTES

##### 12. Approve February 9, 2022 HDBR Meeting Minutes

[📎 02.09.22 MEETING MINUTES.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve the February 9, 2022 HDBR Meeting Minutes as presented.

**Vote Results ( Approved )**

Motion: Dwayne Stephens  
Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

13. Approval of the March 9, 2022 Meeting Minutes

[📎 03.09.22 MEETING MINUTES.pdf](#)

**Motion**

The Savannah Historic District Board of Review motioned to approve the March 9, 2022 Meeting Minutes as presented.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

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

14. Petition of Hallett & Co. | 22-000179-COA | 3 West Perry Street | New Construction, Part I: Height and Mass and Alterations

**Motion**

Remove

**Vote Results ( Not Started )**

Motion: Dwayne Stephens

Second: Nan Taylor

**VII. CONTINUED AGENDA**

[15. Petition of LS3P Associates | 22-000171-COA | 3 Martin Luther King Jr. Boulevard | Roof Addition](#)

**Motion**

The Savannah Historic District Board of Review motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[16. Petition of González Architects | 22-000178-COA | 215 Whitaker Street | Demolition of Non-contributing Building and New Construction \(Part I\)](#)

**Motion**

The Savannah Historic District Board of Review motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Thomas L. Thomson

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

Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[17. Petition of Eli Lurie | 21-006813-COA | 113 East Gordon Street | New Construction, Small, Parts I and II](#)

**Motion**

The Savannah Historic District Board of Review motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Nan Taylor  
Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[18. Petition of Array Design | 22-001326-COA | 412-416 East Gwinnett Street | Alterations](#)

**Motion**

The Savannah Historic District Board of Review motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Nan Taylor  
Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye

Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[19. Petition of Whitfield Signs Co | 22-001254-COA | 31 West Congress Street | Sign](#)

**Motion**

The Savannah Historic District Board of Review motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

[20. Petition of SHEDDarchitecture | 22-000643-COA | 413 East Jones Street | Demolition of a Non-contributing Building and New Construction, Accessory Building \(Parts I and II\)](#)

[☞ Staff Recommendation 22-000643-COA.pdf](#)

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

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

[☞ Staff Research.pdf](#)

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

This item was continued, per the petitioner's request during the pre-meeting. There was no discussion during the Board meeting on this item.

**Motion**

The Savannah Historic District Board of Review motioned to continue the petition for New Construction, Accessory Buildings (Parts I and II) at 413 East Jones Street to the May 11th HDBR Meeting, in order for the petitioner to address the following:

1. A determination from the Zoning Administrator must be submitted regarding the maximum allowed accessory building footprint. If necessary, a variance must be requested or the overall square footage of the carriage house shall be reduced so that it does not exceed 233.6-square-feet, prior to returning to the HDBR.
2. Revise the roof shape to be covered on both sides by the stepped parapet.
3. Revise the depth of the carriage house so that it is aligned with the contributing carriage houses to which the new construction will be visually related.
4. Provide a site line drawing showing the visibility of the proposed carriage house from Habersham Street. If visible, all exterior walls shall be finished in a brick veneer, since that is more appropriate and compatible with the contributing carriage houses on East Jones Lane. If visible, the design of the covered walkway and overhanging second story shall be revised to be more appropriate and compatible with the adjacent, contributing carriage houses. Any wood posts and / or columns shall have cap and base molding. If visible, the design of the courtyard elevation shall be revised to be in a similar architectural style as the principal dwelling.
5. The window sashes along the lane shall be inset a minimum of (3) inches from the facade of the building.
6. Provide information regarding the height and mass of the primary building.
7. Provide the garage door design.
8. Provide the location(s) of all mechanical equipment and refuse, and include appropriate screening methods.
9. All wood elements must be painted, and a color scheme must be provided.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

☉ [Staff Recommendation 22-001268-COA.pdf](#)

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

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

☉ [Submittal - Revised Building Section.pdf](#)

☉ [Board Decision 12-000377-COA.pdf](#)

☉ [Staff Decision 13-004090-COA.pdf](#)

☉ [The Secretary of the Interior's Standards for Rehabilitation\\_Design for Missing Historic Features.pdf](#)

**Ms. Olivia Arfuso** presented the petitioner's request of approval for the rehabilitation of, with alterations to, the building located at **114 West Bay Street** including a rooftop addition.

*Per the petitioner's submittal packet,*

The project is an expansion to the existing Cotton Sail Hotel in Historic Downtown Savannah. The scope of work includes the top 3 levels and rooftop space of the existing building located at 114 West Bay Street. The proposed expansion will consist of new guest rooms, a coffee bar with pedestrian plaza, and a rooftop amenity deck with lounge and fitness center.

Exterior improvements include the rehabilitation and repainting of the existing exterior stucco wall finish, infilling existing window openings with new double hung wood windows and wood storefronts. All new materials and existing finish restorations are intended to be historically and contextually appropriate. (p. 1)

The proposed rooftop addition will consist of a bar, fitness room, and terrace seating area. The existing concrete parking area will, also, be repurposed. *Per the petitioner,*

This project also includes the re-purposing of the existing elevated concrete parking area into a pedestrian plaza with seating, landscape and hardscape design elements. The existing deteriorated painted pipe railing along the deck will be replaced with new railing to match the existing Cotton Sail Hotel. The existing concrete sidewalk along Upper Factor's walk will be extended to connect to the adjacent Bohemian hotel sidewalk. (p. 1)

On October 12, 2005, the Board approved the rehabilitation of, with alterations to, the building located at 126 West Bay Street [File No. H-05-3477-2]. On June 14, 2006, the Board approved the rehabilitation of Factors Walk [File No. H-05-3477-2 (Amended)]. On August 22, 2007, the Board approved a rooftop addition above 126 West Bay Street [File No. H-05-3477-2 (Amended)]. However, the approved work never transpired due to a lack of funding. On September 14, 2011, the Board approved a rooftop addition (again), as well as the installation of balconies on the River Street façade with the condition that "continuous balconies be used on the fourth and fifth floors instead of the proposed individual balconies" [File No. H-11-4500-2]. On April 11, 2012, the Board approved an amendment to the previously approved rooftop addition [File No. H-11-4500-2 (Amended)]. On September 12, 2012, the Board approved an amendment to the previously approved balcony design – "instead of being continuous on the fourth and fifth floors, the Board approved them to be individual balconies" [File No. 12-000377-COA]. On August 12, 2013, Staff approved exterior color changes for 126 West Bay Street [File No. 13-004090-COA].

Staff determined that the elevated concrete parking area does not fall within the property lines of 114 West Bay Street; therefore, it is unclear to Staff who has purview over the area. **Staff recommends contacting the *City of Savannah* regarding any proposed changes to the concrete parking area, in case that is considered public property.**

114 West Bay Street was constructed in 1852 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The lot dimensions are pre-existing conditions that are not proposed to change. Additionally, since the proposed addition will occur vertically, the overall building coverage will not be impacted.

Per the “Height Map,” 114 West Bay Street is allowed two-stories above Bay Street as measured at City Hall. Since 41-feet above sea level is the datum as measured at City Hall, Staff requested that 41-feet be indicated on an elevation/section drawing. The revised drawing suggests that the addition would create a third story, which does not meet the standards. **Provide clarification regarding where 41-feet above sea level lies in relation to 114 West Bay Street, to determine if the addition is permitted.**

Staff determined that, although it was originally exposed masonry, the façade of **114 West Bay Street** was finished in stucco during the 20th century. The application of stucco occurred prior to 1949; therefore, the stucco exterior has acquired historic significance and has become part of the building’s overall character. The stucco exterior is proposed to be repaired and repainted. *Per the petitioner*, “After about 1900, most stucco was comprised primarily of Portland cement, mixed with some lime. Our intent is to restore the stucco using the appropriate recipe to match the existing stucco applied to the building. Once restored, both facades will be repainted to closely match the original stucco color.”

*Per the petitioner’s submittal packet (windows),*

The original windows of the building are no longer in place, with the openings currently boarded up. Our intent is to install new solid wood, double hung, single pane, true divided light windows. The light pattern shall match those as shown in the historic photos attached. The existing non-historic storefront facing Upper Factor’s walk will be replaced with wood storefronts that have a sill height of 18” and painted to match the rest of the new windows. The existing columns, column head and base will remain and be restored as necessary and repainted. This renovation intends to rehabilitate the façade to be historically and contextually appropriate. (p. 3)

Although the storefront openings are proposed to be more contemporary in design, to align with the existing Cotton Sail Hotel (126 West Bay Street), Staff determined that this alteration is appropriate. *Per the Secretary for the Interior’s Standards for the Treatment of Historic Properties*, when adequate documentation does not exist, the replacement feature should be “...a new design that is compatible with the remaining character-defining features of the historic building...should be clearly differentiated so that a false historical appearance is not created.” Since detailed information does not exist regarding the age, design, or opening configuration of the original storefront, the proposed work is appropriate. **All work must be undertaken using the gentlest means possible to avoid damage to any historic materials.**

An addition is proposed to be constructed atop the roof of the building located at **114 West Bay Street**. *Per the petitioner’s submittal packet,*

The new rooftop addition will match the existing Cotton Sail rooftop amenity in material and color, however, will be significantly reduced in scale to avoid visibility from the public rights of way. Sightline studies show that the proposed fitness room and terrace area will not be visible from River St., Bay St., or the pedestrian plaza on Upper Factor’s walk. The limited footprint and significant setback efforts that were previously determined to be visually compatible have been incorporated into the design. (p. 1)

The addition is proposed to be clearly differentiated from the historic building and compatible



with the massing, size, and scale of the principal building. **The addition shall be constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** The addition will be 10-feet in height (10'-6" at its tallest point). Due to the location, and the proposed mechanical screening, the addition will be minimally visible from the public rights-of-way.

Since 41-feet above sea level is the datum as measured at City Hall, Staff requested that 41-feet be indicated on an elevation/section drawing. Per the "Height Map," 114 West Bay Street is allowed two-stories above that datum. The revised drawing suggests that the addition would create a third story, which does not meet the standards. **Provide clarification regarding where 41-feet above sea level lies in relation to 114 West Bay Street, to determine if the addition is permitted.**

The proposed openings will only be apparent on the River Street façade and will be compatible to the storefront windows / doors at the 'topdeck' located above the existing Cotton Sail Hotel. The proposed setback from the River Street façade will allow for a 'terrace' space that is proposed to be screened using a 3'-8" tall parapet wall.

Staff determined that the location, configuration, and design of the addition will likely make it minimally visible, and visually akin to the addition atop the existing Cotton Sail Hotel. While New Construction and non-historic additions shall not be the basis for visual compatibility, the proposed addition will be directly related to the Cotton Sail Hotel's existing rooftop conditions, as well as the Bohemian Hotel.

The following materials are proposed to be used:

**Principal Building:**

**Storefront:**

- Replaced with wood storefronts that have an 18" sill. The existing columns, capitals, and bases will be restored.
- "Greenblack" (SW 6994) by Sherwin Williams

**Exterior Walls:**

- Early 20th century stucco mix (1 part Portland Cement, 2 ½ parts sand, Not more than 15% volume of hydrated lime, and water)
- "Modern Grey" (SW 7632) by Sherwin Williams

**Windows:**

- Marvin*, "Ultimate," wood, double-hung, single-pane, TDL

**Roof:**

- New concrete slab on metal decking
- New prefinished metal coping to match existing adjacent metal coping

**Addition:**

**Exterior Walls:**

- Metal panel standing seam wall system (to match existing)

**Windows / Doors:**

- Prefinished aluminum storefront system (to match existing)

**Roof:**

- TPO

**Mechanical Screening:**

- 6'-5" standing seam metal (to match existing mechanical screen)

**Specifications for all proposed products (metal panels, storefronts, etc.) shall be submitted to Staff for review.**

The addition's roof is proposed to be flat. Staff determined that this shape is visually compatible with the contributing building to which the addition will be visually related. The standard is met. Staff determined that the proposed addition will not have a significant impact on the overall scale or directional expression of the historic, principal building. The addition will have an exterior expression of 10-feet, and will be distinctive from the principal, historic building.

Since 41-feet above sea level is the datum as measured at City Hall, Staff requested that 41-feet be indicated on an elevation/section drawing. Per the "Height Map," **114 West Bay Street** is allowed two-stories above that datum. The revised drawing suggests that the addition would create a third story, which does not meet the standards. **Provide clarification regarding where 41-feet above sea level lies in relation to 114 West Bay Street, to determine if the addition is permitted.**

Staff determined that, although it was originally exposed masonry, the façade of **114 West Bay Street** was finished in stucco during the 20th century. The application of stucco occurred prior to 1949; therefore, the stucco exterior has acquired historic significance and has become part of the building's overall character. The stucco exterior is proposed to be repaired and repainted. *Per the petitioner*, "After about 1900, most stucco was comprised primarily of Portland cement, mixed with some lime. Our intent is to restore the stucco using the appropriate recipe to match the existing stucco applied to the building. Once restored, both facades will be repainted to closely match the original stucco color." The repairs are proposed to be made with early 20th century stucco mix (1 part Portland Cement, 2 ½ parts sand, not more than 15% volume of hydrated lime, and water). The exterior will then be painted "Modern Grey" (SW 7632) by Sherwin Williams. **The stucco repairs shall match the original stucco in recipe, texture, and finish.**

The exterior walls of the rooftop addition are proposed to be standing seam metal panels, that match the existing conditions at 'topdeck' located at 126 West Bay Street. Staff determined that while this is not listed as a 'permitted material' it is, also, not listed as a 'prohibited material.' **Therefore, material specifications and a physical sample of the proposed metal panels shall be submitted to Staff to review for appropriateness and visual compatibility.**

114 West Bay Street's existing storefront entrances are proposed to be replaced with a new wood storefront. Although the openings (as drawn) appear more contemporary in design, to align with the existing Cotton Sail Hotel, Staff determined that this alteration is appropriate. Per the *Secretary for the Interior's Standards for the Treatment of Historic Properties*, when adequate documentation does not exist, the replacement feature should be "...a new design that is compatible with the remaining character-defining features of the historic building...should be clearly differentiated so that a false historical appearance is not created." Since detailed information does not exist regarding the age, design, or opening configuration of the original storefront, the proposed work is appropriate. **However, specifications and a detail drawing of the proposed replacement wood storefront shall be provided to Staff for review.** The addition is proposed to have doors that are part of an aluminum storefront system. **Door frames shall be inset no less than (3) inches from the exterior façade of a building and all aluminum storefront specifications shall be provided to Staff for review.**

**114 West Bay Street's** window openings are currently boarded up. *Per the petitioner*, no original windows remain. All replacement windows are proposed to be *Marvin*, "Ultimate," wood, double-hung, single-pane, TDL. The lite pattern is proposed to align with the 2-over-4 configuration that is visible in the photograph of 114 West Bay Street from 1949. While Staff determined that this is likely not the original lite pattern, it was clearly evident on the building during the 1900s. Therefore, Staff finds the proposed configuration appropriate.

114 West Bay Street's existing storefront is proposed to be replaced with a new wood storefront that has an 18" sill height. Although the openings (as drawn) appear more contemporary in design, to align with the existing Cotton Sail Hotel, Staff determined that this alteration is appropriate. *Per the Secretary for the Interior's Standards for the Treatment of Historic Properties*, when adequate documentation does not exist, the replacement feature should be "...a new design that is compatible with the remaining character-defining features of the historic building...should be clearly differentiated so that a false historical appearance is not created." Since detailed information does not exist regarding the age, design, or configuration of the original storefront, the proposed work is appropriate. **However, specifications and a detail drawing of the proposed replacement wood storefront shall be provided to Staff for review.** The rooftop addition is proposed to have an aluminum storefront system installed; however, no material specifications were provided to Staff. **Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building, and specifications shall be provided to Staff for review.** The addition's proposed setback from the River Street façade will allow for a 'terrace' space that is proposed to be screened using a 3'-8" tall parapet wall. It appears that balusters are proposed; however, they will not be visible due to the parapet. 114 West Bay Street's roof is proposed to have a new concrete slab poured onto metal decking, and new prefinished metal coping will be installed.

The rooftop addition is proposed to be located to the rear of the resource and will be minimally visible from the public rights-of-way. The rooftop addition is proposed to be subordinate in mass and height to the resource. The rooftop addition is not proposed to obscure or damage any character-defining features. The rooftop addition is not proposed to be visible from the front elevation. The rooftop addition shall be clearly distinguished from the principal, contributing building. **The addition shall be constructed in such a manner so that it is reversible with minimal damage to the contributing building.**

A "mechanical yard" is proposed between the addition and the front parapet wall of **114 West Bay Street**; however, it is proposed to be screened using a 6'-5" tall mechanical screen wall. The wall will match the existing method of screening on the adjacent Cotton Sail Hotel. Staff determined that the existing, elevated concrete parking area does not fall within the property lines of **114 West Bay Street**; therefore, it is unclear to Staff who has purview over the area. **Staff recommends contacting the City of Savannah regarding any proposed changes to the concrete parking area, in case that is considered public property.**

The addition is proposed to be clearly differentiated from the historic building and will only be one-story in height. The addition will be setback from the primary façade (Bay Street) and will be minimally visible from the public right-of-way. Staff determined that the rooftop addition will be located between a similarly sized building and a taller building, in a densely built area. Therefore, the overall historic character of the principal building will be minimally impacted.

Staff determined that, although it was originally exposed masonry, the façade of **114 West**

**Bay Street** was finished in stucco during the 20th century. The application of stucco occurred prior to 1949; therefore, the stucco exterior has acquired historic significance and has become part of the building's overall character. The stucco exterior is proposed to be repaired and repainted.

**Mr. Thomson** asked if the property line was shown in the submittal packet; is the concrete within the property. **Ms. Arfuso** stated a specific engineering plan with official property lines were not submitted.

#### **PETITIONER COMMENTS:**

**Mr. Nitin Patel** stated the concrete area has an encroachment permit in place to change the concrete deck to a wooden plaza; it came with purchase of building. The rooftop is 3/8 of inch above the 41 foot sea level datum. Intended to ask for height special exception since the surrounding buildings have it. They have reduced scale of the rooftop from Bay Street visibility.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, Historic Savannah Foundation, asked if original facade would be restored. **Ms. Michalak** stated if the petitioner is not proposing, they cannot be made to add to their scope of work. **Mr. Patel** stated if they removed the finish, they would compromise the integrity of the brick because of the way the stucco was applied; which would require replacing the entire wall.

#### **BOARD DISCUSSION:**

The Board had no comments.

#### **STAFF RECOMMENDATION:**

**Continue the rehabilitation of, with alterations to, the building located at 114 West Bay Street, including a rooftop addition, to the May 11th HDBR Meeting in order for the petitioner to address the following:**

1. **Provide clarification regarding where 41-feet above sea level lies in relation to 114 West Bay Street, to determine if the addition is permitted.**
2. **Contact the *City of Savannah* regarding any proposed changes to the concrete parking area, in case that is considered public property.**
3. **The addition shall be constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. All work must be undertaken using the gentlest means possible to avoid damage to any historic materials.**
4. **Specifications for all proposed products (metal panels, storefronts, etc.) shall be submitted to Staff. A physical sample of the proposed metal panels shall be submitted to review for appropriateness and visual compatibility.**
5. **A detail drawing of the proposed replacement wood storefront shall be provided. Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building.**
6. **The stucco repairs shall match the original stucco in recipe, texture, and finish.**

#### **Motion**

The Savannah Historic District Board of Review motioned to continue the rehabilitation of, with alterations to, the building located at 114 West Bay Street, including a rooftop addition, to the May 11th HDBR Meeting in order for the petitioner to address the following:

1. Provide clarification regarding where 41-feet above sea level lies in relation to 114 West Bay Street, to determine if the addition is permitted.
2. Contact the City of Savannah regarding any proposed changes to the concrete parking area, in case that is considered public property.
3. The addition shall be constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. All work must be undertaken using the gentlest means possible to avoid damage to any historic materials.
4. Specifications for all proposed products (metal panels, storefronts, etc.) shall be submitted to Staff. A physical sample of the proposed metal panels shall be submitted to review for appropriateness and visual compatibility.
5. A detail drawing of the proposed replacement wood storefront shall be provided. Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building.
6. The stucco repairs shall match the original stucco in recipe, texture, and finish.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Nan Taylor

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[22. Petition of Harley Krinsky | 22-001081-COA | 112 - 116 West Congress Street | Amendment to 21-001990-COA, Alterations to Awnings](#)

🔗 [Staff Recommendation - 22-001081-COA - 116 W Congress St.pdf](#)

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

🔗 [Submittal Packet - Images.pdf](#)

🔗 [Submittal Packet - Images.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request of approval for the installation of railing and motorized roll down curtains under an existing awning for the property located at 112-116 West Congress Street. Staff is requesting more detailed materials specifications.

On June 9, 2021, the Historic District Board of Review approved the petition for a Special Exception for a new awning to be installed at 112-116 West Congress Street, also known as Sorry Charlie's [File No. 21-001990-COA]. The awning (which is along West St. Julian

Street) has been installed, is covered with Black Sunbrella fabric, provides 8 feet clear above the public sidewalk, and is 15 feet deep.

The historic buildings were constructed in 1820 and are contributing buildings within the Savannah National Historic Landmark District and the Savannah Local Historic District. Although now one business internally, historically, this row of buildings were individual businesses in each bay.

The applicant has indicated that the roll down curtains will be housed within the existing awning and will be rolled up at night and will not be used on a regular basis. The railing and curtains will have openings in front of the doors so as not to obscure entrances to the building. There are examples of awnings with this configuration in City Market. Staff finds the overall rhythms of solids to voids in the front façade to not be disrupted. Additionally, the roll-down curtains will not be a permanent feature and will not disrupt the wall of continuity maintained by the current building façade.

Per the applicant, the railing is to be “42 inches tall with ½ steel pickets, [placed] 4 inches on center, with a top rail and bottom rail and painted black.” Additionally, they are proposing motorized roll down curtains by *Suniq Summit*, which are to be placed within the existing awning, with tracks installed behind the columns. While a product sheet was provided, it is unclear to staff what exact product (color, material) the applicant is proposing. **Provide staff with the exact product specification for the motorized roll down curtains for final review and approval.** The colors and materials proposed are otherwise visually compatible. The roll down curtain is not a permanent feature and will be installed within the existing awning when not in use. The installed beneath the awning will not obscure the character defining features of the façade. The standards are met. **Provide staff with the exact product specification for the motorized roll down curtains.**

#### **PETITIONER'S COMMENTS:**

**Mr. Harley Krinski**, petitioner, stated he's taken many steps to get this is point. The goal is to mirror the opposite side of Ellis Square. The roll down curtains will never be left down at night; only during incimate weather. They will not be used 98% of the time. The specifications for the material were provided; it will be a charcoal/black color. The pictures submitted is the exact fabric product of the Forest City Gun Club. The housing will go in to the awning; will never be seen.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, Historic Savannah Foundation, stated they were initially against the awnings because they are out of scale. What has been built is more imposing that it should have been. HSF believes that this will be even more imposing, as the buildings are already obscured. It appears the business is trying to construct a new dining room outside of the structure. Not in favor of this petition.

**Ms. Michalak** stated HDBR approved the special exception for the awning as it is; that's why it is not broken up.

#### **BOARD COMMENTS:**

There were no Board comments.

#### **STAFF RECOMMENDATION:**

**Approve the installation of railing and motorized roll down curtains under an existing awning for the property located at 112-116 West Congress Street with the following condition to be submitted to staff for final review and approval, because the work is**

**otherwise visually compatible and meets the standards:**

- 1. Provide staff with the exact product specification for the motorized roll down curtains.**

**Motion**

The Savannah Historic District Board of Review motioned to approve the installation of railing and motorized roll down curtains under an existing awning for the property located at 112-116 West Congress Street with the following condition to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Provide staff with the exact product specification for the motorized roll down curtains.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: David Altschiller

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[23. Petition of Array Design, Shauna Kucera | 22-001255-COA | 301 West Jones Street | Addition and Special Exception Request](#)

🔗 [Staff Recommendation - 22-001255-COA - 301 W Jones St.pdf](#)

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

🔗 [Submittal Packet - Revised Elevation.pdf](#)

🔗 [Submittal Packet - Additional Material Specifications.pdf](#)

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

**Ms. Leah Michalak** presented the petitioner's request for approval of an addition, and a covered outdoor seating area for the property located at 301 West Jones Street.

The applicant is additionally requesting approval for a Special Exception from Section 7.8.10/r.ii: Parking and Paving, which reads:

*“Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or service street, parking may be accessed from east-west connecting streets or trust streets.”*

To allow for a curb cut on the south side of the parking lot on Berrien Street.

The project and rationale for the Special Exception, per the applicant, includes the following: *“Addition will consist of new climatized waiting room and hostess stand. Slab on grade, storefront window/door system with window graphics, canvas awning (pattern/color TBD) and 3-square foot sign on the west wall (facing parking lot). Outdoor server’s station will be located under existing roof overhang along west wall of building.*

*A covered outdoor seating area will be directly south of the indoor area:*

- Slab on grade with 24” high CMU perimeter wall/planter between parking and outdoor dining. CMU wall to have stucco finish.*
- Steel columns and open web joist roof system with metal roof and metal fascia, aluminum gutters and downspouts*
- Steel wire panels with live vines/greenery between columns to provide visual screen from parking*
- Insect screen*
- LED lighting in soffit around perimeter of outdoor dining*

*Rationale [for the Special Exception]:*

- 1. Exiting onto the north-south street (Jefferson) would present a hardship because of the existing dumpster location, which would be difficult to accommodate on any other part of the site.*
- 2. There is metered city parking on Jefferson, not Berrien.*
- 3. Large food service trucks will more easily travel straight through the parking lot.*
- 4. The curb cut on Berrien is significantly farther from the corner at Berrien and Jefferson, which is better for traffic flow.*

301 West Jones Street was built in 1900 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The special exception is requested from Section 7.8.10/r.ii: Parking and Paving, which is within the design standards.

The special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity. The parking lot is an existing feature of the site and placing a curb cut on Berrien Street will allow for ease of traffic flow, which is consistent with the goals, policies, and objectives of the Comprehensive Plan and the provisions of the ordinance. The City’s Traffic Engineering verified that a curb cut in such close proximity to the intersection of Jefferson and Berrien Street, which is the only north-south location possible, is not permitted. No additional conditions are requested.

*Time Limitations for Approved Special Conditions. Approval of a special exception pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:*

*For any special exception that would not require a building permit, the special exception shall be acted upon within one (1) year from when the special exception was granted; or*

*For any special exception that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the special exception was granted.*

Ensure the applicable standard is met.

The standards from the Article 5 - Base Zoning Districts (Downtown Districts – Savannah



Downtown Historic District) are met.

The new addition to the building is to be located on the interior, facing the parking lot, and will be attached to non-historic portions of the building. It will be visually differentiated and interior to the sides of the building. The existing fence on the property will screen the bottom portion of the new addition and outdoor dining from the surrounding public rights-of-way (Jones and Berrien Street). Staff finds that the visible portions of the addition are historically appropriate and the additions themselves are removeable without damaging or altering the historic character of the property. Staff finds that the preservation standards are met.

The overall height of the new addition is to be 12'-10". The elements within the addition are appropriately scaled and the addition is not visually larger than the main portions of the building. Staff additionally finds the overall scale of the proposed additions to be visually compatible.

The structures are to be located in the interior yard of the property, behind the existing parking. No portion of the building will be directly on the street nor relate directly to an adjacent building.

The following colors and materials are proposed to be utilized:

- Exterior Walls: Specification not provided.
- Storefront System: YKK YES 45 TU glass and metal coping with a 6" sill, in black
- Awning: *Coastal Canvas* awning, fabric not provided
- Roof: Meridian Panels by *McElroy Metal Roofing* – 16" O.C. panels with .91" standing seam, in Matte Black
- Metal Panels (Outdoor Dining): *Global Industrial* Machine Wire Guard Panel, in black
- Lighting: LED Cast brass angle gooseneck sign lighting in black
- Solar Screen: Specification not provided.
- Awning: Specification not provided.
- Stucco/CMU Low Wall: Specification not provided, will not be visible from the public right-of-way.
- Sign: 'Composite' sign, black and white

**Staff requests that the material and color specifications for the exterior walls, awning, and solar screens be provided to staff for final review and approval.** The colors and materials proposed are otherwise visually compatible. The roof proposed for over the enclosed portion of the addition and the outdoor dining portion is to be a flat roof, which staff finds to be visually compatible. The applicant is proposing a three square foot sign adjacent to the entrance created within the new addition. It will be externally illuminated, and due to its size, does not require review. The materiality for the new enclosed portion of the addition was not provided to staff. **If the enclosed addition is to have an exterior surface other than wood siding, ensure the door frame is inset not less than three (3) inches from the façade.** The storefront system, which includes a door, is to be metal. It is likely that the base of the storefront glazing will not be visible from the public right-of-way. **Ensure the storefront glazing is inset four inches from the face of the building. Provide staff with the material specification for the awning.**

Staff finds a flat roof in this location/configuration to be historically appropriate and to meet the standard. **Ensure there is a metal drip edge covering all edges.** Otherwise, the standards are met. Staff finds the Additions standards to be met. The applicant is requesting a Special Exception from the Parking and Paving standard.

The proposed sign is to be 3 square feet and only one such sign is located on the site, which contains a non-residential use. The standards are met.

**PETITIONER COMMENTS:**

**Ms. Shauna Kucera**, petitioner, stated they are trying to replace an existing tent with covered outdoor dining, and an enclosed waiting room against the existing building (Crystal Beer Parlor). It is approximately 12'10" high. She stated Traffic Engineering approved the curb cut; losing two parking spaces on Berrien Street.

**PUBLIC COMMENTS:**

There was no public comment.

**BOARD COMMENTS:**

There were no Board comments.

**STAFF RECOMMENDATION:**

**Approval of an addition, and a covered outdoor seating area for the property located at 301 West Jones Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible:**

1. **Provide the material and color specifications for the exterior walls, awning, and solar screens.**
2. **If the enclosed addition is to have an exterior surface other than wood siding, the door frame must be inset not less than three (3) inches from the façade.**
3. **The storefront glazing must be inset four (4) inches from the face of the building.**
4. **The standing seam metal roof must feature a metal drip edge covering all edges.**

**AND**

**Approval of the Special Exception from Section 7.8.10/r.ii: Parking and Paving, which reads:**

***“Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or service street, parking may be accessed from east-west connecting streets or trust streets.”***

**To allow for a curb cut on the south side of the parking lot on Berrien Street, because the Special Exception criteria are met.**

**Motion**

The Savannah Historic District Board of Review motioned to approve of an addition and a covered outdoor seating area for the property located at 301 West Jones Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible:

1. Provide the material and color specifications for the exterior walls, awning, and solar screens.
2. If the enclosed addition is to have an exterior surface other than wood siding, the door frame must be inset not less than three (3) inches from the facade.
3. The storefront glazing must be inset four (4) inches from the face of the building.
4. The standing seam metal roof must feature a metal drip edge covering all edges.

**AND**

Approval of the Special Exception from Section 7.8.10/r.ii: Parking and Paving, which reads:  
";Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or service street, parking may be accessed from east-west connecting streets or trust streets.";  
To allow for a curb cut on the south side of the parking lot on Berrien Street, because the Special Exception criteria are met.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[24. Petition of LS3P Associates | 22-000172-COA | 700 Drayton / 705 Abercorn Street | New Construction, Part II: Design Details](#)

- 🔗 [Staff Recommendation 22-000172-COA.pdf](#)
- 🔗 [Submittal Packet - Part II Narrative.pdf](#)
- 🔗 [Submittal Packet - Part II Perspectives.pdf](#)
- 🔗 [Submittal Packet - Part II Material Specifications.pdf](#)
- 🔗 [Previous Submittal Packet - Isometrics.pdf](#)
- 🔗 [Previous Submittal Packet - Narrative.pdf](#)
- 🔗 [Previous Submittal Packet - Research, Photos, and Drawings.pdf](#)
- 🔗 [H-200106-2674-S.pdf](#)
- 🔗 [Zoning Administrator Determination - Parking.pdf](#)
- 🔗 [Submittal Packet - Part II Drawings.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request for approval of amendments to New Construction: Part I Height and Mass and New Construction, Part II: Design Details for the property located at 700 Drayton Street and 701 Abercorn Street. The existing building is known as The Mansion on Forsyth.

Per the applicant:

**Part I: Height and Mass Conditions:**

The following conditions were given with approval of Part One: Height and Mass and have been addressed in the design:

1. The Guest Room Building 3rd floor rear porch trellis screens must be redesigned (shape and pattern).  
*Response: The trellis screens have been removed.*
2. Add windows to the 3rd floor front façade of the Guest Room Building, at either end, in order for the window spacing to be less than two times the width of the windows.  
*Response: The Gwinnett Street façade has been revised to include pilasters and the window type & spacing have been revised to meet this standard.*
3. The storefront base at the Event Space Building must be increased to 18-24" high or the base must be replaced with a sill.  
*Response: The storefront base includes an 18" base below glazing. The base material is proposed to aluminum panel integral to window assembly.*
4. The awning on the front façade of the Event Space Building must have a vertical clearance 8 feet above the sidewalk.  
*Response: The awning now exceeds 8 feet above the sidewalk.*
5. For the Event Space Building, the gable end rakes must be at least 8 inches deep and soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof.  
*Response: The eaves are now perpendicular to the wall and exceed 1 foot beyond the wall.*
6. Electrical meters/equipment must be located on a secondary façade (for each building) and shall be minimally visible from view.  
*Response: The electrical equipment will be located internal to the site, see site plan for location of existing electrical equipment.*
7. Design the connector between the existing building and the new guestroom addition.

*Response: Given concerns of the board members and members of the public, the connector building now extends to grade. The building acts as hyphen between the existing building and new building and provides an entrance to address the street.*

**Design Revisions (see drawings for clouded areas of revisions):**

**Site & Parking**

Since Part One approval, we have made some adjustments to the site design elements. The revisions include:

- The existing section of fence between the Event Space and the Guestroom building is now proposed to be demolished and replaced with a solid brick fence. A section detail has been provided.
- New landscaping is proposed behind the existing fence at the parking area to screen the vehicles from the public R.O.W.
- New sidewalks are proposed to be provided along Gwinnett and Abercorn Street to connect the buildings to the existing sidewalk.

**The Event Space**

In developing the design of the Event Space, we have made the following changes:

- The Abercorn Street façade has increased in length (into parking area) by 6'-0". New floor area calculations can be found on cover sheet. The change façade length required

revision to the storefront/window and entrance size and location. The storefront glazing percentage is now 56.6% along Abercorn Street.

- Clerestory. The high band of glass has been segmented align with windows/storefronts below instead of extending across of facades. We will feel this change is more visually compatible with the surrounding context.
- Materiality. The Part One submission indicated that the Event Space would be clad in brick below the clerestory. We have revised the design, incorporating horizontal tongue and groove wood siding. Material specifications have been provided for paint and stain colors that are referenced in elevations.

### **The Guestroom Building**

In developing the design of the Guestroom Building, we have made the following changes:

- Entrances/Porches. The previously approved design included second floor covered balconies with support brackets which have revised to flush juliette balconies and roof has been removed. The ground floor stoops are now covered porches. Additionally, the stoops have be lowered. All materials are noted in elevations and details of the porches have been provided.
- Windows. To meet the Part One condition of window spacing, we have revised the window sizes and configuration along both street facing facades. All windows are to be operable aluminum clad windows. See window elevations and specifications for type and section details for construction. We have reduced the ground floor glazing percentage since the guestroom building is of residential character.
- Connector. The previously approved design for the connection between the existing hotel and the new guestroom building now extends to grade, removing the gate. This change required revision to the window configuration of connector. The materiality of the connector is proposed to be tongue and groove siding (similar to the Event Space) and acts as a hyphen between the brick facades.

### **The Outdoor Bar**

In developing the design of the Outdoor Bar, we have made the following changes:

- The footprint the bar increased to the east (into the lawn). See cover sheet for revised footprint area.
- Along the parking area, a new building massing now connects the bar and event space. The fence along the parking has been removed and we are providing a covered porch along this new building connection. A detail has been provided for this new configuration along the parking area that we believe will be minimally visible from Hall Street.

At the February 9, 2022 HDBR meeting, the Board approved alterations and New Construction, Part I: Height and Mass for the property located at 700 Drayton Street and 701 Abercorn Street with the following conditions to be submitted to the HPC with Part II: Design Details:

1. The Guest Room Building 3rd floor rear porch trellis screens must be redesigned (shape and pattern).
2. Add windows to the 3rd floor front façade of the Guest Room Building, at either end, in order for window spacing to be less than two times the width of the windows.
3. The storefront base at the Event Space Building must be increased to 18-24" high or the base must be replaced with a sill.
4. The awning on the front façade of the Event Space Building must have a vertical

clearance of 8 feet above the sidewalk.

5. For the Event Space Building, the gable end rakes on the must be at least 8 inches deep and the soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof.
6. Electrical meters/equipment must be located on a secondary façade (for each building) and shall be minimally visible from view.
7. Design the connector between the existing building and the new guestroom addition.

AND

Approval for a Special Exception from the following standards:

*Commercial buildings.*

*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 main portion of the existing building, which is on the corner of Drayton and East Hall Streets, was constructed in 1889 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The remainder of the building was constructed in the mid-2000s after a series of COA approvals and amendments [File No. H-200106-2674-2]. Other buildings were approved on the current surface parking lot for the hotel, which occupies the entirety of the east half of the parcel, however, they were never constructed. At least two buildings were approved to be demolished in order to construct this project.

**The project does not apply to the historic portion of the building; therefore, the Preservation Standards do not apply.**

The height and proportions of the Guest Room Building and the Event Space Building are visually compatible. All windows on the Guest Room Building are proposed to be taller than they are wide which is visually compatible. Fenestration on the Event Space Building is reviewed as storefront. The regular rhythm on the windows on the Guest Room Building is visually compatible. The large arched openings on the Event Space Building is common on historic commercial buildings including the historic (former funeral home) building on this site. Large complex buildings with smaller accessory buildings on the site are not uncommon in the district and immediate area. Three such examples are SCAD's Ruskin Hall (former hospital), Chatham Apartments, and Telfair Arms (former hospital).

For the Guest Room Building, multiple private room entrances are proposed off Gwinnett Street; they give the appearance of a row of townhouses with uncovered stoops and juliette balconies above which is visually compatible. For the Event Space Building, a main entrance at the east end of the front façade is proposed along Abercorn which is visually compatible. The Guest Room Building is proposed to have a parapeted roof which, although not common in the immediate area, is appropriate for a commercial building. The Event Space Building is proposed to have a side gable roof which, although not common in the immediate area, is appropriate for a commercial building. The proposed walls and fences create walls of continuity along all three streets.

The Guest Room Building is three-stories, and the Event Space Building reads as two-stories (is one double-height space on the interior). The height map in this area permits 4-

stories. The standards are met. The applicant has received a Special Exception from the Commercial Building Height standard. The Entrances and Doors standard is met. The Window and Commercial Storefront standard is met for the Guest Room Building. The standard does not apply to the Event Space Building because it is storefront not windows. The window distance standard is now met for the 3rd floor Gwinnett Street façade of the Guest Room Building. The paired or grouped windows standard is met for the Guest Room Building. The standard does not apply to the Event Space Building because it is storefront not windows. The intent of the Commercial Storefront standard is met for the Event Space Building. The Storefront Glazing standard is now met for the storefront on the Event Space Building. The Awnings, Canopies, and Shade Structures standard is now met.

The gable roof for the Event Space Building has a 6:12 pitch. The standard is met. The parapet standard is met. The eaves standard is met. The gable end rakes standard is met. The soffits standard is met.

The Mechanical Equipment and Refuse standard is met. The roof-mounted equipment and HVAC standard is met. The refuse storage area standard is met.

The intent of the Parking and Paving standard is met. The parking is located to the rear of the original hotel. The intent of the vehicular access standard is met. Existing access to the parking is from East Hall Street. A second existing access point to the parking that is along Gwinnett Street is proposed to be removed. The curb cut is existing.

The Fences, Trellises, and Walls standards are met.

The following materials, textures, and colors are proposed:

**Guestroom Building Brick & Mortar (B-1)**

Glen Gery Brick – Aspen White

Argos Mortar, Atlanta Antique

**Wood Siding @ Event Space paint Finish (STN-1)**

MinMax Wood Finish Oil-Based Penetrating Stain – True Black 274

**Precast Sill (ST-1)**

Arriscraft International,

Limestone Color Adair

Limestone Sills

**Standing Seam Metal Roofing 1” Seam (SS-1)**

Petersen Aluminum PAC-Clad Snap On Standing

Seam – Charcoal

**Paint Finish – Guestblock Porch Wood Posts and Cornice (PT-1)**

Sherwin Williams SW7029 Agreeable Gray

**Aluminum Clad Wood Windows/Doors (All Windows/Doors) (AL-1)**

Windsor Pinnacle Select Aluminum Clad Windows,

Textured Black Finish All windows assemblies to have

3.5” flat casing by manufacturer.

**Aluminum Clad Wood Windows/Doors (All Windows/Doors) (AL-2)**

Windsor Pinnacle Select Aluminum Clad

Windows, Desert Dust Finish All windows

assemblies to have 3.5” flat casing by manufacturer.

**Canopies (CA-1)**

Custom Canopy and Hardware – Basis of Design Finish

– Extra Dark Bronze

**Cast Stone Coping (CS-1)**

Arriscraft International,

Limestone Color Renaissance

Masonry Unit, Satin Finish

**Wood Siding and Trim @ Connector Paint Finish (Event Space Trim) (PT-2)**

Sherwin Williams SW6174 Andiron

**Metal Coping (MT-1)**

PAC-CLAD Pac Continuous Cleat Coping – Midnight Bronze Finish

**Stucco at Outdoor Bar and Lawn Structure (S-1)**

STO Powerwall Three-part Portland cement stucco over masonry, A-51392 Natural White

**Wrought Iron Railings/Juliet Balconies (R-1)**

Custom Wrought Iron Framing – Match to AL-1 finish

**Louvered Mechanical Screen (LV-1)**

Envisor Vertical Louver Panel – Horizontal louvers – Dark Bronze Finish

Staff determines all materials, textures, and colors to be visually compatible. However, see Design Standards for “Windows” regarding the header, surround trim, and sill as all windows are proposed to have standards 3.5” flat casing surrounding the windows, which does not meet the standards. The Guestroom Building is proposed to be brick which means the standards. The connector between the existing building and the Guestroom Building is proposed to be painted horizontal lap siding for which staff recommends approval; lap siding is a common material on the surrounding contributing buildings and is appropriate. The Event Space is proposed to be stained horizontal lap siding for which staff recommends approval; lap siding is a common material on the surrounding contributing buildings and is appropriate. Walls interior to the site are proposed to be ‘true stucco’ (stucco on masonry) for which staff recommends approval; the stucco is minimally visible from the public right-of-way. Staff finds all proposed colors, stains, and finishes to be visually compatible. All insets greatly exceed 3 inches.

Doors are proposed to be aluminum clad. Aluminum clad windows are proposed. Two-over-two lite patterns are proposed for all double-hung windows. Windsor Pinnacle windows are proposed which have previously been approved by the Board for use on new construction; however, specific muntin information was not provided. Ensure that the muntins are 7/8” wide or less, that the muntins simulate traditional putty glazing, and that there is a spacer bar. The standard is **not met** for the header, surrounds, and sills on the connector and event Venue. 3.5” wide flat trim is proposed on all sides. The effect is indicative of Tudor style. **Staff recommends that the trim be revised to meet the standard.**

The storefront is proposed to be aluminum. The storefront base for the Event Venue is proposed to be aluminum panel integral to the window assembly. **Revise the storefront base to one of the permitted materials**, as it currently does not meet the standards.

The railings are 42” high and this is not single or two family. Provide specifications for all light fixtures.

**PETITIONER COMMENTS:**

**Mr. Scott Cook**, petitioner, stated they are fine with meeting all of the Staff recommendations. The windows will meet the needed requirements, as well as the trim. The storefront base will probably be wood; details will be provided to Staff. Gas lanterns will be utilized for lighting. Lighting may be added on the fencing. They will add streetlights as required by traffic engineering, possibly in the parking lot also, but with concern for light pollution.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, Historic Savannah Foundation, stated they have an easement and are working with the petitioner.



**BOARD DISCUSSION:**

**Mr. Stephens** stated he thinks the project is coming along correctly, despite its magnitude and length of time in progression.

**STAFF RECOMMENDATION:**

**Approval for amendments to New Construction: Part I Height and Mass and New Construction, Part II: Design Details for the property located at 700 Drayton Street and 701 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. The muntins must be 7/8” wide or less, the muntins must simulate traditional putty glazing, and there must be a spacer bar.**
- 2. The windows on the connector and the Event Space must have appropriate header, trim, and pronounced sill.**
- 3. The storefront base for the Event Space must be revised to wood, bronze, masonry, glazed brick or tile.**
- 4. Provide specifications for all light fixtures.**

**Motion**

The Savannah Historic District Board of Review motioned to approve the amendments to New Construction: Part I Height and Mass and New Construction, Part II: Design Details for the property located at 700 Drayton Street and 701 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:

The muntins must be 7/8"; wide or less, the muntins must simulate traditional putty glazing, and there must be a spacer bar.

The windows on the connector and the Event Space must have appropriate header, trim, and pronounced sill.

The storefront base for the Event Space must be revised to wood, bronze, masonry, glazed brick or tile.

Provide specifications for all light fixtures.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Dwayne Stephens

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

Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[25. Petition of LESATELE, LLC | 22-000170-COA | 720 Habersham Street | New Construction, Accessory Building \(Parts I and II\)](#)

- 🔗 [Staff Recommendation 22-000170-COA.pdf](#)
- 🔗 [Submittal Packet - Material Specifications.pdf](#)
- 🔗 [Submittal Packet - Narrative and Drawings.pdf](#)
- 🔗 [Submittal Packet - Renderings.pdf](#)
- 🔗 [Zoning Confirmation Letter 1.pdf](#)
- 🔗 [Zoning Confirmation Letter 2.pdf](#)
- 🔗 [Previous Submittal Packet - Material Specifications.pdf](#)
- 🔗 [Previous Submittal Packet - Narrative and Drawings.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request. for approval of a *New Construction, Accessory Building (Parts I and II)* at **720 Habersham Street**.

Located on this parcel is the original *Leopold's Ice Cream* location. *Per the petitioner*, "...the Leopold's wish to extend the existing ice cream store outward onto the adjacent open field, providing a courtyard/kids play area in the middle, with the accessory structure acting as a terminus butted to Hall Lane. The accessory structure will host ice cream events, such as birthday parties, that will be open to the courtyard and help activate this quiet corner." The accessory building will be located on the North-side of the parcel and will be situated along Hall Lane with the West-facade running adjacent to Habersham Street. The building is proposed to be 1,423-square-feet and will increase the lot coverage by approximately 15.2%. A new masonry and wrought iron fence, with a compatible iron pedestrian gate, is proposed to be installed along Habersham Street, as well as the North-East facing corner of the property.

The Board first heard this petition at the **March 9, 2022, HDBR Meeting**. At this time, the Board commended the applicant for presenting a new, contemporary design that is more reflective of modern-day architecture. However, the Board concurred that there are some items that need to be restudied; to help strengthen the building's overall compatibility with the surrounding contributing buildings.

Therefore, the petition was *continued* to the **April 13th HDBR Meeting** in order for the petitioner to address the following:

1. Revise the design of the accessory building to meet the Visual Compatibility Criteria, and revise the building form to be compatible with the adjacent contributing resources. The rear yard setback must be reduced to (5) feet.
2. The front façade of the accessory building shall have an appropriate door with a door frame that is inset not less than (3) inches from the exterior surface of the façade, or a Special Exception shall be requested from the appropriate standard.
3. The storefront windows shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel, and the storefront type and glazing transparency shall be provided to Staff.
4. All areas of flat roof must be hidden by a parapet.
5. Clarify the location of the refuse storage area(s), and provide information regarding

adequate screening methods.

6. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.
7. Any signs must be appropriately applied for and reviewed.
8. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

On **March 23rd**, the petitioner provided Staff with a revised submittal packet. Staff determined that the revisions address most of the conditions of the prior continuance. However, conditions 6, 7, and 8 will be submitted at a later date. On **March 24th**, Staff received a Zoning Confirmation Letter regarding condition 1. Essentially, the Zoning Administration has determined that **720 Habersham Street** is allowed to have the proposed rear yard setback.

**720 Habersham Street**, the original *Leopold's Ice Cream* location, is currently listed as a non-contributing building within the *Savannah National Historic Landmark District* and the *Savannah Local Historic District*. Although constructed in 1888, the building was officially de-listed in 2011. The historic, principal building was integrated with its carriage house at a later date. The two buildings have likely been merged for a long enough period of time that, now, the entire (combined) structure is considered the permitted, principal use for the property.

Although this application is for the proposed accessory building, it is clear to Staff that the principal building is proposed to undergo a restoration. A terrace is, also, proposed to be located atop the existing, one-story connector. This leisure space will, therefore, be situated between the second story of the historic, principal building and the second story of the carriage house. **Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.**

On February 15, 2022, Staff received a Zoning Confirmation Letter from Candra Teshome, a *Senior Planner* with the City of Savannah, verifying that only 3 off-street parking spaces are required per the Ordinance. On March 24th, Staff received a Zoning Confirmation Letter regarding condition 1. Essentially, the Zoning Administration has determined that **720 Habersham Street** is allowed to have the proposed rear yard setback.

Although located in the *Savannah Downtown Historic District*, the property is zoned as **TC-2**. The lot dimensions are pre-existing conditions that are not proposed to be altered in any way. The lot coverage is proposed to increase from 31.7% to a total of **46.9%**; however, there is no maximum building coverage for this zoning district. The accessory building is proposed to have a rear yard setback of approximately 10-feet and an (interior) side yard setback of 17.4-feet. Staff would like to note that this property is not adjacent to a TC zoning district; it is D-R.

The accessory building is proposed to be one-story in height. The *Maté Factor* (located at **401 East Hall Street**) is, also, one-story in height. However, the majority of the contributing resources to which the accessory building will be visually related are two-stories in height.

Staff has determined that the proportion of the width of the accessory building to the height of its front façade is not visually compatible to the contributing buildings to which the New Construction will be visually related. However, these proportions are indicative of the modern, contemporary design of the proposed building.

Staff has determined that the proportion of openings and the rhythm of solids to voids on the facades visible from the public right-of-way are not visually compatible with the contributing buildings to which the accessory building will be visually related. However, these elements are indicative of the modern, contemporary design of the proposed building. Staff has determined that the centrally located, courtyard / play area will be screened by a side masonry wall / privacy fence; therefore, it will be minimally visible from the public rights-of-way.

The South-facing façade is proposed to have an entrance incorporated into the storefront windows / sectional garage doors. Additionally, the aluminum pergola that is proposed to extend from the South-façade of the accessory building will be highly visible from the public right-of-way. The accessory building is proposed to be constructed mainly of concrete, brick, stucco, and steel. Hollow metal doors are proposed to be installed, sectional overhead garage doors, and aluminum-framed entrances and storefronts. The fences are proposed to be brick with wrought iron and accompanying wrought iron gates. Staff has determined that these materials, textures, and colors are compatible with the surrounding buildings (especially, the non-contributing / commercial structures). The majority of the accessory building is proposed to have a flat roof shape. A section of the building that extends from the East-facing façade is proposed to have a brick parapet that expands 2-feet above the surrounding roof.

Black wrought iron fences are proposed with masonry bases. These fences will be located along Habersham Street, and Hall Lane.

The accessory building is proposed to have a strong horizontal expression that is clearly contradictory to the contributing buildings in the neighborhood that have a strong vertical presence. Additionally, the scale of fenestrations, and inclusion of an extensive number of voids, is incompatible with the adjacent contributing buildings. However, these elements are indicative of the modern, contemporary design of the proposed building.

A sign is proposed to be located along the masonry fence on the Habersham Street frontage. **Any signs must be appropriately applied for and reviewed.**

The accessory building is proposed to serve a commercial purpose. The exterior expression of the height of the ground floor is only proposed to be 13'-6"; however, the exterior expression of the entire building is 14'-6". The first story is proposed to be designed as a storefront; however, since the building is only proposed to be one-story in height, the façade is not traditionally subdivided horizontally. The subdivision of the building's façade is implied using a contrasting base material (brick) and the integration of a modern stringcourse.

The accessory building is proposed to take inspiration from the building form of the *Maté Factor* (located at **401 East Hall Street**). The building is proposed to have a strong horizontal expression that is clearly contradictory to the contributing buildings in the neighborhood that have a strong vertical presence. Additionally, the scale of fenestrations, and inclusion of an extensive number of voids, is incompatible with the adjacent contributing buildings. However, these elements are indicative of the modern, contemporary design of the proposed building.

Since the property is zoned as TC-2, setbacks are required. Reference, *Article 5 - Base Zoning Districts*.

The accessory building is proposed to have a slab-on-grade foundation. Staff has determined that this is an appropriate foundation type for New Construction, accessory

buildings that abut Hall Lane. The accessory building is proposed to have exterior walls that are pre-cast concrete panels with a finish to simulate a stucco texture. The colors, and finishes, will be visually compatible with the principal building. The standards are met.

A main entrance is proposed to be incorporated into the South-facing façade's fenestration. The secondary entrances are proposed to be glass, sectional garage doors with aluminum frames. An additional steel door is proposed along the East-facing façade of the accessory building. **The main door frame shall be inset not less than (3) inches from the exterior surface of the façade.**

Aluminum storefront windows are proposed to be installed to match the existing storefront on the principal building. The windows will be inset 5 ½ inches from the face of the building. The storefront windows are proposed to extend from a base of contrasting materials (brick and an aluminum flashing / groove). **The storefront base of contrasting design / materials shall be at least 18-inches in height.** An aluminum pergola is proposed to extend from the South-façade of the accessory building, and will be highly visible from the public right-of-way. Staff determined that this prefabricated shade structure, will be custom designed for this accessory building.

The majority of the accessory building is proposed to have a flat roof shape. A section of the building that extends from the East-facing façade is proposed to have a brick parapet that expands 2-feet above the surrounding roof. The roof is proposed to be finished in a PVC roofing membrane and will have a powder-coated aluminum stringcourse / coping, and a drip edge that is integrated with the stringcourse. The height and mass of the primary building will not be exceeded by the proposed accessory building. The accessory building is proposed to be one-story in height. The accessory building is proposed to have a rear yard setback of approximately 10-feet. Staff would like to note that this property is not adjacent to a TC zoning district; it is D-R.

The roofs are proposed to be flat, except only a portion of the flat roof will be hidden by a parapet. The driveway aprons are proposed to be located within the property lines; however, the rear apron will be located parallel to the public right-of-way. The electric meter is proposed to be located along the East-facing façade of the accessory building. The condensing unit for the accessory building will be located atop the roof, and an MEP will be located in the courtyard and screened from the public right-of-way. The refuse storage area is proposed to be shared with the *Maté Factor* (located at **401 East Hall Street**). *Per the applicant*, a refuse area will also be located within the accessory building; however, that was not noted on the drawings that were provided to Staff. **Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.** No lighting specifications were provided to Staff for review. **All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.**

(2) parking areas are proposed. (1) will be located along the rear of the property, parallel to East Hall Lane, and (1) will be located along the East-side of the property. A total of (4) parking spots are proposed to be provided; however, (2) of those spots will be tandem. The vehicular access is proposed to be from East Hall Lane.

The parking area proposed to be located along the rear of the property, parallel to East Hall Lane, will measure 40-feet. The parking area along the East-side of the property will measure 10-feet in width. Sand base concrete pavers are proposed for all paved areas. The fence proposed to be installed along Habersham Street will consist of a 1'-4" masonry base with wrought iron fencing that will be 6'-4" in height. A masonry wall, proposed to be

located adjacent to the principal building along Habersham Street, will be 10'-3 ½" tall. A wrought iron gate will be located between the principal building and the new masonry wall. A masonry wall is, also, proposed to be installed along the East-side of the property. The wall will measure 7'-6" in height. A wrought iron pedestrian gate and a matching masonry/wrought iron fence will, also, be installed. These fences will measure 7'-2". A minimum of five (5) feet will be provided between the fence and accessory building where they are parallel.

The accessory building is proposed to be clearly incidental and subordinate to the permitted principal use. A permitted principal use is already established on the site. The accessory building will be located on the same property as the principal use building. The accessory building is proposed to service a use that is in keeping with the character of the principal use.

**PETITIONER'S COMMENTS:**

**Mr. Talanoa Lesatele**, petitioner, thanked staff for assisting with revision, as it is more appropriate. The storefront base meets the Ordinance; it's either/or, as his windows extends from the sill, satisfying the first condition. It is not over 24 inches. Regarding the fence, it will be thin on the front and opaque as it moves toward the new building. There was not enough time to submit for the main building; it is forthcoming.

**PUBLIC COMMENTS:**

No public comment.

**BOARD DISCUSSION:**

**Ms. Memory** asked about the sill versus frame interpretation, if it has to be 18 inches. **Mr. Stephens** stated he wanted to be sure that the intent of the Ordinance is not missed. The Board agreed with Staff recommendations. The Board motioned to amend Staff's recommendation, so that condition 2 could be revised. Condition 2 was revised to say, "The storefront glazing shall extend from the sill or from a base of contrasting design / materials at least 18-inches in height."

**STAFF RECOMMENDATION:**

**Approve the petition for a *New Construction, Accessory Building (Parts I and II)* at 720 Habersham Street with the following conditions to be submitted to staff for review and approval because otherwise the work is visually compatible and meets the standards:**

1. **The main door frame shall be inset not less than (3) inches from the exterior surface of the façade.**
2. **The storefront base of contrasting design / materials shall be at least 18-inches in height.**
3. **Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.**
4. **All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.**
5. **Any signs must be appropriately applied for and reviewed.**
6. **Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.**

The Savannah Downtown Historic District Board of Review motioned to approve the petition for New Construction, Accessory Building (Parts I and II) at 720 Habersham Street with the following conditions to be submitted to staff for review and approval because otherwise the work is visually compatible and meets the standards:

- 1.The main door frame shall be inset not less than (3) inches from the exterior surface of the façade.
- 2.The storefront glazing shall extend from the sill or from a base of contrasting design / materials at least 18-inches in height.
- 3.Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.
- 4.All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.
- 5.Any signs must be appropriately applied for and reviewed.
- 6.Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

**Vote Results ( Approved )**

Motion: Melissa Memory

Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

[26. Petition of Brown Design Studio, Eric Brown | 22-001277-COA | 222 West Gwinnett Street | New Construction, Part I](#)

🔗 [Staff Recommendation - 22-001277-COA - 222 W Gwinnett St.pdf](#)

🔗 [Submittal Packet - Drawings & Project Description.pdf](#)

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

**Ms. Isaacs** stated the signs were not posted when site visits were conducted, and will be continued to the next meeting.

**Mr. Eric Brown** stated he posted the signs himself; someone must have removed them. He stated he has pictures and asked if it could still be heard. **Ms. Everett** stated once it is removed, it cannot be re-added.

**Motion**

The Savannah Historic District Board of Review motioned to continue to the May 11, 2022 HDBR meeting due to lack of appropriate public notification sign posting.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Thomas L. Thomson

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Not Present
Stan Houle	- Not Present
Ellie Isaacs	- Abstain
Steven Bodek	- Not Present
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye

**X. APPROVED STAFF REVIEWS**

[27. Petition of CASA CABANA, Anthony Scarpulla | 22-000175-COA | 340 MARTIN LUTHER KING JR., BLVD | Install rooftop wooden pergola with metal roof to be visible from public right-of-way](#)

[📎 SIGNED Staff Decision - 22-000175-COA - 340 MLK.pdf](#)

[28. Petition of MESQUITE PRODUCTIONS, Stephen Yetman | 22-001110-COA | 302 EAST OGLETHORPE AVENUE | Temporary color change](#)

[📎 SIGNED Staff Decision - 22-001110-COA - 302 E Oglethorpe Ave.pdf](#)

[29. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-000976-COA | 19 EAST JONES STREET | Exterior paint: walls, doors, and windows to match existing colors of the structure](#)

[📎 SIGNED Staff Dec - 22-000976-COA 19 E Jones.pdf](#)

[30. Petition of WATERS BUILDING & DESIGN, Josh Waters | 22-000800-COA | 509 TATTNALL STREET | Amend: 22-000173-COA - exterior color change](#)

[📎 SIGNED Decision 22-000800-COA 509 Tattnall Street.pdf](#)

[31. Petition of JOHN TEMAN | 22-000717-COA | 404, 406, & 408 WEST HALL STREET | Five \(5\) window replacements](#)

[📎 SIGNED Staff Decison - 22-000717-COA - 404, 406, 408 W Hall St.pdf](#)

[32. Petition of TRINITY METHODIST CHURCH | 22-0009362-COA | 225 WEST PRESIDENT STREET | Reglazing and window repainting](#)

[📎 SIGNED Staff Dec - 22-000936-COA 225 W President.pdf](#)

[33. Petition of WHITEFIELD SIGN CO., Sam Buchli | 22-000734-COA | 611 WEST JONES STREET | Non-illuminated wall sign](#)



[☞ SIGNED Staff Dec - 22-000734-COA 611 W Jones Street.pdf](#)

[34. Petition of THE HOUSE DOCTOR, Charles Angell | 22-000111-COA | 556 EAST GORDON STREET | Window replacement \(11\)](#)

[☞ SIGNED Staff Dec - 22-001111-COA St. Benedict 556 E Gordon.pdf](#)

[35. Petition of SOTTILE & SOTTILE, Craig Clements | 22-001258-COA | 22 EAST JONES STREET | Mechanical Screening, replacement of non-historic window wall, and windows, doors, and balcony of rear facade.](#)

[☞ SIGNED Staff Decision - 22-001258-COA - 22 E Jones St.pdf](#)

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

[36. Report on Work Inconsistent With Issued COA for the April 13, 2022, HDBR Meeting](#)

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

[37. Report on Work That Exceeds Scope of Issued COA for the April 13, 2022, HDBR Meeting](#)

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

[38. Report on Work Performed Without a COA for the April 13, 2022, HDBR Meeting](#)

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

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

[39. Stamped Drawings - April Report](#)

[☞ April 2022 REPORT.pdf](#)

[40. Items Deferred to Staff - April Report](#)

[☞ Items Deferred to Staff - April Report.pdf](#)

[41. COA Inspections - April Report](#)

[☞ April 2022 - REPORT.pdf](#)

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

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

##### **NEW BUSINESS**

[42. Discuss Vice-Chair Nomination](#)

Ms. Isaacs stated for all to consider if they would like to be on the nominating committee, and notify Ms. Isaacs if they are interested in being Vice Chair.

#### **XV. ADJOURNMENT**

[43. Next HDBR Pre-Meeting - Wednesday, May 11, 2022 at 12pm - 112 East State Street, Mendonsa Hearing Room](#)

[44. Next HDBR Regular Meeting - Wednesday, May 11, 2022 at 1pm - 112 East State Street, Mendonsa Hearing Room](#)

[45. Adjourn](#)

3:00 p.m

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