



Savannah Historic District Board of Review

Virtual Meeting
February 10, 2021 1:00 PM
MINUTES

February 10, 2021 Savannah Historic District Board of Review Meeting

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

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Pioneer Construction, Ken Troupe | 21-000215-COA | 408 East Oglethorpe Avenue | Alterations to Garage with Special Exception Request](#)

- ☞ [Staff Recommendation 21-000215-COA.pdf](#)
- ☞ [Submittal Packet- Application and Checklist.pdf](#)
- ☞ [Submittal Packet- Narrative, Special Exception Request, and Specifications.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Board Decision- November 2012 Meeting 12-001406-COA.pdf](#)
- ☞ [Board Decision- July 2013 Meeting 13-003086-COA.pdf](#)
- ☞ [Staff Decision- March 2014 14-001419-COA.pdf](#)

Motion

Approval for alterations to the rear garage door(s) at 408 East Oglethorpe Avenue with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any remaining historic materials.
2. Ensure that all alterations are done so in a manner that if reversed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
3. Ensure that the brick is appropriately stored, and properly re-set, once the installation of the support is complete. Ensure that the brick is repainted to match the existing conditions.

AND

Approval of the request for a Special Exception from the following standard:

Garage openings shall not exceed 12 feet in width.

To allow for the installation of one, 16' wide garage door because the Special Exception Criteria are met.

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

[2. Petition of Ethos Preservation, Ellen Harris | 21-000243-COA | 304 East Hall Street | Alterations](#)

[📎 Staff Recommendation - 304 East Hall Street - 21-000243.pdf](#)

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

Motion

Approval of the alterations to the property located at 304 East Hall Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. Ensure that any chemical or physical treatments or surface cleaning required by the removal of the non-historic alterations and the infill of the door opening is undertaken using the gentlest means possible

Vote Results (Approved)

Motion: Nan Taylor

Second: Ellie Isaacs

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

IV. ADOPTION OF THE AGENDA

[3. Adopt the February 10, 2021 Agenda](#)

Motion

Adopt the February 10, 2021 HDBR Agenda

Vote Results (Approved)

Motion: Steven Bodek
Second: David Altschiller

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

V. APPROVAL OF MINUTES

[4. Approval of January 13, 2021 Historic District Board of Review Meeting Minutes](#)

[01.13.21 MEETING MINUTES.pdf](#)

Motion

Approve the January 13, 2021 Meeting Minutes as presented.

Vote Results (Approved)

Motion: Nan Taylor
Second: Stan Houle

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

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

VII. CONTINUED AGENDA

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

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

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

Motion	
Continue	
Vote Results (Approved)	
Motion: Steven Bodek	
Second: Nan Taylor	
Becky Lynch	- Aye
Dwayne Stephens	- Abstain
Melissa Memory	- Aye

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

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

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

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

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

VIII. REGULAR AGENDA

[9. Petition of Harper Special Services | 21-000254-COA | 621 Jefferson Street | Fence](#)

☞ [Staff Recommendation - 621 Jefferson St - 21-000254.pdf](#)

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

☞ [Staff Research - Site Photos.pdf](#)

☞ [Public Comment.pdf](#)

Ms. Aislinn Droski presented the applicant's request for approval for a fence with two gates for the property located at 621 Jefferson Street. The wooden fence is to be stained and 8 feet in height. The portion of the fence facing Jefferson Street is proposed to be 33'-8" in length and the portion of the fence facing Lorch Street is proposed to be 32'-4" in length, each fence portion covering the extent of the property.

Two gates are proposed for this fence; the first is to be an entry gate located to the right of the main building on the portion of the fence facing Jefferson Street and the second is to be a double entry gate which would serve to connect the two portions of fence at the corner of Lorch Street and Jefferson Street.

Upon visiting 621 Jefferson Street, staff observed that the windows were boarded up on all facades. While windows were not included in the submittal packet from the applicant, the Zoning Ordinance prohibits the boarding up of windows, except for temporary purposes. As such, staff has included the boarded-up windows in this review in addition to the review of the fence as submitted.

621-623 Jefferson Street was constructed in 1900 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

In regard to the fence, the preservation standards are met. The fence is proposed to be a stained and wooden. The material and color proposed are visually compatible. The installation of the fence shall not damage any historic materials nor detract from the distinctive features and historic character of the property. The fence is proposed to be located behind the front façade of the building facing Jefferson Street, creating a visually compatible wall of continuity. The portion of the fence facing Lorch Street additionally creates a visually compatible wall of continuity. The applicant is proposing a pedestrian-scaled entry gate on the portion of the fence facing Jefferson Street. An entry gate in this location is common and appropriate for the district and is visually compatible with the wall of continuity created by the fence. The applicant is proposing an additional double entry-gate at the corner of Lorch and Jefferson Street. This gate is proposed to be 4' 8" wide and shall not be used for motor-vehicular access. Staff finds that the angle created by the corner gate visually disrupts the walls of continuity created by the fence portions on Jefferson and Lorch Street that align with the property line. Staff requests that the corner gate be removed; if the petitioner desires to include a secondary gate, it must be located on the fence facing Lorch Street. Additionally, staff requests that the corner fencing be revised to ensure the fence runs parallel to the property lines on all sides.

The fence shall not exceed 8 feet in height. The fence shall not extend beyond the façade of the building. The plot of land (where the fence shall be located) to the right of the main building at 621 Jefferson Street is vacant and on the corner of Jefferson Street and Lorch

Street. The fence shall not be located parallel to any buildings within five feet. The primary building is wood, and the fence is to be a stained, wooden fence.

However, the preservation standards for the windows are not met. The boarding up of the windows obscures distinctive features and historic materials and detracts from this historic character of the property. It is apparent to staff that the windows were boarded up due to damaged and broken materials. Staff requests that the boards on the windows be removed and that any broken windows or damaged materials underneath the boards be repaired or replaced in-kind. Provide staff with material specifications concerning the repair and/or replacement of the windows beneath the boards on the front and side façade.

Ms. Memory asked if any of the windows could be repaired rather than replaced. **Ms. Droski** stated the applicant stated that all would be replaced.

PETITIONER COMMENTS:

Ms. Beth Wise, petitioner, stated the windows were boarded due to vandalism, and the fencing is an effort reduce that. She stated she was told to wait to put the windows in.

Ms. Memory asked if the petitioner has agreed to not put the second gate in. **Ms. Wise** stated they are still trying to figure that out. If it were to be added, it would be on the Lorch Street side. **Ms. Michalak** stated a double gate would be opposed, but a pedestrian gate would be considered. **Ms. Wise** stated the windows have to be replaced because of the vandalism: she requested white boarding to protect them. **Mr. Stephens** indicated the ordinance would have to be adhered to. **Ms. Wise** asked if boards could be installed inside the building. **Mr. Stephens** recommended she consult with staff.

PUBLIC COMMENT:

Mr. Bob Rosenwald, of the Downtown Neighborhood Association, stated they are happy to see this decaying property attended to. It was discouraging to see the length of time of the window boarding; property owners should indicate when help is needed. The DNA agrees with staff's review, particularly that the corner gate should not be there. **Ms. Wise** stated the length of time was beyond the control of themselves and the contractor; it was not deliberate.

BOARD DISCUSSION:

The Board agreed with staff recommendations.

STAFF RECOMMENDATION:

Approval of the fence for the property located at 621 Jefferson Street with the following conditions to be submitted to staff for review and approval because the work is otherwise visually compatible and meets the standards:

- 1. Remove the boards on the windows and repair and/or replace any broken windows or damaged materials in-kind; provide staff with material specifications for the repair and/or replacement of the windows beneath the boards if necessary.**
- 2. Remove the corner double entry-gate in its entirety; if the petitioner desires to include a secondary gate, it must be located on the fence facing Lorch Street.**
- 3. Revise the corner fencing to ensure the fence runs parallel to the property lines on all sides.**

The HDBR approved the fence for the property located at 621 Jefferson Street with the following conditions to be submitted to staff for review and approval because the work is otherwise visually compatible and meets the standards:

1. Remove the boards on the windows and repair and/or replace any broken windows with approved Victorbilt windows or damaged materials in-kind;
2. Remove the corner double entry-gate in its entirety; if the petitioner desires to include a secondary gate, it must be a pedestrian gate to be located on the fence facing Lorch Street.
3. Revise the corner fencing to ensure the fence runs parallel to the property lines on all sides.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

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

- ☞ [Staff Recommendation 21-000211-COA.pdf](#)
- ☞ [Submittal Packet- Application and Checklist.pdf](#)
- ☞ [Submittal Packet- Narrative and Pictures.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Board Decision- November 2020 Meeting 20-004971-COA.pdf](#)
- ☞ [Violation Correspondence.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval for an amendment to a previously approved Certificate of Appropriateness for rehabilitation work at **524 East Charlton Street** issued on November 12, 2020 [File No. 20-004971-COA] to allow for an after-the-fact alteration of a rear window opening.

On November 12, 2020, the Board approved a Certificate of Appropriateness for rehabilitation work at 524 East Charlton Street [File No. 20-004971-COA]. The petition was approved with the following conditions:

1. Ensure that no historic materials are removed, and that there are no alterations to the features and spaces that characterize the property. Ensure that all work (especially, power washing) is undertaken using the gentlest means possible to avoid damage to any historic materials.
2. Ensure that no ceramic based-coatings, waterproof coatings, or sealers of any kind are used on wood.
3. Ensure that all framing members are covered with appropriate trim; trim shall feature a header, surrounds, and a pronounced sill where appropriate.
4. Ensure that any remaining shutter hardware be left in place. Therefore, the action is reversible, and shutters can be added in the future; if so desired.
5. Ensure that all replacements and repairs are done in-kind. Ensure that the balusters do not exceed (4) inches on center, and that the railing does not exceed (36) inches in height. Ensure that all wood elements are painted or stained. If the porch elements are not to be painted in-kind, submit the paint color specification to Staff for review and approval.

On **December 20, 2020**, Staff received an email from a neighboring property regarding alterations that exceeded the scope of the approved Certificate of Appropriateness. A window on the rear, visible from the public-right-of-way, had been removed and sided over. Staff called the violation into Code Compliance on **December 21, 2020**. On **January 13, 2021**, an application was received by Staff for an amendment to the previous Certificate of Appropriateness [File No. 20-004971-COA] requesting approval for an after-the-fact window alteration on the rear façade of the building. During a visit to the property, Staff determined that an incompatible rear door, not reviewed or approved by Staff, was also installed.

Per the petitioner: The rear aluminum window was removed during an interior bathroom renovation. The removal was to allow for the repairs of rotted wall framing, which included the window framing. Since the window had been the cause of a severe leak, and the frame had been pulled out of square (due to the weight of the cast-iron tub and the deterioration of the floorboards), the window could not be reinstalled. Reinstalling the window would have led to continued leakage or the window glass would have broken from forcing a bent frame into a new opening.

Also, the new acrylic insert for the shower covers 2/3rds of the pre-existing window opening. Therefore, since the neighboring home no longer retains the sister window opening, the remaining opening was closed and sided over to match.

The historic building was constructed in **1906** and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Downtown Historic District. The building is part of a row of homes known as “Lattimore Row” in the *Beach Institute* neighborhood of the *Savannah Downtown Historic District*. Originally, the row consisted of eight wooden cottages that were built to house the working families employed by the local railways. Although, a few of these cottages were demolished between 1973-1983, many remain; including **524 East Charlton Street**. This particular building is visible on the 1916 *Sanborn Map* as a one-story frame, attached dwelling with a metal roof and a small one-story entry porch. The building remains unaltered on the 1954 and 1973 *Sanborn Maps*.

A picture taken prior to the restoration of “Lattimore Row” in 1983, clearly shows small rear extensions. These extensions are divided by a shared party wall. The extensions have two sister window openings, one for each side of the attached cottages. Staff has determined

that these extensions were likely utilized as enclosed privies or water closets for the residents of the dwellings.

The original application for the restoration of the remaining “Lattimore Row” (**520-526 East Charlton Street**) from May 1983, shows the rear extensions in a survey by *Barrett Land Surveying, INC*. However, they are left out of the 1990’s *Georgia Historic Resources Survey*. The *Georgia Historic Resources Survey* was completed after the photograph and restoration. The buildings are simply depicted as rectangles with “two unequal rooms - two rooms deep.” Due to lack of documentation on the *Sanborn Maps* and *Georgia Historic Resources Survey*, as well as alterations to materiality, Staff has determined that the rear window opening on the extension no longer has historic integrity. Staff has determined that the siding, window frame, and the window, itself, are all later replacements and are not historic. Therefore, the removal of the window opening did not destroy any historic materials that characterize the property.

The pre-existing window framing was deteriorated so it was removed, altogether, and the window opening was sided over with wood. Staff has determined that due to the extension’s previous alterations, the feature no longer has historic integrity that is worth repairing or preserving. Although, alterations have been made to the rear extension, the essential form and integrity of the remaining historic property and surrounding environment are unimpaired. The window on the neighboring, attached cottage has also been removed. This is a pre-existing, non-conforming condition. However, the altered window opening is now visually compatible with the contributing (attached) building to which the structure is visually related.

During a site visit, Staff determined that the rear door had also been replaced. The replacement was not included, or approved, under the previous Certificate of Appropriateness. The door was deemed an inappropriate material by Staff, and is not visually compatible. Ensure that the incompatible door is replaced with an appropriate wood door type, that is submitted to Staff for review and approval prior to installation. The wood siding is visually compatible with the predominate materials on the contributing buildings and structures to which the building is visually related. Ensure that the wood siding is painted to match the rest of the building.

PETITIONER COMMENT:

The petitioner was not present.

PUBLIC COMMENT:

Mr. Bob Rosenwald, Downtown Neighborhood Association, stated they agree with staff recommendation.

Mr. Michael Higgins, neighboring resident to the petitioned property, stated they object to the petitioner. The historic integrity should be maintained with the window for all 12 cottages; the one that does not have the window should be replaced.

BOARD DISCUSSION:

Mr. Dodge stated he had no comment. **Mr. Bodek** stated the window loss is easily seen from Macon Street; does not agree with the staff recommendation. **Mr. Houle** asked staff if the window was allowed to be removed or required to stay and be repaired. **Ms. Michalak** stated the decision was based on the existing loss of historic integrity, not the visibility or structural history based on the ordinance. The visibility is acknowledged, but all historic fabric is lost. **Ms. Memory** asked why allow them to continue to degrade the integrity and disregard the ordinance with no consequences. **Ms. Isaacs** agreed with Ms. Memory; it’s easy to replicate the historic context and should be done. **Mr. Altschiller** stated the window

should conform to the other windows. **Ms. Lynch** agreed with the other Board members.

Ms. Michalak informed that the petitioner has already stated they are not reversing their action, thus the non-attendance at this meeting. **Mr. Altschiller** asked about repercussions of non-compliance. **Ms. Michalak** stated she would have to inform Code Compliance; they typically allow the applicant 60 - 90 days to comply with the COA.

STAFF RECOMMENDATION:

Approval for the request of an amendment to a previously approved Certificate of Appropriateness for rehabilitation work at 524 East Charlton Street issued on November 12, 2020 [File No. 20-004971-COA] to allow for an after-the-fact alteration of a rear window opening with the following conditions, because otherwise the work is compatible and meets the standards:

1. **Ensure that the incompatible rear door is replaced with an appropriate wood door type, that is submitted to Staff for review and approval prior to installation.**
2. **Ensure that the wood siding is painted to match the rest of the building.**

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the petition for an amendment to a previously approved Certificate of Appropriateness for rehabilitation work at 524 East Charlton Street issued on November 12, 2020 [File No. 20-004971-COA] to allow for an after-the-fact alteration of a rear window opening to the April 14, 2021 meeting, in order for the petitioner to address the following:

- 1.Ensure that the incompatible rear door is replaced with an appropriate wood door type, that is submitted to Staff for review and approval prior to installation.
- 2.Ensure that the wood siding is painted to match the rest of the building.
- 3.Ensure that the rear window opening is re-installed, adhering to the pre-existing dimensions, and that a historically appropriate wood replacement window type is submitted for review.

Vote Results (Approved)

Motion: Melissa Memory

Second: Ellie Isaacs

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

Alterations, Addition, and Fences

- ☞ [Staff Recommendation 21-000261-COA.pdf](#)
- ☞ [Submittal Packet- Application and Checklist.pdf](#)
- ☞ [Submittal Packet- Narrative and Drawings.pdf](#)
- ☞ [Submittal Packet- Material Samples.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Board Decision- October 2013 Meeting 13-004872-COA.pdf](#)
- ☞ [Board Decision- December 2020 Meeting 20-005539-COA.pdf](#)
- ☞ [CHATHAM WINDOW.pdf](#)

Ms. Olivia Arfuso presented the applicant's request for approval for rehabilitation work, alterations, an addition, and the installation of side yard fences at 609 Abercorn Street. 609 Abercorn Street is also known as, the *Chatham Apartments*.

The proposed scope of work is as follows:

FIRST FLOOR

East Elevation (Abercorn Street Frontage):

- All non-historic windows and doors will be removed.
- Original storefront window openings will be restored, and a new aluminum curtain wall will be installed. Proposed curtain wall will be *YKK- YCW 750 SSG*.
- Existing doors will be replaced with new aluminum storefront doors. Proposed aluminum doors will be *YKK AP- 20D, 35D, and 50D*.
- Existing exterior lighting fixtures will be replaced. Proposed exterior lighting is *Prescolite, LTR-4SQD, Liteistry 4" Square LED Downlight* and *Lumark Crosstour aluminum LED light*.
- Deteriorated façade stucco and paint will be patched and repainted. Proposed paint colors are "Hammered Silver" (SW 2840) and "Versatile Gray" (SW 6072).
- A new landscape buffer, equipment enclosures, and privacy fences will be installed along the existing parking lot. Privacy fence will begin as a 6' tall masonry fence that will decrease to a height of 4'. Proposed gates (including sliding) will be powder coated aluminum. The historic "Chatham" sign will be restored to its original appearance.

South Elevation (Hall Street Frontage):

- A single-story addition will be built where the previously approved non-historic stair addition was removed.
- New door openings are proposed for kitchen access, and mechanical access. New mechanical enclosures will, also, be installed. Proposed doors will be hollow metal, solid panels.
- New refuse enclosure with gates will be installed. Proposed gates will be powder coated aluminum.
- A new landscape buffer, equipment enclosures, and privacy fences will be installed along the existing parking lot. Privacy fence will be a 4' tall masonry fence.

West Elevation (Goodwin Street Frontage):

- Existing garage windows will be restored; cleaned, stripped, and reglazed to match existing conditions. Any missing window components will be replaced.

- Existing, sliding garage entry gates will be replaced.
- A new landscape buffer, equipment enclosure, and privacy fence will be installed along the existing parking lot. Privacy fence will be a 4' masonry fence that will increase to a height of 8'.
- Proposed gates (including sliding) will be powder coated aluminum.

North Elevation (Huntingdon Street Frontage):

- Deteriorated façade stucco and paint will be patched and repainted. Proposed paint colors are "Hammered Silver" (SW 2840) and "Versatile Gray" (SW 6072). Entry door will be replaced with a solid panel, hollow metal door. New stair entry to garage will be installed. Railing will be constructed of steel.

SECOND – FOURTEENTH FLOORS

East Elevation (Abercorn Street Frontage):

- All non-historic grilles, vents, and louvers will be removed. Openings will be patched with masonry to match historic, existing brick. Proposed masonry is *Taylor Clay Products, Inc.* "Pebble Gray" and "301W White" colored bricks in a smooth finish. Proposed mortar will be *Argos* in "Ivory Buff". New mechanical louvers are proposed to be *Greenheck, Extruded Aluminum Brick Vents*. They will be finished to match the existing masonry.
- All deteriorated windows will be replaced with compatible aluminum casement windows. *GRAHAM Architectural Products SR6700 Steel Replica Windows* are proposed.

South Elevation (Hall Street Frontage):

- All non-historic grilles, vents, and louvers are to be removed. Openings will be patched with masonry to match historic, existing brick. Proposed masonry is *Taylor Clay Products, Inc.* "Pebble Gray" and "301W White" colored bricks in a smooth finish. Proposed mortar will be *Argos* in "Ivory Buff". New mechanical louvers are proposed to be *Greenheck, Extruded Aluminum Brick Vents*. They will be finished to match the existing masonry.
- All deteriorated windows will be replaced with compatible aluminum casement windows. *GRAHAM Architectural Products SR6700 Steel Replica Windows* are proposed.
- The area where the non-historic stair addition was removed will be restored to its original condition.
- Eastern bay of windows will be replaced with salvaged and restored historic windows original to the building.
- Masonry from infilled windows will be removed and new aluminum casement windows will be installed. *GRAHAM Architectural Products SR6700 Steel Replica Windows* are proposed.

West Elevation (Goodwin Street Frontage):

- All non-historic grilles, vents, and louvers are to be removed. Openings will be patched with masonry to match historic, existing brick. Proposed masonry is *Taylor Clay Products, Inc.* "Pebble Gray" and "301W White" colored bricks in a smooth finish. Proposed mortar will be *Argos* in "Ivory Buff". New mechanical louvers are proposed to be *Greenheck, Extruded Aluminum Brick Vents*. They will be finished to match the existing masonry.
- All deteriorated windows will be replaced with compatible aluminum casement windows. *GRAHAM Architectural Products SR6700 Steel Replica Windows* are proposed.

North Elevation (Huntingdon Street Frontage):

- All non-historic grilles, vents, and louvers are to be removed. Openings to be patched with masonry to match historic, existing brick. Proposed masonry is *Taylor Clay Products, Inc.* "Pebble Gray" and "301W White" colored bricks in a smooth finish. Proposed mortar will be *Argos* in "Ivory Buff". New mechanical louvers are proposed to be *Greenheck, Extruded Aluminum Brick Vents*. They will be finished to match the existing masonry.
- All deteriorated windows will be replaced with compatible aluminum casement windows. *GRAHAM Architectural Products SR6700 Steel Replica Windows* are proposed.
- Exterior wall that was removed to allow for construction access will be restored to its original condition.
- Areas that were altered by the removal of the previous addition will be restored to their original condition.

ROOF EQUIPMENT AND STAIR PENTHOUSES:

- Existing windows will be restored; cleaned, stripped, and reglazed to match existing conditions.
- All flat roofs will be replaced with new single ply membrane roofing.
- Doors to penthouse and stairs will be replaced with solid panel, hollow metal doors.
- All unused communications and misc. equipment will be removed.

On **October 9, 2013**, the Historic District Board of Review (HDBR) approved the petition for rehabilitation work and alterations to **609 Abercorn Street** including the installation of an aluminum storefront and repairs to the concrete surrounds, stucco cornice and exterior brick on the north façade of the building [File No. 13-004872-COA]. The north façade (specifically floors 2-6) were left damaged after the demolition of the "Minis-Gilmer Diagnostic and Treatment Center" in 2012. The work was never complete, and the north façade remains in this damaged condition today. On **December 9, 2020**, the Board approved a Certificate of Appropriateness for the demolition of a non-historic stair addition and the installation of a buck hoist at **609 Abercorn Street** [File No. 20-005539-COA]. The petitioner is, now, applying for the subsequential Certificate of Appropriateness for the restoration of the exterior façade along with alterations, an addition, and the installation of side yard fences.

The *Chatham Apartments* were constructed in **1951** and the building is a contributing resource within the Savannah National Historic Landmark District and the Savannah Local Historic District. The 14-story building is first visible on the **1954 Sanborn Map** as a noncombustible, 234-family-unit apartment building with an attached concrete parking garage. Architecturally, it can be described as a Mid-Century Modern, International Style building with a two-tone brick veneer. The **1973 Sanborn Map** shows the presence of Candler Hospital within the *Chatham Apartments*, and a new addition along the North façade that connected the main hospital with the apartment building via East Huntingdon Street. The addition altered the masonry and openings on the North elevation of the building.

The exterior of the historic property is proposed to be restored to reflect its original condition, while making the necessary updates for its future use and function. Staff has determined that the historic character of the property will be retained and preserved. The standard is met.

The distinctive brick that characterizes the exterior of the building is proposed to be replaced

(where necessary) with materials that are visually compatible with the remaining historic masonry. The masonry will be *Taylor Clay Products, Inc.* “Pebble Gray” and “301W White” colored bricks in a smooth finish. The accompanying mortar will be *Argos* in “Ivory Buff”. Staff recommends salvaging the original masonry where possible, to utilize where necessary, prior to resorting to replacement. Staff did not receive a physical sample of these proposed materials to review. Ensure that Staff receives a physical sample of these materials to review prior to installation.

The deteriorated residential metal windows (visible on floors 2-14) are distinctive features of this building. These windows are proposed to be repaired and salvaged, where possible. If the deterioration of the window requires replacement, the replacement is proposed to be *GRAHAM Architectural Products SR6700 Steel Replica Windows*. Staff did not receive a physical sample of these windows to review. Ensure that Staff receives a physical sample of these windows to review prior to installation.

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

Staff has determined that the proposed South elevation addition will be in the general vicinity of the recently demolished, non-historic stair addition. Therefore, the original historic materials have been altered to construct the pre-existing addition. Staff has also determined that the proposed storefront system, along the West elevation (Abercorn Street frontage), is visible in an early photograph of the *Chatham Apartments* that was submitted by the petitioner. Therefore, Staff finds the reinstallation of the 1953 storefront feature to be appropriate and compatible with the original architecture of the historic property and its environment. Staff is, however, concerned with the removal of the historic masonry for the proposed door openings on the South elevation. The proposed door opening along the North elevation will be located where the “Minis- Gilmer Diagnostic and Treatment Center” was previously demolished in 2012; therefore, Staff has determined that no historic materials will be destroyed by this alteration.

The proposed door openings on the South elevation will function as forms of ingress/egress for the interior kitchen, as well as the main corridor. The doors will be located in the side parking lot’s “Loading” zone and will be minimally visible above a 4’ masonry privacy fence. Staff is concerned with the removal of the historic masonry for the proposed door openings on the South elevation. Staff recommends salvaging, and appropriately storing, all masonry that is removed to be used for future repairs / replacements to the exterior brick so that the proposed door openings can be reversed in the future (if necessary), without impacting the essential form or integrity of the historic property and its environment. Staff has determined that the proposed South elevation addition will be in the general vicinity of the recently demolished, non-historic stair addition. Therefore, the original historic materials have already been altered, to construct the pre-existing addition. The essential form and integrity of the historic property and its environment will not be impaired.

Also, the installation of the masonry fence, around the side parking lot, and the restoration of the building’s storefront system, are alterations / additions that will be undertaken 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.

Staff has determined that the existing openings along the first floor of the East elevation, once contained storefront glazing. The fixed storefront system is visible in an original photograph of the *Chatham Apartments* from June of 1953. Therefore, Staff finds the reinstallation of the storefront windows to be appropriate and compatible with the original

architecture of the historic property and its environment.

The applicant has proposed the following materials, textures, and colors:

- Replacement masonry will be *Taylor Clay Products, Inc.* “Pebble Gray” and “301W White” colored bricks in a smooth finish. The mortar will be *Argos* in “Ivory Buff.”
- The exterior wall colors will be “Hammered Silver” (SW 2840) and “Versatile Gray” (SW 6072).
- The storefront system will have a *YKK- YCW 750 SSG* curtain wall and *YKK AP- 20D, 35D, and 50D* entrance doors.
- All secondary forms of ingress / egress will be single pane, hollow metal doors.
- Replacement windows will be *GRAHAM Architectural Products SR6700 Steel Replica Windows*.
- The privacy fence will be a 4’ tall masonry fence that will increase to heights of 6’ and 8’ in specific areas. Any proposed gates (including sliding, swing and man gates) will be powder coated aluminum.
- New mechanical louvers are proposed to be *Greenheck, Extruded Aluminum Brick Vents*.

Exterior lighting will be Prescolite, LTR-4SQD, Liteistry 4” Square LED Downlight and Lumark Crosstour aluminum LED light.

Staff did not receive physical samples of the proposed masonry or windows to review. Ensure that Staff receives physical samples to review prior to installation. The roof shape is a pre-existing condition that will not be altered in any way. The historic “Chatham” sign above the Abercorn Street entrance will be restored to its original appearance. Staff did not receive physical samples of the proposed masonry / mortar, or material specifications for the stucco repairs. Ensure that material samples and stucco specifications are submitted to Staff for review. Ensure that a repointing test patch is completed, and reviewed by Staff, prior to the commencement of work. Ensure that all cleaning is undertaken in a manner that will not damage any historic fabric. Sandblasting and disc sanding shall not be permitted.

The existing openings along the first floor of the East elevation, once contained storefront glazing, that is proposed to be reinstalled. The fixed storefront system is visible in an original photograph of the Chatham Apartments from June of 1953. Staff has determined that the reinstallation of the storefront entrance is appropriate and reflective of the historic property’s original primary entrance design. New doors are proposed on the North and South elevations. The proposed door opening along the North elevation will be located where the “Minis- Gilmer Diagnostic and Treatment Center” was previously demolished in 2012; therefore, Staff has determined that no historic materials will be destroyed by this alteration. The proposed door openings on the South elevation will function as forms of ingress / egress for the interior kitchen, as well as the main corridor. The doors will be located in the side parking lot’s “Loading” zone and will be minimally visible above a 4’ masonry privacy fence. The main entrance doors are proposed to be replaced with *YKK AP- 20D, 35D, and 50D* doors. All secondary forms of ingress / egress will be single pane, hollow metal doors.

Ensure that all door frames are inset no less than (3) inches from the exterior façade of the building. Staff recommends salvaging, and appropriately storing, any masonry that is removed to be used for future repairs / replacements to the exterior brick. The deteriorated residential metal windows (visible on floors 2-15) are distinctive features of this building. These windows are proposed to be repaired and salvaged, where possible. If the deterioration of the window requires replacement, the replacement is proposed to be

GRAHAM Architectural Products SR6700 Steel Replica Windows. Ensure that all window glass is transparent with no dark tints or reflective effects.

Staff has determined that the existing openings along the first floor of the East elevation, once contained storefront glazing. The fixed storefront system is visible in an original photograph of the Chatham Apartments from June of 1953. Therefore, staff finds the reinstallation of the storefront, in the original opening configurations, to be appropriate and visually compatible to the contributing building and surrounding structures. The configuration and storefront base materials are pre-existing conditions that are not proposed to be altered in any way. Ensure that any glazing in subdivided sashes be inset a minimum of four (4) inches from the face of the building, and that all glazing is transparent; beside transom glazing which can have opaque glass.

Provide Staff with the stair materiality for review. There is a discrepancy in the location of the stairs on sheet **HDBR A5.001**. Provide Staff with clarification as to the location of the proposed stair installation.

All flat roofs will be replaced with new single ply membrane roofing. The standards are met.

Staff has determined that the proposed South elevation, one-story addition will be in the general vicinity of the recently demolished, non-historic stair addition. The addition is not on the primary façade but will be minimally visible from the public-right-of-way over a side yard masonry fence that will increase from 4' tall to a height of 8' in specific areas. The mass and height of the addition is subordinate to the resource and will not obscure any character defining features. The addition is proposed to be visually harmonious with the rest of the South elevation's façade because it is filling a void where the non-historic stair addition was demolished.

All mechanical equipment and refuse areas are proposed to be adequately screened from any public-right-of-way through the installation of masonry fences and gates. The 4' tall masonry side fence will increase to a height of 6' to screen the generator(s) / transformer(s) from the public-right-of-way, and it will increase to 8' to screen the dumpster enclosure along the West elevation (Goodwin Street frontage). The refuse areas will be accessible via 12' wide enclosure swing gates and additional 4' wide man gates. All gates will be made of powder coated aluminum. An existing boiler room will, also, remain and house the cooling tower.

The exterior lighting will be Prescolite, LTR-4SQD, Liteistry 4" Square LED Downlight and Lumark Crosstour aluminum LED light in the color "Carbon Bronze." Ensure that the proposed lighting has a white light source only.

The parking garage and parking lot, along the South elevation (Hall Street frontage) and West elevation (Goodwin Street frontage), are pre-existing conditions that are not proposed to be relocated. The (2) existing curb cuts for the parking lot are proposed to become (1) singular curb cut that will be 20' wide.

New landscape buffers, equipment / mechanical enclosures, and privacy fences will be installed along the perimeter of the existing parking lot. The privacy fence will be a 4' tall masonry fence that will increase to a height of 6' feet along the East elevation (Abercorn Street frontage) and to 8' along the West elevation (Goodwin Street frontage) to create equipment enclosures that are screened from the multiple public-right-of-ways. The masonry is proposed to be Taylor Clay Products, Inc. "Pebble Gray" and "301W White" colored bricks in a smooth finish, and the proposed mortar will be Argos in "Ivory Buff". The proposed gates

(including sliding vehicular gates, swing gates, and man gates) will all be powder coated aluminum that will be painted "Hammered Silver" (SW 2840).

Staff has determined that Argos mortar comes in a variety of mix types. Provide Staff with the exact mortar mix type so that it can be reviewed for appropriateness. Ensure that a repointing test patch is completed and reviewed by Staff prior to the commencement of work. A stucco material specification was not provided to Staff for review. Ensure that stucco specifications are submitted to Staff for review. Ensure that all cleaning of stucco is undertaken in a manner that will not damage any historic fabric. Sandblasting and disc sanding shall not be permitted.

PETITIONER COMMENTS:

Mr. Patrick Phelps, Hansen Architects, stated they have taken care to store and replace original materials. Replacements will match as best as possible. They will provide samples of new construction fencing and for replacement areas. Will use brick for the wall of the stair.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:

The Board agreed with Staff recommendation.

STAFF RECOMMENDATION:

Approval for rehabilitation work, alterations, an addition, and the installation of side yard fences at 609 Abercorn Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Staff recommends salvaging, and appropriately storing, all original masonry to utilize for repairs / replacements, prior to resorting to new masonry.
2. Ensure that all work (including cleaning) is undertaken using the gentlest means possible to avoid damage to any historic fabric. Sandblasting and disc sanding are not permitted.
3. Submit physical samples of the proposed masonry / mortar and aluminum replacement windows to Staff for review and approval prior to installation. Provide Staff with the exact repointing mortar and stucco mixes so that they can be reviewed for appropriateness. A repointing test patch must be completed and reviewed prior to the commencement of work.
4. Submit the stair materiality for review, and provide clarification as to the location of the proposed stair installation.
5. Ensure that all door frames are inset no less than (3) inches from the exterior façade of the building, and that any glazing in subdivided sashes is inset a minimum of four (4) inches from the face of the building. All glazing must be transparent with no dark tints or reflective effects; beside transom glazing, which can have opaque glass. All exterior lighting must have a white light source.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation work, alterations, an addition, and the installation of side yard fences at 609 Abercorn Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Staff recommends salvaging, and appropriately storing, all original masonry to utilize for repairs / replacements, prior to resorting to new masonry.
2. Ensure that all work (including cleaning) is undertaken using the gentlest means possible to avoid damage to any historic fabric. Sandblasting and disc sanding are not permitted.
3. A repointing test patch must be completed and reviewed prior to the commencement of work.
4. Submit the stair materiality for review, and provide clarification as to the location of the proposed stair installation.
5. Ensure that all door frames are inset no less than (3) inches from the exterior façade of the building, and that any glazing in subdivided sashes is inset a minimum of four (4) inches from the face of the building. All glazing must be transparent with no dark tints or reflective effects; beside transom glazing, which can have opaque glass. All exterior lighting must have a white light source.

Vote Results (Approved)

Motion: Stan Houle

Second: Nan Taylor

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

[12. Petition of LS3P, Emily Dawson | 21-000257-COA | 501 East Bay Street | New Construction, Part I \(Height and Mass\)](#)

- 🔗 [Staff Recommendation - 501 E Bay St - 21-000257.pdf](#)
- 🔗 [Submittal Packet - Narrative.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Staff Research - Water Table Photos.pdf](#)
- 🔗 [Submittal Packet - 3D Model.pdf](#)

Mr. Ryan Jarles presented the applicant's request for approval for New Construction, Part I: Height and Mass for two, two-story mixed-use buildings connected by an exterior stair and

fire-rated wall at 501 East Bay Street.

501 East Bay Street is a vacant parcel on the corner of Bay Street and Price Street. In 2014, a four-story mixed use building was approved for the property and never built [14-005575-COA]. The new proposal for a mixed-use building on this property reduced the height to two-stories. Under the provisions of the new zoning ordinance, this project does not qualify as Large-Scale Development. Adjacent to the project site is a three-story parking structure for The Brice Hotel located at 480 East Bay Street. The submittal includes two 2'-4' fences to infill between the project site and the adjacent parking structure. The fence location is beyond the property lines; however, the applicant has indicated that they are in communication with the owners of the property to allow for the inclusion of this fence. The fences are to be reviewed upon the submission of Part II: Design Details because information regarding the fencing height and material was not included as a part of this submission.

The lot width is 40 feet. The height map indicates that this building up to four-stories tall is allowable; the building is proposed to be two-stories with 71.6% lot coverage. There are no side or front-yard setbacks proposed. The rear of the property will have a 20-foot setback to accommodate four parking spaces.

The height of the mixed-use building is visually compatible. The two-story height is in-keeping with the scale of the surrounding visually related and contributing buildings. Most buildings within Washington Ward are two to three-stories. Although a design detail, staff thought it important include this recommendation in Part I: The building is proposed to include a water table that rises above the lowest portion of the storefront window system and is differentiated in brick color. Staff supports the height of the water table with the condition that this brick is not differentiated in color from the main building within the submittal for Part II, Design Details. The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related. The proportion of the front façade is visually compatible.

The proportion of the openings is visually compatible. All windows on the building are taller than they are wide, apart from two sets of accent windows. One set of accent windows is on the front façade and the other is on the rear façade; they are small rectangular windows that are wider than they are tall. Staff finds these accent windows to be visually compatible.

The rhythm of solids to voids is visually compatible. The rhythm of entrances is visually compatible. The roof shape and parapet are visually compatible. The roof is to be flat with an alternating, recessed header course and an accented soldier (string) course, referencing roof shapes on nearby contributing properties. The walls of continuity are visually compatible. The front façade forms a continuous wall and two fences on the side façade, one between the two buildings and the other along the rear parking, ensure a wall of continuity along Price Street as well.

The overall height and mass of the building is appropriately scaled to the surrounding two-story contributing buildings. The mixed-use building is proposed to be read as two separate buildings. The two structures are connected by the exterior, fire-rated wall on the façade of the building which faces the parking structure at 480 East Bay Street, as well as an exterior stair. On both East Bay Street and East Bay Lane, the singular façade shall present the structure as one building. On Price Street, the structure shall read as two buildings. While a fence between the two buildings and along the rear parking maintains a wall of continuity along Price Street, the presentation of two, 2-story buildings is of a visually compatible and

historically appropriate expression and rhythm of the structures on the street.

The building shall be two stories. The exterior expression of the height of the ground floor is 14'-6" and the exterior expression of the height of the second story is 12 feet. The first story is designed as a storefront and its height is greater than the exterior visual expression of the height of the second story. Much like the buildings located at 611 East Bay and 301 East Bay Street, this structure presents a unified exterior expression with a string course located above the second story. The building form utilized in this new construction is consistent with the building forms present in Washington Ward and includes frontage on both East Bay Street and Price Street.

The southern-most structure shall be set back from the rear property line by 20 feet. The standard is met; however, the CMU wall facing the adjacent parking structure is shown within the drawings as having an unfinished CMU, and Staff recommends that the petitioner ensure that the CMU is proposed as being painted within their submittal for Part II, Design Details. The primary entrance is located on East Bay Street.

All windows on the building are taller than they are wide, apart from two sets of accent windows. One set of accent windows is on the front façade and the other is on the rear façade; they are small rectangular windows that are wider than they are tall. Openings shall contain windows, doors, or storefronts. The centerline of window and door openings shall align vertically on the primary façade. The grouped windows include individual sashes that have a vertical to horizontal ratio of not less than 5:3.

The first story of the building is designed as a storefront. While exact percentages were not provided, it is apparent to staff that the transparent storefront glazing is more than 55% of the surface area.

The building is proposed to include a water table that rises above the lowest portion of the storefront window system and is differentiated in brick color. The storefront glazing itself is raised 18-inches above the ground; while it does not extend from a base of contrasting design or material, the lowest portion of the storefront includes a sill and is within the water table.

The flat roof proposed for this building is historically appropriate based on the context of the surrounding contributing buildings and the parapet includes a soldier string course and a coping. The roof-mounted equipment is screened from view by the parapet. The location of the electrical and similar equipment was not included in these drawings. Include the location of the electrical and similar equipment in the Part II, Design Details submittal.

The refuse storage area is located beneath the exterior stair in-between the two structures, which screens the refuse storage area from the public right-of-way.

The parking area, which includes four spots, one of which is ADA accessible, is to be in the rear yard, the access to which will be from East Bay Lane. Paving material was not specified as a part of this submittal.

PETITIONER COMMENTS:

Ms. Emily Dawson, petitioner, stated the electrical panels will be on the rear of the building near parking spot four; the parking would be of a pervious material but would impact storm water. They have roof access details included in Part II.

PUBLIC COMMENT:

There is no public comment.

BOARD COMMENTS:

The Board commended the petitioner's presentation and agrees with staff's recommendation.

STAFF RECOMMENDATION:

Approval of the New Construction, Part I: Height and Mass for two, two-story mixed-use buildings connected by an exterior stair and fire-rated wall at 501 East Bay Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1. Ensure the brick within the water table is not differentiated in color from the main building and the CMU wall facing the adjacent parking structure is proposed to be painted within the submittal for Part II, Design Details.
2. Ensure that all material and design specifications are provided for fencing, lighting, and paving as part of the submission for Part II, Design Details.

Motion

The Historic District Board of Review approve petition of the New Construction, Part I: Height and Mass for two, two-story mixed-use buildings connected by an exterior stair and fire-rated wall at 501 East Bay Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1. Ensure the brick within the water table is not differentiated in color from the main building and the CMU wall facing the adjacent parking structure is proposed to be painted within the submittal for Part II, Design Details.
2. Ensure that all material and design specifications are provided for fencing, lighting, and paving as part of the submission for Part II, Design Details
3. Provide sample panel per Sample Policy.

Vote Results (Approved)

Motion: Nan Taylor

Second: Steven Bodek

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

[13. Petition of Lynch Associates Architects | 21-000280-COA | 400 West Congress Street | New Construction, Part I: Height and Mass](#)

- ☞ [Staff Recommendation 21-000280-COA.pdf](#)
- ☞ [Submittal Packet - Mass Model Photos.pdf](#)
- ☞ [Submittal Packet - Narrative.pdf](#)
- ☞ [Submittal Packet - Photos and Drawings.pdf](#)
- ☞ [Sanborn Maps.pdf](#)
- ☞ [Staff Context Images.pdf](#)
- ☞ [Sample Panel Policy.pdf](#)

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

Ms. Leah Michalak presented the applicant's request for approval for New Construction, Part I: Height and Mass for a 4-story mixed-use building to be located on the vacant parcel at 400 West Congress Street. The building is located on the southwest Trust Lot of Franklin Ward and the parcel has frontage on both West St. Julian and West Congress Streets. The building is designed to have access into the building from both streets; however, the main entrance appears to face St. Julian Street. Per the Sanborn Maps, historically, this site has consisted of a variety of brick and/or stucco over brick buildings, mostly 3-stories in height. The uses, footprints, and orientation of the buildings changed constantly, and by the 1973 map the site is vacant.

This is a 4-story height area per the Height Map and the building is 4-stories. The 4th floor is setback to reduce the appearance of the overall height (52 feet) and the 3rd floor nearly aligns with the overall height of the historic 3-story building to the west. The stair tower, above the 4th floor, is angled to reduce its perceived height as well. Also, the floor-to-floor heights are the minimum as permitted per the design standards. The height is visually compatible. Proportion of front façade. The width of the building, in relation to its height, is visually compatible. All windows are proposed to be taller than they are wide with the exception of a square accent window on the top floor of the north façade. Although the majority of the surrounding historic context has smaller punched openings on the upper floors, rather than the larger openings proposed here, there is surrounding historic context with larger upper windows. The facades have a regular rhythm of solids to voids which is visually compatible. No open spaces exist between visually related buildings as with the proposed building. A multitude of entrances are proposed, which is compatible with surrounding historic context especially when the building is on a Trust Lot and faces two streets. Although materials are reviewed with Part II Design Details, staff is providing comments on materials with Part I Height and Mass so that the applicant can address concerns prior to Part II submission. The 4th floor is proposed to be a vertically oriented material; staff does not find the vertical material orientation to be visually compatible.

The roof shape is flat with parapets which is visually compatible. The building itself creates walls of continuity along both streets. This project does not qualify as Large-Scale Development because it is not 5-stories (in D-CBD) and its footprint is not 9,000 square feet or greater (its footprint is 2,409.5 square feet). Staff determined that the tower proposed at the northwest corner of the building, because it does not contain habitable space, is not considered a story. Parapet walls are proposed to be 4 feet high. No habitable space, as described above, is proposed above the 4th floor. Only stair access and the elevator overrun (not elevator access) extend above the 4th floor.

The exterior expression of the height of the ground floor of 14'-6" is proposed. The exterior expression of the height of the second story of 12 feet is proposed. The exterior expression of the height of each story above the second is 10 feet proposed for the 3rd and 4th stories. The first story is to be designed as a storefront. The exterior visual expression of the top story of buildings over three (3) stories will be distinctive from the stories below the top story. This building is located on the southwest trust block and extends the whole depth of the block; therefore, it faces the trust block to the north and the tithing block to the south. Based on the applicant's building design (the tower element on the north façade), it appears that the building is designed to face the north trust block; therefore, the standard requires the building to utilize a building form in the same trust block. There is a 2-story contributing building to the east and a 3-story contributing building to the west. Both buildings are simple rectilinear buildings with a parapeted roof as is the proposed building.

On the south, visually it appears that the building is setback because it does not align with the contributing building to the east; however, the building to the east encroaches onto the public right-of-way, whereas the proposed building abuts the property line. The lot is 39'-6" wide and the coverage is 100% therefore all facades are flush with the property lines.

Although materials are reviewed with Part II Design Details, staff is providing comments on materials with Part I Height and Mass so that the applicant can address concerns prior to Part II submission. The 4th floor is proposed to be a vertically oriented material; staff does not find the vertical material orientation to be visually compatible. The building is designed to have access into the building from both streets; however, the main entrance is proposed to face St. Julian Street. The historic building to the east has entrances on both streets (as well as the square).

All windows facing the streets meet the ratio. There is a square accent window on the top story of the north façade. The centerline of window and door openings shall align vertically on the primary façade. The standard is met on the north façade which is the primary façade.

Depending on which awning/canopy, the clearance varies from 9'-0" to 12'-11". The electric equipment is proposed on the north façade adjacent to the main residential entrance door. Staff recommends that it be relocated to the south façade since the north is the primary façade. A note on the site plan indicates that "garbage collection will occur in Congress Lane."

SAMPLE PANEL POLICY: The purpose of the sample panel is to provide an accurate physical representation of the materials, workmanship, and color palette of the proposed building's final design. It also depicts the relationship of the proposed building within its surrounding context. The sample panel is required to be reviewed and approved by staff for all new construction projects prior to commencement of construction, with the exception of carriage houses, single, and two-family residential construction, or as otherwise specified by the HDBR.

PETITIONER COMMENTS:

Mr. Andrew Lynch, petitioner, stated there are no concerns with staff recommendations. He stated it is a zero lot line; it's not set back. The electrical equipment can be moved, based on available space on south façade. He stated the elevation materials on the entry feature was intentional to accentuate the base, middle, and top. Most likely the materiality and color will be the same material; the purpose is to delineate from the commercial entrance. Not certain of what the material will be.

PUBLIC COMMENTS:

Mr. Ryan Arvay, with the Historic Savannah Foundation, stated there is concern with the mass. Three sections of building are viewable, alluding to evolution of the building. Encourages a more seamless integration of the three distinct components. **Mr. Lynch** stated the stair is in the back. Will try to integrate the materials more seamlessly with the color so it does not appear so disjointed.

BOARD COMMENTS:

Mr. Altschiller supported the design. **Ms. Isaacs** does not believe it is compatible with the surrounding buildings in height and tower design. **Ms. Memory** supported staff recommendation. **Ms. Taylor** agreed with staff recommendation and believes there is a lot going on. **Mr. Houle** agrees with Ms. Isaacs, it looks too new. Agreed with staff recommendation. **Mr. Bodek** does not think it to be visually compatible. **Mr. Dodge** agreed with staff recommendation.

STAFF RECOMMENDATION:

Approval for New Construction, Part I: Height and Mass for a 4-story mixed-use building to be located on the vacant parcel at 400 West Congress Street with the following conditions to be submitted with Part II: Design Details for Board review because otherwise the work is visually compatible and meets the standards:

1. Revise the vertical material on the top floor.
2. Add brackets or another type of architectural support to the balconies.
3. Relocate the electrical equipment to the south façade.
4. Provide a sample panel per the Sample Panel Policy.

Motion

The Historic District Board of Review approves the petition of New Construction, Part I: Height and Mass for a 4-story mixed-use building to be located on the vacant parcel at 400 West Congress Street with the following conditions to be submitted with Part II: Design Details for Board review because otherwise the work is visually compatible and meets the standards:

1. Revise the vertical material on the top floor.
2. Add brackets or another type of architectural support to the balconies.
3. Relocate the electrical equipment to the south facade.
4. Provide a sample panel per the Sample Panel Policy.

Vote Results (Approved)

Motion: Nan Taylor

Second: David Altschiller

Becky Lynch

- Abstain

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

[14. Petition of Lynch Associates Architects | 21-000281-COA | 606 Abercorn Street | Addition and New Construction, Small: Parts I and II](#)

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

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

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

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for an addition to the main building and new construction, small (parts I and II) of a two-story accessory building for the property located at 606 Abercorn Street. This is a commercial property; the main building faces Abercorn Street and additions and open space exists behind the main building on a T-shaped parcel with access from East Huntingdon Street and East Huntingdon Lane. The new accessory building will be along the lane while the addition will be oriented toward Huntingdon Street but be setback approximately 50 feet. The yard along Huntingdon Street will be enclosed with a fence.

The historic building was constructed in 1905 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. In 2009, the Board approved an after-the-fact COA application for the construction of a wood deck on the side and the rear of the building [File No. H-2009-0122-4108-2]. In 2010, the Board approved the installation of a trellis with a retractable canvas awning over the side portion of this wood deck; however, this project was never constructed. During this project, the Zoning Administrator made the determination that “the trellis and awning would be permitted;” meaning that it did not contribute to the lot coverage [File No. H-20101021-4335-2]. In 2016, the Board approved to enclose and cover a portion of the wood deck [File No. 16-002753-COA]. A variety of projects have been approved since 2016; the files are 17-002548-COA, 17-003003-COA, 17-004197-COA, and 18-004441-COA. This work included minor alterations, fences, signs, color changes, etc. Additionally, the 606 Abercorn parcel and the 207 East Huntingdon Street parcel have been combined into one parcel; new work proposed in this application is on the former Huntingdon parcel.

Lot coverage proposed 38%. No setbacks are required. This property is in a 4-story height zone per the Height Map. The height of the addition and the accessory building are visually compatible. The proportions of the facades are visually compatible. The openings are visually compatible. The solids to voids are visually compatible. The spacing of the structures is visually compatible. There aren't any true entrances or porches on these structures.

The following materials, textures, and colors are proposed:

-All Brick: Savannah Grey by Old Carolina with Ivory Buff mortar.

- All Stucco and Trim: smooth finish in “Lambskin” which is an off-white color.
- All Windows: Aluminum clad in “Ebony”
- Metal Doors, Louvers, and Shutters: paint in “Coastal Plain” which is a grayish-green color.
- Sliding Doors: Stained Mahogany with black metal frames.
- Standing Seam Roof: metal in “Charcoal”
- Trellis: stained Mahogany
- Metal fence details: to match windows in “Ebony”
- Overhead Gates/Doors: metal in black.

All are visually compatible.

Signs are shown on the drawings but are not a part of this review. Because it is an addition to the main building; it is permitted to be 1-story. The new accessory building, fronting the lane, is 2-stories. The monitor/clerestory above the roof of the addition is not considered a story. Brick is proposed for the addition and stucco is proposed for the accessory building. The standard is met.

The door design information was not provided. Doors are proposed to be wood, metal, glass and/or a combination of these materials. The only window proposed that faces a street is the round accent window on the front façade of the addition. The standards are met. “Marvin Ultimate Double Hung G2” with SDLs are proposed. This window has previously been approved by the Board for use on additions and new construction.

The framing members standard is met. This window sash information was not provided. Staff recommends approval of the window spacing on the lane facing façade of the accessory building which is more than two times the width of the proposed windows. The proposed spacing is visually compatible with the spacing of windows on visually related lane facing facades.

The window material standards are met. “Marvin Ultimate Double Hung G2” with SDLs are proposed. This window has previously been approved by the Board for use on additions and new construction. The shutter standards are not met; should be wood. Endurian shutters by Timberlane are proposed which are PVC, no horizontal rail is proposed, and it is not clear if the shutters are proposed to be operable.

New brick stairs are proposed from the existing covered deck in the rear yard. The standards are met. A ground supported awning is proposed on the “front façade” of the addition facing Huntingdon Street. It is proposed to be constructed from steel and have a standing seam metal roof. The standards are met. It is not above the public right-of-way.

The front-facing gable roof on the addition has a 7:12 pitch The standard is met. The eave and gable end rakes information was not provided. The standard is not met for the addition which has extended eaves that do not have soffits. Staff recommends that the eave extensions be removed, and perpendicular soffits be added as the proposed design is not visually compatible.

All roofs are proposed to be standing seam metal. The standards are met. The addition to contributing resources standards are met. The accessory structure standards are met. No setback from the lane property line is proposed.

A hip roof without a parapet is proposed. Staff recommends that the roof shape be changed to meet the standard (side gable is most appropriate) or that the applicant apply for a

Special Exception from the standard at a later HDBR meeting. Other lane buildings within the same block face have the same roof shape; however, they are non-contributing.

The driveway aprons information was not provided. The garage doors proposed are false; however, there are three and they are proposed to be 9 feet wide each. The standard is met. The mechanical refuse standards are met. All are proposed on or near the lane and are screened. Glass and metal gas wall lanterns are proposed. The paving and parking standards are met.

All fences are proposed to be 6 feet high. The trellis, between the addition and the accessory building is 12 feet high; staff recommends that the height be reduced to the maximum permitted and/or provide evidence that the trellis will not be visible from a public right-of-way. The trellis is proposed to be wood and metal. The standard is met. Fences are proposed to be metal and stucco over masonry. Where wood gates are proposed along the lane they will be painted or stained.

The accessory unit is detached. No side yard setbacks are required in this zoning district. The unit is separated from the proposed addition to the principal structure by 17.5 feet. The accessory dwelling unit abuts a lane; therefore, the standard does not apply. The coverage, including the accessory dwelling unit, is 38%. The footprint of the accessory standard is met. The main building (including the proposed addition) has a footprint of 3,974sf and the accessory dwelling unit has a footprint of 1,004sf which is 25.2%. The 2nd floor of the new building is the accessory dwelling unit, and it is approximately 966sf of heated space. The standard is met.

The interior layout of the accessory dwelling unit was not provided. Ensure that the standard is met.

A lane exists and parking is provided on site to the west of the accessory building.

PETITIONER COMMENTS:

Mr. Andrew Lynch, petitioner, stated the a strong frontage needed to be had on East Huntingdon Street while allowing the original frontage be used in the future should the owner desire. He stated there are no issues with staff comments. Will propose a composite material for the shutters. The dwelling unit upper floor will be additional space, not a bedroom. No issue going to a gable roof. The soffits on the carriage house are 18 inches. The architecture was developed on the adjacent structures and photos: they have exposed rafter tails and fascia. They would like to retain that and the extension over the door to the east. Does not have an issue dropping the trellis to 11 feet high.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, stated they like the hip roof on the lane structure; that it fits in the area with the faux garage door. Encourage fighting for the design or following staff recommendation to seek permission for it. He asked about the design philosophy on the brick clerestory on the ridge. **Mr. Lynch** responded they felt it needed to have a strong stand alone presence that could be incorporated later.

BOARD DISCUSSION:

Mr. Dodge agrees with the staff recommendation. **Mr. Bodek** stated he agreed with Mr. Lynch with the rafter tails. **Mr. Houle** agreed with staff recommendation. **Ms. Taylor** stated she would be in favor of removing the eave structure from above the doorway. **Ms. Memory** thinks the accessory roof design is appropriate along with the rafter tails. **Ms. Isaacs** stated she has issue with the brick building. **Mr. Altschiller** stated he agrees with staff

recommendation regarding balance.

Ms. Michalak reminded that the Ordinance disallows the exposed rafter tails and the hip roof will require a special exception and reappearance before the Board, based on visual compatibility. **Ms. Isaacs** asked if there was an issue with setbacks. Ms. Michalak responded there are none; it is an unusual situation. If it's moved, it's no longer an accessory structure, it becomes a principal building.

STAFF RECOMMENDATION:

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

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

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for an addition to the main building and new construction, small (parts I and II) of a two-story accessory building for the property located at 606 Abercorn Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Inset doors and windows a minimum of 3 inches from the façade.
2. Revise the shutters to meet the shutter standards.
3. Revise the accessory building roof shape to a side gable to meet the standard OR apply for a Special Exception to retain the hip roof.
4. Revise the addition eaves to have perpendicular soffits and remove the supported eave extension on the east façade. Ensure that eaves depths meet the standards for both buildings.
5. Reduce the height of the trellis to a maximum of 11 feet OR provide evidence that the trellis will not be visible from a public right-of-way.

6. Ensure that the accessory dwelling unit contains no more than one (1) bedroom.

Vote Results (Approved)

Motion: Stan Houle

Second: Kevin Dodge

Becky Lynch - Abstain

Dwayne Stephens - Abstain

Melissa Memory - Aye

David Altschiller - Aye

Nan Taylor - Aye

Kevin Dodge - Aye

Stan Houle - Aye

Ellie Isaacs - Aye

Steven Bodek - Aye

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

[15. Petition of YOUR EXTERIOR PROS, Ray Hoover | 120 EAST JONES STREET | 21-000140-COA | AMENDED Roof Replacement](#)

[☞ SIGNED Staff Decision - 120 E Jones AMEND - 21-000140.pdf](#)

Motion

Staff approved: no Board action required.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

Becky Lynch - Not Present

Dwayne Stephens - Abstain

Melissa Memory - Aye

David Altschiller - Aye

Nan Taylor - Aye

Kevin Dodge - Aye

Stan Houle - Aye

Ellie Isaacs - Aye

Steven Bodek - Aye

[16. Petition of KEVIN DODGE | 523 EAST PERRY ST | 21-000144-COA | After-the-Fact: Front Stoop Repair](#)

[☞ SIGNED Staff Decision - 21-000145-COA - 523 East Perry Street.pdf](#)

Motion

Staff Approved: no Board action required.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[17. Petition of YOUR EXTERIOR PROS, Ray Hoover | 302 EAST PRESIDENT STREET | 21-000197-COA | Roof Replacement](#)

[SIGNED 21-000197-COA Decision Packet.pdf](#)

Motion

Staff approved: no Board action required.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[18. Petition of COASTAL CANVAS, Joseph Corbin | 7 WEST YORK | 21-000222-COA | Awning](#)

[SIGNED 21-000222-COA Decision Packet.pdf](#)

Motion

Staff approved: no Board action required.

Vote Results (Approved)

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

[19. Petition of COASTAL CANVAS, Joseph Corbin | 28 DRAYTON STREET | 21-000251-COA | Awning Replacement](#)

[SIGNED 21-000251-COA Decision Packet.pdf](#)

Motion

Staff approved: no Board action required.

Vote Results (Approved)

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

[20. Petition of RPI ROOFING, Austin Scales | 229 WEST BROUGHTON ST | 21-00514-COA | Roof Replacement](#)

[SIGNED Staff Decision - 229 W Broughton - 21-000514.pdf](#)

Motion

No action required: Staff approved.

Vote Results (Approved)

Motion: Steven Bodek
Second: Ellie Isaacs
Becky Lynch - Not Present

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

[21. Petition of CUSTOM BUILDING DEVELOPMENTS, Deidrick Cody | 424 PRICE STREET | 21-000520-COA | Replace 3 Windows](#)

[SIGNED 21-000520-COA Decision Packet.pdf](#)

Motion

Staff Approved: No Board action required.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[22. Petition of DOUG BEAN, Angela Bean | 107 EAST RIVER STREET | 21-000651-COA | Non-Illuminated Sign](#)

[SIGNED 21-000651-COA Decision Packet.pdf](#)

Motion

No action required: Staff Approved.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

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

[23. Petition of CHARLESTON SIGN, Andrea Rhoades | 321 MONTGOMERY STREET | 21-000655-COA | AMEND Sign](#)

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

Motion

No action required: Staff Approved

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

[24. Petition of SCOTT COOPER | 304 EAST HALL STREET | 21-000660-COA | Color Change](#)

Motion

No action required: Staff Approved

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

Steven Bodek - Aye

[25. Petition of ALLISON WHITE | 111 EAST JONES STREET | 21-000743-COA | Replace 2 Windows](#)

[SIGNED 21-000743-COA Decision Packet.pdf](#)

Motion

Staff Approved: No Board action required.

Vote Results (Approved)

Motion: Steven Bodek

Second: Ellie Isaacs

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

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

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

[2-10-2021 HDBR Report on Work Without a COA.pdf](#)

Ms. Michalak informed that the Perry Lane Hotel, after three years, has come into compliance with the Certificate of Appropriateness for a bonus story through "multiple ground floor active uses."

XII. REPORT ON ITEMS DEFERRED TO STAFF

[27. Stamped Drawings - February Report](#)

[February 2021 REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

[28. 125 Bull Street Discussion](#)

[GSA FPO to GASHPO_Tomochichi_2.5.2020.pdf](#)

[Tomochichi - Letter of support 1-20-21 \(1\).pdf](#)

[Support for Courthouse Rehabilitation-final \(1\).pdf](#)

[december-9-2020-savannah-historic-district-board-of-review-meeting-minutes \(1\) \(1\).pdf](#)

[125 Bull Street email.pdf](#)

Ms. Michalak stated the Director of The Center of Historic Buildings and Federal Preservation Officer asked that the decision be reconsidered for adverse affect at 125 Bull Street. A letter was sent to Dr. Crass with three reasons of the approved decision, DNA, and HSF support.

A response has not yet been received.

XV. ADJOURNMENT

[29. Next Regular HDBR Meeting - March 10, 2021](#)

[30. Adjourn](#)

Motion

Adjourn at 4: p.m.

Vote Results (Not Started)

Motion: Ellie Isaacs

Second:

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.