



Savannah Historic District Board of Review

Virtual Meeting
February 9, 2022 1:00 PM
MINUTES

February 9, 2022 Historic District Board of Review

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

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

I. CALL TO ORDER AND WELCOME

[1. New Chairperson and Vice-Chairperson to assume responsibilities](#)

Ms. Ellie Isaacs assumed role as **Chair**.

Mr. Steven Bodek assumed role as **Vice Chair**.

II. SIGN POSTING

III. CONSENT AGENDA

[2. Petition of Anthony Debreceny | 22-000146-COA | 410 East Huntingdon Street | Alterations \(Skylights\)](#)

[☞ Staff Recommendation - 22-000146-COA - 410 E Huntingdon.pdf](#)

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

Motion

The Historic District Board of Review motioned to APPROVE the installation of four (4) skylights on the western portion of the roof and to replace the existing roofing material in-kind for the property located at 410 East Huntingdon Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Stan Houle
Second: Dwayne Stephens

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

[3. Petition of VP2 Design, LLC | 22-000173-COA | 509 Tattnall Street | Fences and Rear Yard Alterations / Addition](#)

- [☞ Staff Recommendation 22-000173-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal Packet - Photographs.pdf](#)
- [☞ Board Decision 21-005725-COA.pdf](#)
- [☞ Clarification From Petitioner \(Email\).pdf](#)
- [☞ Updated Scope of Work \(Email\).pdf](#)

Motion

The Historic District Board of Review motioned to APPROVE the alterations to the rear yard, including an addition, and the installation of rear yard fences at 509 Tattnall Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All pressure-treated wood shall be stained or painted to blend with the colors of the main building, and the color scheme must be submitted to Staff for review. Material specifications for all light fixtures must be submitted to Staff for review.
2. The new rear fences / vehicular gate shall not exceed the existing fence height of $87 \frac{1}{2}$ inches.
3. If any window is proposed to be replaced in the future, window specifications must be submitted to Staff for review prior to the commencement of work.

Vote Results (Approved)

Motion: Stan Houle
Second: Dwayne Stephens

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

Steven Bodek - Aye

IV. ADOPTION OF THE AGENDA

[4. Adoption of the February 9, 2022 Agenda](#)

[01.12.22 MEETING MINUTES.pdf](#)

Motion

Adopt the February 9, 2022 HDBR Agenda as presented.

Vote Results (Approved)

Motion: David Altschiller

Second: Nan Taylor

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Aye

Nan Taylor - Aye

Kevin Dodge - Aye

Stan Houle - Aye

Ellie Isaacs - Abstain

Steven Bodek - Aye

V. APPROVAL OF MINUTES

[5. Approval of December 8, 2021 HDBR Amended Meeting Minutes](#)

[12.08.21 AMENDED MEETING MINUTES.pdf](#)

Motion

Approve December 8, 2021 HDBR Amended Minutes.

Vote Results (Approved)

Motion: Melissa Memory

Second: Steven Bodek

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Aye

Nan Taylor - Aye

Kevin Dodge - Aye

Stan Houle - Aye

Ellie Isaacs - Abstain

Steven Bodek - Aye

[6. Approval of the January 12, 2022 Meeting Minutes](#)

[01.12.22 MEETING MINUTES.pdf](#)

Motion

Approve the January 12, 2022 Meeting Minutes as presented.

Vote Results (Approved)

Motion: Melissa Memory

Second: Steven Bodek

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

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

VII. CONTINUED AGENDA

[7. Petition of Patrick Johnston | 21-006811-COA | 23 West Broughton Street | Alterations and Repairs](#)

Motion

Continue

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

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

Motion

Continue

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[9. Petition of Array Design | 21-006787-COA | 420 East Liberty Street | New Construction, Accessory Building \(Parts 1 and 2\) and Variance Recommendations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

[10. Petition of Eli Lurie | 21-006813-COA | 113 East Gordon Street | New Construction Accessory Building \(Part 1 and 2\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa Memory

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

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

[11. Petition of Hallett & Co. | 22-000179-COA | 3 West Perry Street | New Construction, Part I: Height and Mass and Alterations](#)

Motion	
Continue.	
Vote Results (Approved)	
Motion: Stan Houle	
Second: Melissa Memory	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

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

Motion	
Continue.	
Vote Results (Approved)	
Motion: Stan Houle	
Second: Melissa Memory	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[13. Petition of Savannah Hotel Investors, LLC | 21-006808-COA | 9 Lincoln Street | Reconsideration: Demolition of a Contributing Building](#)

📎 [Staff Recommendation 21-006808-COA.pdf](#)

📎 [Submittal Packet.pdf](#)

Ms. Leah Michalak presented the petitioner's request for reconsideration of decision of continuance for the demolition of a contributing building for the property located at 9 Lincoln Street. The demolition of this building was ordered in Recorder's Court on October 6, 2021; the court found that "9 Lincoln Street is not structurally sound and constitutes an immediate danger to persons on or about the premises". This assessment was supported by the findings of a registered structural engineer obtained by the owner; the engineer stated, "that the structure is dangerous and unsound in its present condition".

The historic building was constructed in 1853 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. At the January 12, 2022, meeting, staff recommended approval for the demolition of a contributing building for the property located at 9 Lincoln Street with the following conditions because, per a court order, the building "is not structurally sound and constitutes an immediate danger to persons on or about the premises":

1. The owner shall retain a deconstruction contractor and the building be "demolished" in a manner as to salvage all historic materials.
2. Building permit drawings shall not receive a COA stamp until the HDBR has approved a COA for the replacement building.

However, the HDBR continued this request in order for the petitioner to provide the following:

1. The applicant's structural engineer shall provide recommendations on the stabilization of the building.
2. A second opinion from a structural engineer shall be provided regarding recommendation for demolition and/or stabilization methods.
3. A feasibility plan regarding relocating the building shall be provided.
4. Provide documentation of the existing conditions.
5. A Preservation Plan shall be provided.

Shortly after the meeting date, the applicant requested to be heard at the February meeting requesting the HDBR to reconsider their decision due to what it considered to be a procedural error by the HDBR. The order from Recorder's Court Judge Yancey states: "Respondent shall also immediately apply for and obtain a permit for demolition in accordance with this Order as to accomplish said demolition, which **permit shall be granted by the appropriate authorities instanter.**" The word shall is mandatory. Therefore, the HDBR is required to issue a COA approval instanter (immediately) and cannot do anything otherwise, such as issuing a continuance. Furthermore, the conditions placed on the continuance, with the exception of Condition #1, could be considered an abuse of discretion by the HDBR because of the court order.

According to the court order, the building "constitutes an immediate danger to persons on or about the premises". The owner shall retain a deconstruction contractor and the building be "demolished" in a manner as to salvage all historic materials. Because of the court order, the requirement of obtaining a COA is not enforceable. The court order for demolition includes an assessment by a Georgia-licensed structural engineer and, per the applicant,

the building has been determined to be unsafe by the City's Director of Inspections (City Manager's designee). The standards are met.

PETITIONERS COMMENTS:

Mr. Mark Dana, petitioner, stated he submitted a letter covering what was presented by staff. The building continues to be a threat to public safety; he agrees to deconstruct and salvage and repurpose materials.

Mr. Stephens asked if they would be willing to document the structure and its elements. Mr. Dana stated it would be worthy to document what historical elements remain.

PUBLIC COMMENTS:

Mr. Ryan Arvay stated they are still against the demolition. Disappointed in the process in which the demo order was obtained; circumventing the HDBR process. The City is rewriting to prevent this from happening in the future.

BOARD DISCUSSION:

The Board regrets the process has played out the way it has. Concerns about being on record as voting to demolish when that is not the desire of the Board. The Board is happy that the City is taking measures to deter this from happening again. The Board preferred that additional efforts were made for alternative plans when the structure was able to withstand rehabilitation, and regrets the manner of operation of the petitioner to obtain demolition.

STAFF RECOMMENDATION:

Approval for the demolition of a contributing building for the property located at 9 Lincoln Street with the following condition because, per a court order, the building “is not structurally sound and constitutes an immediate danger to persons on or about the premises”:

- 1. The owner shall retain a deconstruction contractor and the building be “demolished” in a manner as to salvage all historic materials.**

Motion

The Historic District Board of Review motioned to APPROVE the petition for demolition of a contributing building for the property located at 9 Lincoln Street with the following condition because, per a court order, the building “is not structurally sound and constitutes an immediate danger to persons on or about the premises”:

- 1.The owner shall provide documentation of the building, per the attached MPC Documentation Policy, prior to deconstruction.
- 2.The owner shall retain a deconstruction contractor and the building be “demolished” in a manner as to salvage all historic materials.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

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

Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

[14. Petition of Ward Architecture + Preservation | 22-000177-COA | 331 Barnard Street | Rehabilitation and Addition](#)

- 🔗 [Staff Recommendation - 22-000177-COA.pdf](#)
- 🔗 [Submittal Packet - Narrative and Research.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Submittal Packet - Color Selections and Specifications.pdf](#)
- 🔗 [Sanborn Maps Legend.pdf](#)

Ms. Leah Michalak presented the petitioners request of rehabilitation and additions for the property located at 331 Barnard Street, also known as the Israel Dasher House.

Per the applicant:

RENOVATION - EXTERIOR

THE BUILDING'S INTERIOR WILL BE RENOVATED TO ACCOMMODATE ITS NEW OWNERS AND MODERNIZE ESSENTIAL LIVING SPACES. ON THE EXTERIOR, THE EXISTING ASPHALT SHINGLES WILL BE REPLACED WITH A CEDAR SHINGLES FOR THE MAIN ROOF AND DORMERS. THE SIDE PORCH ROOF WILL BE REPLACED WITH STANDING SEAM METAL (ITS SLOPE IS TOO LOW FOR CEDAR SHINGLES). THE SIDE PORCH WILL ALSO RECEIVE OPERABLE LOUVER SHUTTERS AT EITHER END TO CREATE SOME VISUAL PRIVACY. THE EXISTING RAILING WILL BE REMOVED AND REPLACED WITH FIXED LOUVER RAILING. AT THE FRONT STOOP, THE NON-HISTORIC IRON RAILING WILL BE REPLACED WITH A MORE DECORATIVE IRON RAILING AND NEWEL.

REAR ADDITION

A NEW REAR ADDITION WILL BE SENSITIVELY ADDED TO PROVIDE A LARGER KITCHEN FOR BOTH THE GARDEN AND PARLOR LEVELS. IT WILL ALSO ALLOW FOR AN EXPANDED MASTER BEDROOM ON THE UPPER LEVEL. THE ADDITION IS PROPOSED ON THE NON-CHARACTER DEFINING WEST FAÇADE, WHICH CURRENTLY ONLY HAS SEVERAL NON-HISTORIC OPENINGS AT THE GARDEN LEVEL. THE WEST FAÇADE WAS ALSO SELECTED BECAUSE IT IS MINIMALLY VISIBLE FROM THE MAIN FAÇADE FACING THE SQUARE. THE NEW ADDITION IN THIS LOCATION WILL HAVE THE LEAST AMOUNT OF IMPACT TO THE HISTORIC CHARACTER OF THE BUILDING AND THE SURROUNDING DISTRICT. HISTORICALLY, THERE WAS A THREE-STORY ADDITION IN THIS LOCATION WHICH WAS LATER REMOVED WHEN THE WILLIAMSONS PURCHASED THE PROPERTY IN THE LATE 60'S/EARLY 70'S.

THE NEW ADDITION WILL EXTEND APPROXIMATELY TWELVE FEET FROM THE EXISTING BUILDING'S WEST EXTERIOR WALL AND STRETCH THE FULL WIDTH OF THE HOUSE. THE GARDEN LEVEL OF THE ADDITION WILL HAVE A BRICK VENEER TO MATCH THE EXISTING GARDEN LEVEL EXTERIOR WALLS. THE BRICK VENEER WILL RE-USE SALVAGED BRICK

FROM A SECTION OF THE EXISTING GARDEN WALL WHICH WILL BE REMOVED, BUT IT WILL BE LAID IN A DIFFERENT BOND PATTERN TO DIFFERENTIATE IT FROM THE MAIN HOUSE. THE UPPER WALLS OF THE ADDITION WILL BE SURFACED WITH SMOOTH FIBER CEMENT LAP SIDING WITH A 5" EXPOSURE. THE SIDING WILL CLOSELY MATCH, BUT BE DIFFERENT IN SIZE, TO THE EXISTING 7.5" EXPOSURE OF THE WOOD SIDING. NEW WINDOWS WILL BE OPERABLE ALUMINUM CLAD WOOD TO CLOSELY MATCH THE EXISTING. OPERABLE LOUVER SHUTTERS WILL FLANK THE NEW DOUBL-HUNG WINDOWS. WHERE INTERIOR LAYOUTS DO NOT ALLOW WINDOWS THERE WILL BE FALSE OPENINGS WITH CLOSED FIXED SHUTTERS. THE ROOF WILL BE A FLAT TPO MEMBRANE ROOF WITH COPPER GUTTERS AND DOWNSPOUTS. THE FLAT ROOF WILL ALIGN WITH THE EXISTING REAR ADDITION ROOF.

The Israel Dasher House was constructed in 1844 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. Per the applicant *"Completed in 1844, the 3.5 story wood framed structure was originally built for Israel Dasher. The property is located on the southwest Trust Lot overlooking Pulaski Square. Along with the preservation sensitive renovation, the house will receive a compatible rear addition."*

The applicant provided a comprehensive history and extensive research with the submittal packet (see attachment for complete information). This building has been altered many times in the past; in particular, the front façade configuration (including porch/stoop/opening) have changed at least three times and the rear several times as well. During the 1960s renovation, many historic details were removed (such as the eave brackets) and non-historic details (such as the fan light at the front entrance) were added. The side porch, which never existed, was added in the 1990s.

The addition and front stoop railing do not create a false sense of historic development. The addition recreates a historic addition that was removed in the 1960s renovation and the railing has a contemporary design that is contemporary.

The historic portions of the roof have non-historic asphalt shingle which is proposed to be replaced with cedar shingles. The earliest Sanborn Map, from 1884, illustrates an open circle for its roof materials, which means that the material was *"non combustible roof covering of metal, slate, tile or asbestos shingles"*. While it is possible that cedar shingles existed on this building prior to the 1884 Sanborn Map, there is no evidence. Its installation would create a false sense of historical development. Staff recommends that a metal or asphalt shingle roof be installed.

The front stoop metal railing was added in the 1960s renovation/alterations; staff determined that it has not gained historic significance and can be replaced with the proposed *"more decorative iron railing and newel"*. The rear addition and chimney recreate an addition and chimney that existed on the building until the renovation in the 1960s; the building, without that addition, as not acquired historic significance. This former addition and chimney can be seen in historic photos. The rear façade of the building, where the addition is proposed to be attached, no longer has distinctive features due to many alterations.

All historic features are proposed to be repaired where deteriorated. No chemical or physical treatments such as sandblasting are proposed. The preservation standards are met. Because the addition is a recreation, staff determines that it is not imperative that the addition be reversible and, the rear façade of the building, where the addition is proposed to

be attached, no longer has distinctive features or historic materials due to many alterations and the removal of the past addition. However, the addition is differentiated from the old through the use of double-paned clad windows, fiber cement siding with a narrower exposure, and a different brick bond pattern for the foundation (built with salvaged bricks from the property). The new openings on the addition are taller than they are wide and have a solid to voids rhythm that is visually compatible.

The following are proposed:

- Roof: cedar shingles
- Siding: smooth fiber cement in Agreeable Gray
- Foundation: salvaged brick from the site
- Shutters: wood in Tricorn Black
- Metal Elements: Tricorn Black
- Doors: Tricorn Black
- Window Sashes and Trim: wood in Greek Villa

There is not evidence that the roof on the historic building was ever cedar shingles and cedar shingles are not present in the surrounding context and are, therefore, not visually compatible. Otherwise, all materials and colors are visually compatible. The flat roof shape for the addition is appropriate and compatible because it is the roof shape that existed in the location historically. The floor-to-floor heights for the addition match the existing. No setbacks are required. The design of the brick foundation and its interaction with the wood framing match the existing building. The addition foundation is brick.

Siding = Agreeable Gray, Windows and Trim = Greek Villa, Shutters/Doors/Metal Work = Tricorn Black. The addition is proposed to be fiber cement lap siding with a smooth finish. No new doors are visible from a ROW.

The proportions and spacing of the windows on the addition are appropriate. However, staff could not locate a window manufacturer or series on the drawings. The window schedule indicates that windows are double-hung and casement with 7/8" max muntins and the narrative indicates that the windows are double-paned and aluminum clad. Provide a window manufacturer and series that has previously been approved by the Board for use on addition or provide a full sized window sample for an alternate window for review. Ensure that the proposed window meets the standards.

The standards are met for porch shutters and the operable shutters on the windows. The intent of the standards are met for the closed shutters over the false window openings. The intent of the standard is met for the fixed louver railing for the side porch which is proposed to be 36" high with a top and bottom rail and fixed louvers in between. The standard is met for the metal railings for the front stoop which is proposed to be 36" high with a top and bottom rail; spacing meets the standard. The materials standard is met.

The historic portions of the roof have non-historic asphalt shingle which is proposed to be replaced with cedar shingles. The earliest Sanborn Map, from 1884, illustrates an open circle for its roof materials, which means that the material was "*non combustible roof covering of metal, slate, tile or asbestos shingles*". While it is possible that cedar shingles existed on this building prior to the 1884 Sanborn Map, there is no evidence. Its installation would create a false sense of historical development. Staff recommends that a metal or asphalt shingle roof be installed. A flat roof is proposed on the addition which is historically appropriate as it is adjacent to a historic flat roof and historic photos show a previous addition in this location which also had a flat roof. The eaves on the addition are 12 inches deep. The standard is met for the addition.

The roof on the non-historic side porch is proposed to be standing seam metal and the addition is proposed to have a TPO roof which will not be visible. The standard is met. The refuse storage area standards are met. The drawings indicate roof-mounted equipment on the flat portion of the roof; it is not proposed to be screened. Screen the equipment and submit the design to staff. Other equipment is proposed on the ground and is screened by site walls and fences. No new light fixtures are indicated on the drawings. Parking is proposed to be in the same location as it is currently which is off of the east-west Trust Street near the rear. The curb cut width is an existing condition. New brick walls are internal to the site and are proposed to match the height of the existing brick walls. The front yard fence is an existing condition. New brick walls are internal to the site and are proposed to match the existing brick walls.

PETITIONER COMMENT:

Mr. Josh Ward, petitioner, stated they will work with Staff regarding windows and doors. Was excited to see the original cedar material for the roof.

PUBLIC COMMENT:

Mr. Ryan Arvay stated they are pleased with the design submitted. Happy with the roof.

BOARD DISCUSSION:

The Board thinks the construction is positive and agrees with Staff's recommendation.

BOARD DECISION:

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation and additions for the property located at 331 Barnard Street, also known as the Israel Dasher House 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. Provide a window manufacturer and series. The window must meet all design standards.**
- 2. The roof mounted equipment must be screened and a design for the screening provided.**

Motion

The Historic District Board of Review motioned to APPROVE the petition for rehabilitation and additions for the property located at 331 Barnard Street, also known as the Israel Dasher House 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. Provide a window manufacturer and series. The window must meet all design standards.
2. The roof mounted equipment must be screened and a design for the screening provided.

Vote Results (Approved)

Motion: Steven Bodek

Second: Dwayne Stephens

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

Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Steven Bodek	- Aye

[15. Petition of LS3P Associates | 22-000172-COA | 700 Drayton Street / 701 Abercorn Street | New Construction, Part I: Height and Mass \(and Special Exception Request\)](#)

- 📎 [Staff Recommendation 22-000172-COA.pdf](#)
- 📎 [Submittal Packet - Narrative.pdf](#)
- 📎 [Submittal Packet - Research, Photos, and Drawings.pdf](#)
- 📎 [Submittal Packet -ISOMETRICS.pdf](#)

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

The applicant is also requesting approval for a Special Exception from the following standards:

In order for the floor-to-floor heights on the new construction to match those of the existing building.

Per the applicant:

The petition proposes new construction of an event space, an outdoor bar, an open-air lawn, pool deck, and a hotel guestroom building. All of the new buildings proposed are to be constructed on the 701 Abercorn Street parcel. The new guestroom building will connect to the 2nd and 3rd floors of the existing non-contributing hotel, requiring minor alteration to the existing east façade. No other exterior alterations are proposed to the existing hotel, including the contributing building at the northwest corner of the 700 Drayton parcel.

Historically, both parcels contained masonry & wood residences that primarily addressed Drayton, Abercorn and Gwinnett Streets as evidenced by the Sanborn Maps. This was due the former Goodwin Street, which formerly ran north to south between the parcels/blocks. Goodwin Street was purchased when the Mansion on Forsyth was built in 2005 and the existing hotel was constructed over the former street. Goodwin Street is not shown on the Privately- Owned Streets and Map since it is not within the Oglethorpe Plan Area.

Given the historic development of the 701 Abercorn site and the residential context of the neighborhood, we are proposing a series of smaller-scale buildings that address Gwinnett and Abercorn Street. Although the height map allows for 4 stories to be constructed, none of the proposed buildings exceed 3 stories. The proposed building heights and areas do not require meeting Large Scale Development Standards, therefore we are not eligible for a bonus story nor does this petition seek a bonus story. None of the proposed structures exceed 13,500 SF in footprint.

Site & Parking

The extent of surface parking is proposed to be reduced by providing valet only parking and utilizing an alternate parking layout allowed by the zoning ordinance. Parking is

proposed to be located at the northeast corner of the development and will be served by an existing curb cut. The parking facility will be enclosed in an existing aluminum fence (with brick posts) and further screened with landscaping along Abercorn and Hall street. The southern edge of the parking facility features a 10'-0" tall fence to screen the parking from the interior of the site that consists of a brick base with aluminum above.

Refuse storage will remain unchanged, located within the existing service yard at the north side of the site along Hall Street. The existing service yard is enclosed with an iron gate.

The Event Space

The Event Space front elevation faces Abercorn Street with a primary entrance centered on the façade. Visually, the Event Space is expressed as a two-story building with the total height of the building being 30'-10" to the top of the roof gable. Clerestory glass is proposed below the roof eave to articulate the structural system within and to illuminate the event use. The visual expression of the building is in keeping with the intent of the ordinance in regard to height.

The Event Spaces features include:

- Windows/Storefronts. The size, height and proportion of the storefronts are visually compatible with visually related structures (contributing and non-contributing). Aluminum clad wood windows & doors are the intent. The ground floor features a series of grouped windows and doors that constitute storefronts that total 55.2% of the surface area along Abercorn Street. The clerestory glazing is intended to have butt glazed joints.
- Height. The total height of the building is 30'-10" and has the visual expression of a two-story building as described above.
- Area. The ground floor footprint is 1,990 SF.
- Exterior Walls. The intent is use brick veneer for the Event Space. The cornice is expected to consist of brick coursing with corbels. Details and specifications will be provided at the Part Two submission.
- Mechanical Equipment will be located on the ground within the site and screened from the public ROW.

The Guestroom Building

The Guestroom building will be an addition to the existing Mansion hotel since the 2nd and 3rd floors will be physically connected. Because the upper floors are connected, the Guestroom building must align floor to floor heights with the existing hotel. As proposed, the Guestroom Building is three stories with the proposed heights as follows:

- Ground floor to Second Floor: 12'-0"
- Second Floor to Third Floor: 9'-6"
- Third Floor to Roof Surface: 11'-0"
- Roof Surface to Parapet: 4'-0"

The Guestroom Building features include:

- Raised entrances with stoops along Gwinnett Street and Abercorn Street which are visually compatible with contributing structures across Gwinnett Street. The entrances will serve the ground floor hotel rooms. The stoops will encroach into the sidewalk by @ 4" and we would file an encroachment petition for the stoops.
- Windows/Storefronts. The size, height and proportion of the windows are visually compatible with visually related

structures (contributing and non-contributing). All windows are proposed to be double hung or casement with 7/8" muntins and meet the 5:3 ratio, see elevations for dimensions. Aluminum clad wood windows are the intent. The ground floor features a series of grouped windows that constitute storefronts that total 55.4% of the surface area along Gwinnett Street and 55.9% along Abercorn Street. Height. The total height of the building is 36'-6" and is three stories, below the allowable stories which is four stories according to the height map. Area. The ground floor footprint is 6,500 SF. Setback. The Guestroom Building face aligns with the face of the existing Mansion Hotel, which is set back from the property line 4'-4.5". This maintains the rhythm of the block by aligning these structures. Exterior Walls. The intent is use brick veneer for the Guestroom Building. The cornice is expected to consist of brick coursing and a soldier course is intended to define the base of the building. Details and specifications will be provided at the Part Two submission. Mechanical Equipment will be located on the roof and would be screened if visible. Upper Floor Connection. The Guestroom Building will connect to the existing building on the second and third floors. The exterior walls of the connector will be clad in an alternate material to transition between the existing brick color of the Mansion and the new Guestroom Building. At the street level along Gwinnett, an iron gate is proposed below the connector. The windows on the connector are grouped and will consist of operable casement sashes.

The Outdoor Bar

The Outdoor Bar is located at the interior of site, directly behind the Event Space when viewed from Abercorn Street. Because of the Outdoor Bar's location within the overall site, it will be minimally visible from the public ROW.

The Outdoor Bar features include:

- An open-air seating area covered with a roof structure that faces the event lawn.
- Enclosed restrooms and support spaces on the western side of the bar. Area. The total ground floor footprint is 1,765 SF. Height. The total height is 15'-4" and the building is one story. Although the Outdoor Bar has the visual expression of a one-story building, the bar's interior location classifies it as an Accessory Building since the block previously had a rear access street (lane). Mechanical Equipment will be located on the ground within the site and screened from the public ROW.

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.

SPECIAL EXCEPTION REQUEST:

The applicant is requesting approval for a Special Exception from the following standards: **Commercial buildings**, in order for the floor-to-floor heights on the new construction to match those of the existing building.

Per the applicant: "Aligning the visual expression of height with an adjoining building meets intent and policies of the Ordinance and Comprehensive Plan by creating a consistent rhythm with visually related architectural context." Staff agrees with the applicant's assessment of the criteria and recommends approval.

Per the applicant: "Aligning the visual expression of height with an adjoining building would actually promote the appearance of the adjacent uses and would not be detrimental to the public." Staff agrees with the applicant's assessment of the criteria and recommends approval.

Staff does not recommend any additional conditions, restrictions, or safeguards. 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 stoops which is visually compatible. The building has balconies and stoops which can be found throughout the district. However, on the 3rd floor rear façade porches, staff finds the terrace trellis screens incompatible; revise the shape and pattern. For the Event Space Building, three sets of doors are proposed along Abercorn with the central door accentuated as the main entrance 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.

An existing metal fence with brick piers encloses the entire existing surface parking lot. Portions of the fence will remain in place between the newly constructed buildings, creating 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 requested a Special Exception from the Commercial Building standard. Staff finds that the intent of these standards do not apply because, although a hotel is considered a commercial building, it is also an extension to an existing hotel that has a residential design and the new construction faces residential buildings and, therefore, the residential design is more appropriate.

The entrances and doors standard is met.

The window 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 standard is not met for the 3rd floor Gwinnett Street façade of the Guest Room Building. At either end of the building, the space is wider than two windows; staff recommends adding windows in those locations. Between the architectural bays, on this façade, a vertical masonry joint is proposed which separates the façade into bays; therefore, the intent of the standard is met.

The intent of the standard is met for the Event Space Building. Large entrance openings are proposed on the ground floor facing the street while a bull-glazed storefront clerestory is proposed at the “second floor.” The Event Space Building façade facing Abercorn Street is 55.2% glazing; the standard is met. The standard is not met for the center entrance storefront on the Event Space Building façade facing Abercorn Street. The base beneath the sidelites is less than 18” high. Staff recommends that a sill replace the base instead of raising the base height in order to maintain/increase glazing.

The stoop heights were not provided; however, they are significantly less than 9’-6” and match the ground floor height of the existing building. The standard is met. This is not a residential building and brackets are proposed to support the balconies. The standards are met. The configuration information was not provided for the awning on the Abercorn façade of the Event Space Building. The gable roof for the Event Space Building has a 6:12 pitch. The standard is met. 2 feet deep eaves are proposed for the Event Space Building. The gable end rakes overhang information was not provided for the Event Space Building. The soffit standard is not met for the Event Space Building. The mechanical equipment and refuse information was not provided with the submittal packet. Roof mounted equipment is shown on top of the Guest Room Building with a note stating: “mech. equipment to be screened if visible from the right-of-way.” The narrative also indicates that the Event Space Building will have equipment on the ground within the site and screened from the public ROW.

Refuse storage will remain unchanged, located within the existing service yard at the north side of the site along Hall Street. The existing service yard is enclosed with an iron gate. The intent of the parking 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.

For the portions of the existing fence proposed to remain, the standard is met. Staff reviewed the outdoor bar area as a trellis because it will be minimally visible as it is internal to the site and behind two fences. Likely the portion that will be visible is the roof and a portion of the roof supports. Staff recommends that the trellis/outdoor bar roof be reduced to 11 feet in height.

PETITIONER COMMENTS:

Mr. Scott Cook, petitioner, stated the trellises will be removed. The balconies will be closed in, less railings. Will review the storefront bases to meet ordinance. Will enclose the gables. The electrical will be from internal source; not visible - hidden behind trees. The bar roof will be a columned roof structure. The parapet may be lifted to match; more of a portico. If lowered, it may be too cramped.

PUBLIC COMMENTS:

Ms. Sue Adler, HSF, stated there is an easement on the property and in conversation with developer.

Ms. Ellen Harris, DNA, commended the removal of so much surface parking. The

connecting hyphen is visually incompatible. Would like to see Abercorn better addressed, the current plan is creating a dead zone at East Hall. The street corner can be meaningfully reclaimed, rather than surface parking.

Ms. Chassidy Malloy, citizen, stated this plan inhibits pedestrian freedom. Would like to know the noise impact from the bar. This is a third build out as this property is expanded.

Mr. Cook stated they do not have to meet a parking requirement. He believes they are presenting a restrained project to respect the historical development of the parcel.

BOARD COMMENTS:

The Board has concerns about the hyphen being precedent setting in this context, but is pleased with the presentation. Concerns with hyphen and open air bar.

STAFF RECOMMENDATION:

Approval for 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 because the proposed work is otherwise visually compatible and meets the standards:

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. **Reduce the roof/trellis of the Outdoor Bar to 11 feet high.**

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

In order for the floor-to-floor heights on the new construction to match those of the existing building because the Special Exception criteria are met.

Motion

The Historic Board of Review motioned for APPROVAL to 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 because the proposed work is otherwise visually compatible and meets the standards:

- 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.

Vote Results (Approved)

Motion: Stan Houle

Second: Kevin Dodge

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

[16. Petition of LS3P Associates | 22-000171-COA | 3 Martin Luther King Jr. Boulevard | Rehabilitation and Alterations](#)

📎 [Staff Recommendation - 22-000171-COA- 3 MLK Blvd.pdf](#)

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

- 🔗 [Submittal Packet - Material Specifications.pdf](#)
- 🔗 [Previous Board Decision - 20-003379-COA.pdf](#)
- 🔗 [Staff Research - Street Views.pdf](#)
- 🔗 [Staff Research - Sanborn Maps and Photos.pdf](#)
- 🔗 [Preservation Brief 14 - Additions to Historic Buildings.pdf](#)

Ms. Aislinn Droski presented the petitioner's request for approval of rehabilitation, alterations, and rooftop addition to the building located at 3 Martin Luther King Jr. Boulevard. The work (per the applicant and summarized by staff) includes the following:

Exterior Walls: *Considerable amounts of vegetation on the River Street façade] will be removed and the bricks will be cleaned and repointed as necessary...with mortar type “N”, color to match existing, and a water cleaning method will be used. There are also several areas with incongruous brick infill added when revisions were made to the original window openings. The majority of this will be removed with the replacement of the current windows and doors. Additional exterior wall repair may need to occur at areas being disturbed by other improvements. A trellis is proposed to be installed on the exterior wall of the existing freight elevator tower.*

Windows, Louvers, and Exterior Stairs: *The existing storefront windows on the upper floors are proposed to remain, with the louver at a bricked-in window location on the River St. façade to be replaced with a matching unit. We are proposing the replacement of the two larger existing, non-historic windows at the River St. façade with folding glass partitions, bringing the openings down to the first floor level, but retaining the existing height, width, and window headers, and the replacement of the central existing overhead door with a storefront window to match, again retaining the opening size and header. The iron bars on the first floor windows are to be removed. We are also proposing the replacement of the existing, deteriorating stone exterior stair on the building corner and the addition of code-compliant handrails. Along the River St. façade, the existing wooden ramp and stoop at the entrance door will be replaced with a new ADA-compliant ramp and stoop.*

Doors/Entrances: *The lower entry door along MLK Blvd. is proposed to be removed and replaced with a storefront window to match the existing opening, retaining the existing opening sign, header, and historic signage above. We are proposing the replacement of the existing righthand overhead door and bricked in historic opening with a storefront door and window (respectively), the replacement of the existing hollow metal egress door with a full glass aluminum door, and the replacement in-kind of the existing storefront entrances on MLK Blvd., all to match the existing storefront windows and retain the opening dimensions and headers.*

Roof: *A rooftop bar is proposed to be constructed. The new structures for the bar, kitchen, restrooms, and egress components will be set back towards the southwest sides of the building, ensuring that they remain hidden from the public right-of-way. Existing rooftop equipment will be reconfigured and screened, and a glass railing will be added at the existing opening between the west and east parapets.*

Mechanical Equipment and Refuse: *Existing electrical conduits, meters, and panels on the River St. façade will be relocated and centralized, with service moved to the south façade of the building, if possible. Rooftop units will be consolidated and relocated to provide space for the rooftop bar, remaining hidden from the public right-of-way. While access to the rear of building for documentation was not possible due to adjacent construction, refuse storage is proposed to be located on the south façade of the building, screened from the*

public right-of-way, with refuse disposal via the service door on River Street.

Awnings: *Fabric canopies are proposed to be installed over the openings on River Street, approx. 10'-4" above the floor level and 13'-8" above the public right-of-way. These will have a minimal impact on the masonry wall, and no awnings are proposed along MLK Jr. Blvd., ensuring that the historic signage on that façade is unobstructed.*

Parking and Paving: *The existing parking along MLK Jr. Blvd. will remain. Angled parking along River Street is proposed to be shifted north, remaining alongside the new stoop and sidewalk.*

On August 12, 2020, the property located at 3 Martin Luther King Jr. Boulevard was approved for a rehabilitation and alterations, with several conditions, under a different applicant [File No. 20-003379-COA]. With the exception of the rooftop addition, much of the work proposed under this application are similar to that proposed under the previous COA. Additionally, several of the conditions of the previous approval have been addressed in the work proposed by this petition.

The building located at 3 MLK Jr. Boulevard was originally constructed for the South Atlantic Paper Company; it was later occupied by a wholesale laundry company and was known as 513 River Street. There are historic painted signs on the east and north facades for the South Atlantic Paper Company. There is evidence on the building that several openings were partially infilled with brick and/or non-historic windows/storefronts. Staff was unable to locate any historic photos of the building which show the original configuration of the storefronts or windows.

The historic warehouse building located at 3 Martin Luther King Jr. Boulevard was constructed in 1939 and is a contributing structure within the Savannah Local Historic District but lies outside the boundary of the Savannah National Historic Landmark District. The applicant is proposing to clean any historic masonry as necessary utilizing a water based method, which will leave the existing historic painted signage on the east and north facades intact. Staff finds the standards of the preservation brief to be met. **Staff requests that a four by four test patch of the proposed repointing be created and that a time is scheduled with staff to review the test patch prior to full execution of the work.** The mortar type proposed (Type N) is appropriate.

While the applicant has indicated that the rooftop addition will not be visible from the public right-of-way, staff's assessment of the surrounding area indicates that is likely the addition will be highly visible from the corner of River Street and Martin Luther King Jr. Boulevard, as well as potentially visible from directly in front of the facades facing both streets (see attached street views). While the addition is only one-story in height and setback from the front of the building, the two-story building is on a prominent corner and the applicant has not provided sufficient evidence that the addition will not be visible. Additionally, no information regarding the materiality, color, and sections of the addition were provided, due to the applicant's assertion that the addition will not be visible. **Staff recommends continuing the request for the rooftop addition, in order for the applicant to provide more information regarding its visibility and materiality.**

Staff finds the preservation standards to be met. All features that are proposed to be removed on the north elevation (River Street), including brick infill, metal and overhead garage doors, storefront windows, iron bars, and stairs, are non-historic. The two storefront doors on the eastern elevation (MLK Jr. Boulevard) are to be replaced in-kind. The exact historic configuration of the storefronts, windows, and doors are unknown. However, it is

likely that the openings where there are currently overhead doors historically held similarly configured doors, as they served as loading locations. **Staff recommends that the new doors within the overhead door openings are revised to be an overhead door type, rather than fixed storefront windows.**

Staff otherwise finds the proposed replacement elements on the north elevation to be historically appropriate. The folding glass partitions proposed in the openings on either side of the elevator will appear as windows, compatible with the other storefront window systems proposed, when closed. The new elements of the building, including the reconfigured/new stairs on the front and side facades, the rooftop glass railing, the fabric awnings, and the transparent mesh plant screening are appropriate and do not obscure any historic or distinctive features of the building. The applicant has indicated that all historic painted signage will remain unobscured.

The applicant is proposing to remove vegetation on the brick, and to clean and repoint where necessary. The cleaning will be undertaken using a water method, and the gentlest means possible. The brick will be repointed in kind; **create a four by four test patch of the proposed repointing be created and schedule a time with staff to review the test patch prior to full execution of the work.** Otherwise, the preservation standards are met.

The new addition is to be one-story and located in the southwest corner of the roof and will be reversible and will not damage or remove any historic elements of the property. However, staff has concerns regarding the visibility of the addition from the facades on Martin Luther King Jr. Boulevard and River Street, both of which staff finds to constitute as primary facades of the building. **Staff recommends continuing the request for the rooftop addition, in order for the applicant to provide more information regarding its visibility and materiality.**

Several openings on the building have been partially or total infilled with brick. The applicant is proposing to remove all infill and to standardize the length of all infilled openings to the top of the new stair, while maintaining all existing headers. The existing overhead garage door opening size will be retained with the new infill and all second floor windows (with the exception of an infilled opening on the left hand side of the front façade) will be fully retained. The openings for the storefront systems on the side (MLK Jr. Blvd.) façade are to be retained. The two open spaces on either side of the elevator are to feature glass railings, which will maintain the visual appearance of the open space. Staff finds the proportion of openings and the rhythm of the solids to voids in the front façade to be visually compatible.

The following materials are proposed to be utilized:

- Storefront Windows/Doors: *YES 45 TU* front set thermally broken storefront system in YH3N Champagne

Staff recommends that the new doors within the overhead door openings are revised to be an overhead door type, rather than fixed storefront windows.

- Human Door: Aluminum and glass
- Folding Glass Partitions: *NanaWall SL60* aluminum folding system
- Glass Railings: *Viva Railings* Beacon glass infill with D clamp
- Green Façade Screen (on elevator): *McNichols* Eco-Mesh wall mount system
- Awnings: Aluminum frame with *Sunbrella* fabric in Fern 4671-0000
- Exterior Lighting: *BEGA* Directed wall luminaire 24 374, in a bronze finish
- River Street Steps/Ramp/Railing: Custom fabricated steel railings, painted black (Sherwin Williams Black Fox SW 7020)
- Rooftop Addition: Material specifications not provided

Staff recommends continuing the request for the rooftop addition, in order for the applicant to provide more information regarding its materiality.

The materials, textures, and colors proposed for the project are otherwise visually compatible.

All historic masonry is to be repaired in-kind, as needed. **Create a four by four test patch of the proposed repointing be created and schedule a time with staff to review the test patch prior to full execution of the work.** Cleaning shall be undertaken in accordance with the preservation brief regarding the cleaning of historic masonry.

No original human doors on the property remain and the materiality/configuration for the openings is unknown. A new egress human door on the River Street façade is to be a storefront door, made of aluminum and glass. The headers and sills of the existing overhead loading dock doors are to be retained and they are to be infilled with storefront windows. **Staff recommends that the new doors within the overhead door openings remain overhead doors, rather than the fixed storefront windows.**

All windows on the second floor of the building are to be retained. A non-historic infill on the left hand side of the River Street façade is to be removed and infilled with a new window to match the existing configuration/materiality on the building. The existing storefronts on the MLK Jr. Blvd. façade are not historic and are proposed to be replaced in-kind. The storefront windows proposed for the openings where infill has been removed are based on historic context and are appropriate.

The railing along River Street is to be a custom fabricated steel railing, painted black (Sherwin Williams Black Fox SW 7020). The stair/railing pictured in the drawing along MLK Jr. Blvd. is a recommendation to the city, as it is within the public right-of-way, and is not part of this review. Additionally, if needed, **ensure the proper encroachment permits for the exterior stair along River Street are received prior to commencement of work.**

Staff finds that the awnings are integrated structurally and architecturally into the design of the façade and will not obscure any character defining features. The awnings will be constructed of metal and canvas.

Staff has determined that the facades facing Martin Luther King Jr. Boulevard and River Street could be classified as primary facades of the building; though the one-story rooftop addition is proposed to be located setback from both facades, in the south west corner, it is likely that it will still be minimally visible from both facades. Additionally, it will likely be highly visible from the corner of MLK Jr. Boulevard and River Street (see attached street views). **Staff recommends continuing the request for the rooftop addition, in order for the applicant to provide more information regarding its visibility and materiality.**

The mechanical refuse and equipment standards are met. The refuse storage area standard is met. Staff finds the lighting standards to be met. The existing parking is on the River Street façade and will be shifted with the construction of an exterior stair. This site does not have access to a lane. The front trellis is to be constructed of 'Eco-Mesh' wire.

PETITIONER'S COMMENTS:

Ms. Katherine Schuff, petitioner, stated they agree with Staff recommendations and the first condition. Would like to use glass door. The second door is needed. Two of the doors will be unusable as such. The addition is not visible from the MLK view. Stucco-finish is proposed for the rooftop. Will try to edit footprint to minimize view.

PUBLIC COMMENTS:

No public comments.

BOARD DISCUSSION:

The Board appreciated the explanation of the doors, but would still like to retain the recommendation regarding it. Concerns regarding seeing the addition from MLK. During the petitioner's presentation, the petitioner indicated that it was required for egress to have one of the overhead doors to have a storefront door, and that the other would open up into the elevator, rendering it unusable. The Board concurred with the petitioner that it would be appropriate for the proposed infill storefronts to remain. The petitioner also presented several more perspectives of the addition, however the Board agreed that they would like to see sightline drawings and more detail on the drawing of the addition in order to make a determination.

STAFF RECOMMENDATION:

Approval of the rehabilitation and alterations to the building located at 3 Martin Luther King Jr. Boulevard with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

- 1. Create a four by four test patch of the proposed repointing be created and schedule a time with staff to review the test patch prior to full execution of the work.**
- 2. Revise the new doors within the overhead door openings to be an overhead door type, rather than fixed storefront windows.**
- 3. Ensure the proper encroachment permits for the exterior stair along River Street are received, if needed, prior to commencement of work.**

AND

Continue the one-story rooftop addition for the property located at 3 Martin Luther King Jr. Boulevard, for a maximum of 90 days, in order for the petitioner to provide information regarding the visibility and materiality of the addition.

Motion

The Historic District Board of Review motioned to APPROVE the rehabilitation and alterations to the building located at 3 Martin Luther King Jr. Boulevard with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Create a four by four test patch of the proposed repointing be created and schedule a time with staff to review the test patch prior to full execution of the work.
2. Ensure the proper encroachment permits for the exterior stair along River Street are received, if needed, prior to commencement of work.

AND

Continue the one-story rooftop addition for the property located at 3 Martin Luther King Jr. Boulevard, for a maximum of 90 days, in order for the petitioner to provide information regarding the visibility and materiality of the addition.

Vote Results (Approved)

Motion: Steven Bodek

Second: Nan Taylor

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

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

- 📎 [Staff Recommendation 22-000178-COA.pdf](#)
- 📎 [Submittal Packet - Narrative and Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Letter of Opposition.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for demolition of a contributing building and New Construction, Part I: Height and Mass, of a four-story building located at **215 Whitaker Street**.

Per the petitioner, "The scope includes the construction of a new hotel, with a below-grade basement (containing Hotel back-of-house program and a Speakeasy space), the Hotel Lobby and Restaurant on the Ground Level, three floors of hotel rooms (totaling (27) keys), and a Rooftop Garden area. The new hotel assimilates with the buildings in the neighborhood, incorporating stone cladding along the ground/pedestrian level and brick cladding at the upper levels."

The petition was originally presented to the Board at the **February 9th HDBR Meeting**. The Board voted to **continue** the petition to the **March 9th HDBR Meeting**, in order for the petitioner to provide additional information regarding the historical significance of the building that is proposed to be demolished. On **February 24th**, Staff met with the petitioner on-site to assess the existing building conditions and determine the extent of any remaining historic materials.

The existing building that is proposed to be demolished was constructed *circa 1930-1940* and is listed as a non-contributing resource within the *Savannah National Historic Landmark District* and the *Savannah Local Historic District*. During the 1930s, a service station was constructed on this parcel. The original building was altered during the 1980s. *Per the Georgia Historic Resources survey card*, Circa 1980s the original small single building was enlarged with two additions, one to the north and one to the east, thus forming an L-shaped building, In the process of doing so the original building was severely altered. The current structure is clad with machine-made brick veneer in a stretcher bond on the north and east facades. There are also brick planters along these facades. The portion of the east façade right next to Whitaker street has been stuccoed and painted. On the south façade a concrete wall addition can be seen with a rectangular 1/1 window, as well as a larger stuccoed wall.

When this part of the wall was stuccoed, a window was filled-in. When looking at the rear/west façade portions of the concrete block addition, the original brick building, and a stucco over brick addition can all be seen. (p. 1) Therefore, due to the extensive alterations that occurred to the building during the 1980s, the resource was listed as non-contributing.

When Staff visited the site on **February 24th**, Staff determined that many of the original openings, and the overall fenestration pattern / configuration remains visible and apparent from the interior of the building. Contrary to previous information provided to Staff, it was evident that many of the character defining features of the original 1930s filling station remain and are worthy of preservation.

Staff determined that extensive alterations occurred to the building during the 1980s, impacting the historic integrity of the original service station which was constructed in the 1930s. However, after visiting the site and examining the interior of the building, Staff determined that the walls have retained the original fenestration patterns and have historic integrity worth retaining and preserving. Although interiors are not within the Board, or Staff's, purview, these features were originally character defining features of the exterior walls of the historic service station and have been enclosed by an incompatible veneer.

The original filling station was constructed within the period of significance for the *Savannah Downtown Historic District (1733-1960)*. The current remains tell the story of a much larger picture. Historic filling stations represent the developmental and economic growth of a city. Structures such as this, played a vital role in making outward / suburban expansion possible. The original architecture of this building embodies a style that was broadly used as the iconic design of Atlantic Motor Oil filling stations during the 1930s. Therefore, the building will be classified as "historic" for purposes hereunder.

When Staff visited the site on **February 24th**, Staff determined that the building is in poor condition; however, not in a condition that is unusual for a building that is currently vacant and has been left to its own demise. Overall, the building is still secure and not an immediate threat to public health or public safety; therefore, its demolition would not be for the good of the public.

Staff does acknowledge that the expense of restoring / recreating the original filling station or incorporating the remaining historic features into a new compatible design, could cause an undue hardship upon the owner of the property. However, the existing condition of the building has not changed since the property was purchased by the owner; therefore, the undue hardship would be of the property owner's own making. The petitioner has, also, not provided evidence to Staff that the application of the standards of this section would deprive the owner of reasonable economic return on the subject property. The standards are not met.

Plans for *New Construction, Part I: Height and Mass*, have been previously submitted by the petitioner for the proposed, replacement building. Please, reference the Staff Report from the **February 9th HDBR Meeting**.

At the **February 9th HDBR Meeting**, the Board continued the petition for the demolition of the building located at **215 Whitaker Street**, and *New Construction, Part I: Height and Mass*. The Board determined that additional information needed to be submitted regarding the existing conditions, and any remaining historic integrity, of the building proposed to be demolished. Therefore, application requirements were not enforced by Staff.

The demolition of the existing building is by request of the petitioner; the proposed

demolition is not due to immediate threat.

The Board expressed concern regarding lack of color and consideration of historic salvaging. **Ms. Arfuso** stated design details will be reviewed in design details Part ii.

PETITIONER COMMENTS:

Jose Gonzalez, stated they tried to design a building that required no to little special exceptions. Studies indicated the red brick color was not as appealing/compatible. It will be a white brick and stone facade. The concerns regarding the original building, exploration of any historic pieces will be implemented in the new structure, though there is not enough to retain the building. Will incorporate whatever can salvaged into the new design.

PUBLIC COMMENTS:

Mr. John Callaway, member of neighboring church, stated there are significant parking issues in neighborhood; their parking will be overtaken by the proposed hotel users. The church was not notified by the petitioner or City. Would rather this be affordable housing rather than a hotel. Requests a continuance.

Mr. Ryan Arvay, HSF, believes there is still historic fabric left. Provide proof of nothing to save; alteration does not render void of historic fabric or eligible for demolition. Would like further study before rendering decision to demolition. Further ornamentation is needed on the rear.

Ms. Melissa Ralph stated it should be made into residential housing with internal parking. No need for another hotel with two bars. This caters to the tourists rather than the resident locals. This is over-commercialization. A museum is more appropriate, as it is historic. Or townhomes with self-contained garages. Requests denial or continuance.

Mr. Gonzalez stated the Ordinance only allows what the community allows. No variances or anything outside of the zoning is requested.

BOARD DISCUSSION:

The Board stated it is in compliance with the design of the area and is well done, though sensitive to the area residents. There was still concern of demolishing a non-contributing historic structure. Additional research would be beneficial before allowing demolition. The Board members were concerned that there may be remaining material from the historic filling station under the existing façade.

STAFF RECOMMENDATION:

Approve the demolition of a non-contributing resource and New Construction, Part I: Height and Mass, of a four-story building located at 215 Whitaker Street with the following conditions, to be submitted with Part II: Design Details because otherwise the work is visually compatible and meets the standards:

- 1. Add an element of architectural articulation to the West-façade.**
- 2. All door frames and window sashes shall be inset no less than (3) inches from the exterior surface of the façade of the building. Storefront glazing shall be inset a minimum of (4) inches from the face of the building.**
- 3. Paired windows must have individual sashes with vertical to horizontal ratios of no less than 5:3.**
- 4. The curved curtain walls must have an operable component OR apply for a Special Exception for inoperability.**
- 5. The parapet must have coping.**

Motion

The Historic District Board of Review motioned to CONTINUE to the MARCH 9, 2022 HDBR meeting, continue the petition for the demolition of a non-contributing resource and New Construction, Part I: Height and Mass, of a four-story building located at 215 Whitaker Street, in order for the petitioner to provide additional information regarding the historical significance of the building that is proposed to be demolished.

Vote Results (Approved)

Motion: Stan Houle

Second: David Altschiller

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

X. APPROVED STAFF REVIEWS

[18. Acknowledge and approve of Staff-approved decisions as presented.](#)

Motion

Acknowledged by the Historic District Board of Review.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

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

[19. Petition of PRO SIGN TECH, Terry Scott | 21-006160-COA | 108 EAST YORK STREET | Awning and non-illuminated sign](#)

[📎 SIGNED Decision Packet 21-006160-COA 108 East York Street.pdf](#)

[20. Petition of WUBBENA ARCHITECTS, James Wubbena | 22-000096-COA | 214 EAST BAY STREET | Install and screen of condensing unit](#)

[📎 SIGNED Staff Decision - 22-000096-COA - 214 E Bay St.pdf](#)

[21. Petition of DOUG BEAN SIGNS, Angela Bean | 22-000113-COA | 609 ABERCORN STREET | Historic sign restoration](#)

☞ [SIGNED Decision 22-000113-COA 609 Abercorn Street.pdf](#)

[22. Petition of ALLEGIANCE ROOFING & EXTERIORS, Kyle Redding | 22-000149-COA | 410 - 412 EAST BROUGHTON STREET | Copper gutter replacement](#)

☞ [SIGNED Staff Dec 22-000149-COA.pdf](#)

[23. Petition of DOUG BEAN SIGNS, Angela Bean | 22-000166-COA | 701 MONTGOMERY STREET | Two awning signs and on under-awning sign](#)

☞ [SIGNED Staff Decision 22-000166-COA 701 Montgomery St.pdf](#)

[24. Petition of FREDDY'S SERVICES, Jose Gonzalez | 22-000183-COA | 235 ABERCORN STREET | Color change](#)

☞ [Staff Decision 22-000183-COA 235 Abercorn St.pdf](#)

[25. Petition of STEVEN BODEK INC., Ashley Field | 22-000187-COA | 441 MONTGOMERY STREET | Facade awning](#)

☞ [SIGNED Staff Decision - 22-000187-COA - 441 Montgomery St.pdf](#)

Mr. Bodek recused himself from this item.

[26. Petition of SIGNS BY JAMES, James Burnsed | 22-000188-COA | 38 WHITAKER STREET | Non-illuminated sign](#)

☞ [SIGNED Staff Dec - 22-000188-COA 38 Whitaker Street.pdf](#)

[27. Petition of DISH WIRELESS, Ashley Charbonneau | 22-000272-COA | 517T ABERCORN STREET | New equipment installation on existing telecommunication tower.](#)

☞ [SIGNED Decision Packet 22-000274-COA 517T Abercorn Street.pdf](#)

[28. Petition of TRINITY METHODIST CHURCH | 22-000302-COA | 225 WEST PRESIDENT STREET | Exterior stucco repair and paint](#)

☞ [SIGNED Staff Dec - 22-000302-COA 225 W President.pdf](#)

[29. Petition of SCAD, Tony Hensley | 22-000319-COA | 516 DRAYTON STREET | Canopy sign with dimensional writing](#)

☞ [SIGNED Staff Dec - 22-000319-COA 516 Drayton St.pdf](#)

[30. Petition of STEVEN BODEK INC., Ashley Field | 22-000324-COA | 424 E LIBERTY STREET | Rear wood repairs and brick repointing](#)

☞ [SIGNED Staff Decision - 22-000324-COA - 424 E Liberty.pdf](#)

Mr. Bodek recused himself from this item.

[31. Petition of TOM SHARPE PROPERTIES, Tom Sharpe | 22-000432-COA | 310 - 315 EAST HALL STREET | In-kind replacement of 38 wood casement windows](#)

☞ [SIGNED Staff Dec - 22-000432-COA 310-315 E Hall St.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[32. Report on Work Inconsistent With Issued COA for the February 9, 2022, HDBR Meeting](#)

[☞ Work Inconsistent with Issued COA_ February Report.pdf](#)

[33. Report on Work That Exceeds Scope of Issued COA for the February 9, 2022, HDBR Meeting](#)

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

[34. Report on Work Performed Without a COA for the February 9, 2022 HDBR Meeting](#)

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

XII. REPORT ON ITEMS DEFERRED TO STAFF

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

[☞ February 2022 REPORT.pdf](#)

[36. Items Deferred to Staff - February Report](#)

[☞ Items Deferred to Staff - FEBRUARY 2022 Report.pdf](#)

[37. COA Inspections - February Report](#)

[☞ February 2022 - REPORT.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[38. Next HDBR Pre-Meeting - Wednesday, March 9, 2022 at 12pm](#)

[39. Next HDBR Regular Meeting - Wednesday, March 9, 2022 at 1pm](#)

[40. Adjourn](#)

3:52

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.