



## Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room  
July 13, 2022 1:00 PM  
MINUTES

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

A Pre-Meeting was held at 12:00 PM at 112 East State Street. Items on the Agenda were presented by Staff, as time permitted, and the Board asked questions. No testimony was received and no votes were taken.

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

**Members Absent:** Nan Taylor

**MPC Staff Present:** Pamela Everett, Assistant Executive Director  
Leah Michalak, Director of Historic Preservation  
Aislinn Droski, Assistant Planner  
Ethan Hageman, Assistant Planner  
James Zerillo, Assistant Planner  
Bri Morgan, Administrative Assistant  
Julie Yawn, System Analyst

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [1. Petition of LS3P Associates Architects | 22-002686-COA | 2 Whitaker Street | Amendment to New Construction](#)

- ☞ [Staff Recommendation - 2 Whitaker St - 22-002686-COA.pdf](#)
- ☞ [Submittal Packet.pdf](#)
- ☞ [Previously Approved Submittal Packet \[File No. 20-001511-COA\].pdf](#)
- ☞ [062220 Expiration of Certificates of Appropriateness.pdf](#)
- ☞ [09.28.2021 Memo on COA Extension.docx.pdf](#)
- ☞ [SIGNED\\_Emergency Order\\_February 1, 2022\\_COVID-19.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for an amendment to a previously approved Certificate of Appropriateness for demolition of a non-contributing

building and New Construction: Part I, Height and Mass for the construction of a 7-story mixed-use building at 2 Whitaker Street as requested because the proposed changes are visually compatible and meet the standards.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: Michael Higgins

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Aye
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

[2. Petition of Larry Killham | 22-002734-COA | 314 West Taylor Street | After-the-Fact Railing Replacement](#)

[☞ Staff Recommendation - 22-002734-COA 314 W Taylor St.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition to approve the proposed alterations at 314 West Taylor Street with the following condition to be submitted to staff for review and approval because otherwise the work is visually compatible and meets the standards:

Change flat balusters on east side railing to match the proposed, after-the-fact turned balusters found on the stair railing.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: Michael Higgins

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye

Melissa H. Rowan - Aye  
Thomas L. Thomson - Aye

### [3. Petition of Steven Bodek | 22-002850-COA | 318 Habersham Street | Alterations](#)

- 📎 [Staff Rec - 212-002850-COA 318 Habersham.pdf](#)
- 📎 [SUBMITTAL PACKET.pdf](#)
- 📎 [Research Packet - 318 Habersham.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for approval of the alterations to rear facade and entryway of the property located at 318 Habersham Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

The NanaWall shall be inset 3 inches from the exterior surface of the facade.

#### **Vote Results ( Approved )**

Motion: Karen Guinn

Second: Michael Higgins

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

### [4. Petition of J. Elder Studio | 22-002859-COA | 13 East Perry Street | Addition](#)

- 📎 [Staff Recommendation - 22-002859-COA - 13 E Perry St.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Submittal Packet - Materials.pdf](#)
- 📎 [Staff Research - Sanborn Maps and Previous COAs.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for approval of the rooftop/rear addition for the property located at 13 East Perry Street with the following conditions to be submitted to staff prior to or in concurrence with the drawings to be stamped for permitting, because the work is otherwise visually compatible and meets the standards:

Revise the window and door systems to present with a 6/6 muntin pattern.  
Provide a physical sample of the simulated steel window to verify its compatibility.  
The door frame and window sashes must be inset not less than three (3) inches from the exterior surface of the facade.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: Michael Higgins

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

[5. Petition of Felder & Associates | 22-002860-COA | 24 East Bay Street | Alterations](#)

- [☞ Staff Recommendation - 22-002860-COA- 24 East Bay Street.pdf](#)
- [☞ Submittal Packet - VRBO Units and Drawings.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ 2008 Survey.pdf](#)
- [☞ Close Zoom on Historic Windows.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for approval of alterations to the front and rear facade of the property located at 24 East Bay Street (18 East River Street) as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: Michael Higgins

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye

Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

[6. Petition of SHAH Architecture & Interiors, Michael Johnson | 22-002861-COA | 13 East Broughton Street | Rehabilitation & Alterations](#)

[Staff Rec - 22-002861-COA 13 E Broughton St.pdf](#)

[SUBMITTAL PACKET.pdf](#)

[STAFF RESEARCH.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for approval of the alterations to the storefront entryway of the property located at 13 East Broughton Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

Provide documentation as outlined in the awning checklist for the design specifications of the awning.  
Reduce the height of the storefront base to a maximum of 24 inches.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: Michael Higgins

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

**IV. ADOPTION OF THE AGENDA**

[7. Adopt the July 13, 2022 Agenda](#)

**Motion**

The Savannah Downtown Historic District Board of Review motioned to adopt the July 13, 2022 HDBR agenda as presented.

**Vote Results ( Approved )**

Motion: Dwayne Stephens	
Second: Melissa Memory	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

**V. APPROVAL OF MINUTES**

[8. Approve the June 8, 2022 Meeting Minutes](#)

[📎 06.08.22 MEETING MINUTES.pdf](#)

<b>Motion</b>	
The Savannah Downtown Historic District Board of Review motioned to approve the June 8, 2022 Meeting Minutes as presented.	
<b>Vote Results ( Approved )</b>	
Motion: David Altschiller	
Second: Karen Guinn	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

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

**VII. CONTINUED AGENDA**

[9. Petition of Pantheon ADC | 22-002854-COA | 11 Jefferson Street | New Construction: Part I, Height and Mass](#)

<b>Motion</b>
Continue.
<b>Vote Results ( Approved )</b>

Motion: Dwayne Stephens	
Second: Melissa H. Rowan	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

[10. Petition of González Architects | 22-000178-COA | 215 Whitaker Street | Demolition of Non-Contributing Building and New Construction: Part I, Height and Mass](#)

<b>Motion</b>	
Continue.	
<b>Vote Results ( Approved )</b>	
Motion: Dwayne Stephens	
Second: Melissa H. Rowan	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

[11. Petition of ELEVATE Architecture Studio | 22-001268-COA | 114 West Bay Street | Rehabilitation, Alterations, and Additions](#)

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

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

- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Letter from City.pdf](#)
- 🔗 [Submittal Packet - Neighbor Signatures.pdf](#)
- 🔗 [Staff Research - Sanborn Maps.pdf](#)
- 🔗 [Staff Recommendation - 21-006813-COA - 113 E Gordon Street.pdf](#)

**\*\*Ms. Melissa Rowan recused herself from this item.\*\***

**Ms. Leah Michalak** presented the petitioner's request for approval for New Construction, Small, Parts I and II for a connector and a four-car garage with accessory dwelling unit above (carriage house), for the property located at 113 East Gordon Lane. The accessory dwelling unit is proposed to be 1375 square feet, one-bedroom and an office, two-stories tall and located behind the main building, at the rear of the property, facing East Gordon Lane.

On April 13, 2022, Candra Teshome with the City of Savannah Planning and Urban Design Department, determined that the proposed structure was an accessory dwelling unit. Staff is proceeding with the review under this determination. On July 1, 2022, the applicant received an official interpretation of the Ordinance from the Planning & Urban Design Department, in order to address an issue regarding the following standard:

"The *footprint* [emphasis added] of the accessory dwelling unit shall be a maximum of 40% of the *habitable floor area* [emphasis added] of the principal dwelling. In the A-1, RSF-E, RSF-30 and RSF-20 districts, the maximum footprint shall be 40% of the habitable floor area of the principal dwelling or 1,000 square feet, whichever is less."

As the ordinance did not define 'habitable floor area', the City researched the Building Code definition, which states that "*habitable floor area*' means the sum of the gross horizontal area of the habitable rooms of a dwelling unit, apartment, or condominium unit." The City therefore determined that; "...the footprint of a proposed accessory dwelling unit shall not exceed 40 percent of the habitable floor area, as defined above, of the principal dwelling on the property." Staff has proceeded with the review under this determination.

The main building at 113 East Gordon Street was constructed in 1868 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The existing building coverage is 36.4% with the existing building footprint at 2,215 square feet. The addition is proposed to be 1,480 square feet, for a total of 60.7% building coverage. The addition will have zero-foot setbacks on both sides and the lane property lines. The carriage house is proposed to be 25'-0" in height and two-stories tall. The building is subservient to the main building, and taller than the adjacent carriage house by two feet. However, the applicant provided evidence of accessory buildings on the same lane that are at heights ranging from 26'-29'. Staff finds the height, proportion of the front façade, and the overall scale of the carriage house to be visually compatible. Staff finds the openings as proposed to be visually compatible. The proposed windows are taller than they are wide and in a similar, although be it an irregular, rhythm as visually related contributing buildings. Openings on the courtyard façade are not visible.

The following materials are proposed to be utilized:

- Paint Colors: Clad Windows & Doors: *Kolbe* "White" Stucco: *Benjamin Moore* BM OC-57 "White Heron" Trim and Spindles: *Benjamin Moore* OC-57 "White Heron" Shutters and Handrails: *Benjamin Moore* HC-154 "Hale Navy"
- Exterior Walls: 3-coat stucco by *Argos*
- Lighting: Chesapeake small copper wall bracket by *Carolina Lanterns*
- Doors and Windows: Clad Windows: *Kolbe* Traditional double hung and casement Clad Doors: *Kolbe* Garage Doors: Clad metal door by *Eden Coast* Wood Doors: Mahogany by *Guerry Lumber/Tucker* Doors and Trim
- Roof Material Flat Roof @ Carriage House and Connector: White TPO roof membrane Sloped Roof over carriage house balcony: *Aluma* clad "Slate Grey" with 1" seam height
- Metal Collector Box, Gutters, and Downspouts *K&M Sheet Metal* "Brookstone" aluminum



collector box (paint to match stucco color) 4" diameter round aluminum downspouts (paint to match stucco color) 6" diameter half round aluminum gutters (paint to match stucco color)

The stucco is proposed to be applied over a wood-framed building and self-furring metal lath, which does not meet the definition of "true stucco" per the ordinance. Stucco is defined in Article 13 of the ordinance as: *Exterior plaster applied as a two- (2) or three- (3) part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder. Also referred to as "true stucco."* *Exterior Insulation Finishing System, or EIFS, is not considered stucco for the purposes of this Ordinance.* **Revise the building system to be two or three coat stucco over masonry.** Staff otherwise finds the colors and materials proposed to be visually compatible.

The roof is proposed to be a flat roof with a parapet, which is visually compatible with the accessory buildings along the lane. The rear structure is to be 60'-9" wide, which is the width of the lot. This is wider than the main building which maintains a side-yard but is generally compatible with the surrounding structures on the lane, the majority of which cover the entire width of the rear of the lot. Staff finds the rhythm of the structure on the lane to be visually compatible. The four-car garage façade on the lane is compatible; a contributing building facing the same lane as four garage door openings. The rear addition/structure creates a wall of continuity that is visually compatible with the surrounding accessory structures along the lane.

The exterior walls are proposed to 3-coat stucco by Argos over a wood-framed building. **Revise the building system to be "true stucco": a two or three coat stucco over masonry.** Staff finds the color proposed for the exterior walls, "White Heron," to meet the standard. The garage doors are the only doors that will be visible from the public right-of-way and are to be a wood, carriage house style door. All windows are rectangular (meeting the ratio) and double hung. The windows are double glazed, SDLs, and muntins are proposed to be 5/8 inches. The windows are proposed to be inset three (3) inches from the façade. All windows are to be wood with transparent glass. Kolbe Heritage Series are proposed which are clad and have previously been approved by the Board for use on new construction. The proposed shutters are to be wood composite (a brand that has previously been approved for use on new construction) and are to be hinged and operable and have a center rail. The low-sloped roof is proposed to be screened by a parapet wall. The parapet is proposed have a stringcourse and a metal coping. The roof material is TPO; however, it is screened by the parapet and is not visible from the right-of-way.

The meter boxes are proposed to be on the façade facing the lane. The new HVAC system is proposed to be roof mounted and screened with wood panels from view the public right of way. The refuse storage area is proposed to within the interior of the building. The proposed wall sconces are proposed to be small copper light fixtures and the hanging light in the balcony is to match. The ADU is connected by a covered walkway and meets the setback standards of the principal dwelling. The structure will be 25 feet in height and abuts a lane.

Based on the City's determination, the standard appears to be met. However, the applicant provided the square footage of 'conditioned space', which is not the same as the '*gross horizontal area of the habitable rooms*', which would not include rooms such as storage, kitchens, bathrooms, etc. Additionally, staff does take issue with the proposed footprint of the building; although it visually along the lane appears similar in size to the historic lane building to the west and across the lane to the west, it is deeper but that depth is not perceptible from the right-of-way. **Provide the calculation for the habitable floor area, as**

**defined by the Building Code.**

Staff finds the 1375sf size of the ADU to be excessive and the office will likely ultimately function as a second bedroom despite its label on the floor plans. The parking will be located within the building.

**Mr. Stephens** asked if a variance will be needed. **Ms. Michalak** stated it would be for a Special Exception for stucco. **Mr. Higgins** asked was this discussed with petitioner. **Ms. Michalak** stated they (Staff) were not aware because they did not have the wall information.

**PETITIONER COMMENTS:**

**Mr. Eli Lurie**, petitioner, stated they were not aware of masonry structure that came out immediately before the meeting. They will work with Staff with this.

**PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, HSF, stated they understand the Zoning Administrators decision. HSF believes this to be a large structure. They agree the second structure will be used as a bedroom. HSF recommends removal of connection from historic building to the carriage house.

**Ms. Kristian Turner**, resident of 115 E Gordon, was concerned of loss of historic standing. Was surprised about the size and mass. Supports staff decision.

**Mr. Lurie** stated it is 25.8%, below the 40%. The connector is not visible from the public right of way.

**BOARD DISCUSSION:**

**Mr. Higgins** stated he is concerned that they have not seen the masonry and how that translates; framing.

**Mr. Thomson** stated the stucco needs concrete. **Ms. Michalak** responded it can be any type of concrete.

**STAFF RECOMMENDATION:**

**Approval** of the petition for **New Construction, Small, Parts I and II for a connector and a four-car garage with accessory dwelling unit above, for the property located at 113 East Gordon Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:**

- 1. The building system must be revised to two or three coat stucco over masonry to meet the definition of "true stucco" within the ordinance.**
- 2. Provide the calculation for the habitable floor area, as defined by the Building Code, with the final drawings to be stamped for permitting.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve of the petition for New Construction, Small, Parts I and II for a connector and a four-car garage with accessory dwelling unit above, for the property located at 113 East Gordon Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. The building system must be revised to two or three coat stucco over masonry to meet the definition of "true stucco" within the ordinance.

2. Provide the calculation for the habitable floor area, as defined by the Building Code, with the final drawings to be stamped for permitting.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: David Altschiller

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

[13. Petition of J. Elder Studio | 22-001843-COA | 302 East Oglethorpe Avenue | Non-Contributing Demolition, New Construction Part I Height and Mass, Special Exception Request, and Variance Recommendation](#)

- ☞ [Staff Recommendation 22-001843-COA 302 E Oglethorpe Ave.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Submittal Packet - Special Exception Request.pdf](#)
- ☞ [Submittal Packet - Variance Recommendation Request.pdf](#)
- ☞ [Submittal Packet - Photos, Drawings, Renderings.pdf](#)
- ☞ [MPC Policy for Documenting Buildings Prior to Demolition or Relocation.pdf](#)
- ☞ [1812 Wesley Chapel Historical Marker.pdf](#)
- ☞ [5-9-2022 Public Comment #2.pdf](#)
- ☞ [H-197601-371-2.pdf](#)
- ☞ [5-9-2022 Public Comment #1.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request of approval for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4-story building for the property located at 302 East Oglethorpe Avenue. The west side of the building has the exterior visual expression of 5-stories; however, it contains a mezzanine within the mansard roof and not a 5th floor.

The applicant is also requesting approval of Special Exceptions from Large-Scale Development standards that state:

*Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.*

*Maximum height shall not exceed two (2) stories within 20 feet of a lane*  
In order to allow for the recesses to be 9'-4" wide and 2'-8" deep and for the building to be 4-stories within 18 feet of the lane.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for an increase of 5% to the *maximum permitted building coverage of 75% in the D-R zoning district* to allow for 80% building coverage.

Because this building is 4-stories (or greater) in a D-R zoning district, it qualifies as Large-Scale Development.

The building is a non-contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The building was severely altered with an approved COA in 1976 [File No. H-197601-371-2]. Per the COA, “... *interior and exterior renovation of an existing concrete block and steel frame building which was erected sometime in the early 1960’s. It was used as an automobile glass and sliding-glass-door shop and sales office. Exterior renovation will consist of covering exterior walls on Lincoln and Oglethorpe with stucco finish ... New arched windows will be added ...*” Photographs of the building prior to this work could not be located. Prior to the current building, the site contained the 1812 Wesley Chapel: Savannah Methodism’s first church building. This church is commemorated near the site with a Georgia Historical Society marker (see attached).

#### **SPECIAL EXCEPTION REQUEST FINDINGS:**

The requested design standards are eligible to receive Special Exceptions. The applicant is requesting approval of Special Exceptions from Large-Scale Development standards that state: In order to allow for the recesses to be 9’-4” wide and 2’-8” deep and for the building to be 4-stories within 18 feet of the lane.

Staff recommends approval of the Special Exceptions; this parcel is significantly smaller (in footprint) than is typical for Large-Scale Development projects within the district. Furthermore, the use of recesses has not been excluded; they have been used in a way that is more in scale with the building than they would be if they met the standard. The distance from the building to the lane (18 feet) is the same as the current condition and allows for parking at the rear of the building which meets the intent of the ordinance. The Special Exception requests are in conformance with the goals of this ordinance and are not detrimental to the appearance of the district. Staff does not recommend any additional conditions, restrictions, or safeguards.

#### **VARIANCE RECOMMENDATION FINDINGS:**

The proposed building covers the same lot percentage as the existing non-contributing building; therefore, staff recommends approval for the variance; however, a Large-Scale Development standard states: *Maximum height shall not exceed two (2) stories within 20 feet of a lane*. The applicant has requested a Special Exception from this standard. Staff recommends that this request be resolved prior to the applicant applying for the variance to the Zoning Board of Appeals.

#### **DEMOLITION FINDINGS:**

This building is listed as non-contributing and is evaluated for contributing status below. The district’s Period of Significance is from 1733-1960. Information obtained indicates that the building was constructed in the 1960s which, likely, indicates the building was constructed after 1960. Additionally, the building was significantly altered in 1976. In addition to lacking integrity, its one-story scale (later 2nd story addition is set back) and lack of fenestration and, therefore, pedestrian level interaction do not make it eligible for contributing status. Staff recommends approval of the demolition with the conditions that the building be

documented per the *MPC Policy for Documenting Buildings Prior to Demolition or Relocation* and that the building be deconstructed, and all materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).

**NEW CONSTRUCTION, PART I FINDINGS:**

The lot dimensions are an existing condition. The proposed building coverage is 80% which matches the coverage for the existing building. The applicant has requested a recommendation for a variance to the Zoning Board of Appeals. No setbacks as required. A lane setback is proposed to accommodate required off-street parking.

Though taller than the adjacent contributing buildings, this is a corner lot facing a major, wider street which can support taller buildings. The building is taller than it is wide which is visually compatible. Openings are taller than they are wide with a regular rhythm of punched openings on the upper floors. The ground floor also has a regular rhythm of larger storefront openings which is typical of and visually compatible with mixed use buildings. The proposed building is attached to the contributing building to the east and spans the full width of the lot which is typical along Oglethorpe Avenue. The ground floor entrances are at grade level without porches which is typical for a mixed-use building.

The east half of the building is proposed to have a flat/parapeted roof and the west half is proposed to have a mansard roof. Mansard roofs, within the district, are not plentiful but they do exist and are visually compatible particularly along major streets and on corner lots such as the grand Second Empire building at Liberty and Bull Streets (see staff research). The proposed building has a more modern interpretation of a mansard roof where it does not have overhanging eaves that are supported by brackets. The roof sits atop a parapet-type wall with straighter mansard lines (see staff research). The building forms a wall of continuity.

The vertical directional expression of the front elevation is visually compatible. This project, due to its height within the D-R zoning district, qualifies as Large-Scale Development. The building exceeds 2-stories and the mezzanine (above the 4th floor on the west side of the building) does not constitute a story. The exterior expression of the ground floor is 14'-8". The exterior expression of the second floor is 13'-4". The exterior expression of the 3rd and 4th floors is 10 feet. The intent of the standard is met. The first floor is designed as a storefront where an "amenity" area is proposed. No setbacks are required. A lane setback is proposed to accommodate required off-street parking. The building fronts two streets: Oglethorpe to the south and Lincoln to the west; both widths exceed 60 feet; however, the Large-Scale Development Standards require wall recesses. This building is located on a tything block, and its primary entrance (into the building's lobby) faces the east-west street (Oglethorpe). The first floor is designed as a storefront where residential units are not proposed. Where an "amenity" area is located, storefront is proposed. The based is proposed to be 16" inches; increase the height of the storefront base to a minimum of 18 inches high and submit the design and/or material with Part II, Design Details. The inset is proposed to be 8 inches; the standard is met.

Staff recommends revisions. Lower the height of the flat roof that is attached to the mansard roof in order to revise the mansard roof to slope from all four sides; remove the cornice from the flat roof to distinguish the mansard roof. The mansard roof contains the habitable mezzanine for the top floor residential units. The flat roof section attached to the mansard roof does not have a stringcourse; however, staff is recommending that portion of the roof be minimized even further and will be minimally visible. Other parapets have a stringcourse and coping. The roof deck is on top of the 4th floor and will not be visible. The intent of the standard is met. Electrical meters are indicated at the rear of the building on the site plan. The equipment is indicated on the roof plan to be on top of the mansard roof which

does not have a parapet to screen the equipment. Provide screening for the rooftop HVAC equipment or provide information indicating that the equipment is not visible from a right-of-way without additional screening. Some of the parking is located in the rear yard; the remainder is inside the building. Vehicular access is from the lane. The standard appears to be met; however, dimensions are not provided. An amenity space and residential units on the ground floor are set back from the streets.

A fence/wall is proposed, along Lincoln Street, aligning with the façade to screen the parking in the lane. The height of the fence/wall was not provided. The footprint is 72' deep and 75'-4" wide for 5,423.76 sf. The building spans with full width of the lot. A one-story height change is provided. The applicant has requested a Special Exception from this standard in order to allow for building frontages to span greater than 30 feet and for the recesses to be 5'-4" wide and 9'-4" wide and 2'-8" deep.

-Along Lincoln Street, the building is 72' wide. From south to north, the building frontage is 28' wide, the recess is 5'-4" wide (2'-8" deep), and the frontage is 26'-8".

-Along Oglethorpe Avenue, the building is 75'-4" wide. From west to east, the building frontage is 28' wide, the recess is 9'-4" wide (2'-8" deep), and the frontage is 36'-0".

This project qualifies as Large-Scale Development because it is 4-stories (and greater) within a D-R zoning district. The contributing building adjacent to the east of this site is 3-stories and the proposed building is 4-stories; however, it appears to be less than 30 feet to the access stair on top of the 4th story. Staff has determined that the access stair does not apply because it is not visible. The dimension far exceeds 30 feet to the mansard roof. The applicant has requested a Special Exception from this standard in order to allow for 18 feet from the building to the rear property line at the lane. The property is eligible for an additional story; however, one is not being sought.

The ground floor qualifies as "all other uses"; however, the window and door percentages were not provided. The building appears to meet the standards; however, provide the windows and door percentages from the ground floor and upper floors; ensure that the standards are met. 8" insets are proposed.

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

**Mr. Jerome Elder**, petitioner, stated he is not seeking any bonus stories and agrees with Staff's comments.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, HSF, understands the height allowance, needs to be seen visually as five stories. The proposed structure will tower over the residential structures; needs to harmonize. Does not agree it meets the intent over the lane. Landmark is in danger status because of large scale development.

**Ellen Harris**, DNA, concerned with overall height and massing in comparison to lower neighboring structures. The form of the building is a concern, which drives the special exceptions and requested variances, it is not in historic form/continuity. Ms. Harris recommends continuance for additional study. Continue or deny Special Exception and variance requests; a non-conforming existing building does not allow for another non-conforming structure.

**Nathan Godley**, area resident and property owner 310 E Oglethorpe and 322 E Oglethorpe. The original church structure that was there was a tragic loss for the city. It is a massive building higher than the other buildings. Suggests relocating the mezzanine. There is concern it will become an Air B&B structure. The architecture is out of context of the neighborhood; would be better along west Oglethorpe. The proposed structure will

detract from the historic aesthetic. **Mr. Godley** stated the ordinance is the problem, as large scale development requires additional height. Needs to be amended so the structure will fit into the neighborhood.

**John Hahms**, area resident, supports other public comments. The opportunity is being missed to replace with an appropriate structure and rein it in. We have an obligation to think of the future of the historic districts; we need to think on the harmony.

**Mr. Elder** thanked all for their comments and he addressed concerns in the design process. Everything proposed is there by right and did address visual compatibility according to the Ordinance in place. They can go from 75% to 18% lot coverage along Lincoln Street; that gives back the parking. That will remove the variance and Special Exception, and keeps the design of the building.

### **BOARD COMMENTS:**

**Mr. Thomson** asked is there anything Staff recommends for this. **Ms. Michalak** responded the use is driving the building form, not the ordinance. This is not a commercial zoning district. D-R, allows minimal commercial; least intensive, allows the least commercial use than any other. All of downtown is mixed use; none are only residential or only commercial; the intensity varies. D-R does not allow large scale development; they have to follow large scale because they have four stories.

**Mr. Altschiller** stated they are creating larger than scale building then apply the ordinance, exacerbate the problem. It is a residential area and not in favor.

**Mr. Stephens** has concerns with mass.

**Ms. Guinn** has concerns with height and mass and overall visual compatibility .

**Ms. Memory** stated she cannot support this project.

**Mr. Higgins** stated he is concerned with large-scaled developments getting further into historic district.

**Ms. Isaacs** agrees with board that the height and mass is not appropriate.

**Mr. Elder** asked for continuance.

### **STAFF RECOMMENDATION:**

**Approval for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4 and 5-story building for the property located at 302 East Oglethorpe Avenue with the following conditions** to be submitted for review by the HDBR with Part II, Design Details because the proposed project is otherwise visually compatible and meets the standards:

1. **The existing building must be documented per the *MPC Policy for Documenting Buildings Prior to Demolition or Relocation* and that the building be deconstructed, and all materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).**
2. **Increase the storefront base (from 16" high) to a minimum of 18" high and submit the design and/or material.**
3. **Railing balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.**
4. **The balconies shall not extend more than three (3) feet in depth from the face of**

a building and shall be supported by brackets or other types of architectural support.

5. Reduce the height of the flat roof that is attached to the mansard roof in order to revise the mansard roof to slope from all four sides; remove the cornice from the flat roof to distinguish the mansard roof.
6. Provide screening for the rooftop HVAC equipment or provide information indicating that the equipment is not visible from a right-of-way without additional screening.
7. Provide dimensions indicating that the structured parking is setback a minimum of 30 feet from both Lincoln and Oglethorpe.
8. Provide the height of the fence/wall.
9. Provide the window and door opening percentages for the ground floor (minimum 55% at amenity area and minimum 25% at the residential areas) and the upper floors (minimum 20%).

AND

**Approval of Special Exceptions from Large-Scale Development standards that state:**  
***Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.***

***Maximum height shall not exceed two (2) stories within 20 feet of a lane***  
In order to allow for the recesses to be 9'-4" wide and 2'-8" deep and for the building to be 5 and 4-stories within 18 feet of the lane because the Special Exception criteria are met.

AND

Recommend **approval** to the Zoning Board of Appeals for an increase of 5% to the maximum permitted building coverage of 75% in the D-R zoning district to allow for 80% building coverage because the variance criteria are met **with the following condition:**

1. The request for the Special Exception standard which reads: ***Maximum height shall not exceed two (2) stories within 20 feet of a lane*** must be resolved prior to the applicant applying for the variance to the Zoning Board of Appeals.

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby continue the petition for for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4 and 5-story building for the property located at 302 East Oglethorpe Avenue to the August 10, 2022 HDBR Meeting.

AND

Continue the request for Special Exceptions from Large-Scale Development standards.

AND



Continue the request for a recommendation to the Zoning Board of Appeals for an increase of 5% to the maximum permitted building coverage of 75% in the D-R zoning district to allow for 80% building coverage.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Michael Higgins

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

[14. Petition of The House Doctor | 22-002678-COA | 117 East Jones Street | After-the-Fact Alterations](#)

🔗 [Staff Recommendation - 22-002678-COA - 117 E Jones St.pdf](#)

🔗 [Submittal Packet - Carriage House Research.pdf](#)

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

🔗 [SIGNED Staff Decision - 21-006257-COA - 117 E Jones C, D.pdf](#)

**Ms. Aislinn Droski** presented the applicant's request of approval for an after-the-fact alteration to the openings on the lane-facing façade of the carriage house for the property located at 117 East Jones Street.

The project description, per the application, includes the following:

1. *Replace lower rear window with a larger, historically correct window to encompass removed A/C wall unit opening. (See Detail)*
2. *Replace breezeway (lane access) door with custom iron gate sized to fix original opening.*
3. *Stucco over T-1-11 plywood on upper west side and lane side stucco to be repaired and scored to match (See original application for stucco specs).*

On December 1, 2021, the applicant was approved for repairs and tuck pointing for the carriage house. The repairs were to be in-kind repairs of the windows, and stucco repair and repainting [File No. 21-006257-COA]. However, when the applicant submitted an amendment to this petition in April 2022, stating that the windows would need to be replaced, “matching the existing configuration/original makeup,” staff found that the window on the left side of the façade had been expanded without approval from the Board. A violation was filed, and the petitioner submitted this application to address the after-the-fact work. While there are no historic photographs of the rear of the property, there is an identical carriage house located at 119 East Jones Street, which staff has utilized to determine historic appropriateness and visual compatibility. Both feature three windows on the second floor. The carriage house at 119 East Jones Street features two doors of small width on the first façade and a carriage house door. 117 East Jones Street was constructed in 1854 and

is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

Staff finds that the after-the-fact window opening is not historically appropriate. The applicant is proposing to place a 58" by 52" fixed window with 16 panes of glass in the opening. While much has been altered on the first floor of this carriage, the adjacent carriage house original openings remain intact and suggests that there was likely a carriage house door in this location. Additionally, the applicant has provided a photo asserting that the stucco is cracking in the "approximate location of original lintel and opening". **Staff recommends that the applicant revise the after-the-fact opening to feature a restored lintel and opening size, referencing 119 East Jones Street, and provide the final drawing to staff for review and approval.**

With regards to the door, the narrow width is a character defining feature of the property that is proposed to be retained. The existing wood door, which is non-historic, will be removed, and a custom black iron gate, sized to fit the existing opening, will be installed. The applicant has begun to remove the non-historic white trim around the door; it will be fully removed with stucco replaced over where the wood trim once was. **Staff recommends restoring the lintel above the lane door, as present on 119 East Jones Street.** The remainder of the non-historic stucco on the historic carriage house will be repaired and scored to match. The same stucco is also proposed to be placed on a non-historic T-1-11 plywood addition to the carriage house, located on the interior courtyard. See below for staff's comments regarding this proposal.

Staff does not find the proportions of the opening (58" x 52") to be visually compatible. While technically taller than it is wide, the window is an irregular shape for the first floor of a carriage house. **Staff recommends that the applicant revise the after-the-fact opening to feature a restored lintel and opening size, referencing 119 East Jones Street, and provide the final drawing to staff for review and approval.**

The gate within the door opening is to be a custom, black, iron gate. The stucco will be repaired utilizing *Argos Magnolla* Type M stucco cement, in the same color as existing. The window is to be a 58"x52" custom wood, single-pane, 16 panel glass window. Staff finds the materials proposed to be visually compatible. The stucco will also be applied over the plywood on the non-historic addition. **If any additional alterations to the non-historic addition are proposed, a COA must be applied for and acquired prior to the commencement of work.**

While the existing stucco is non-historic and obscures the historic brick beneath, the applicant is not proposing to remove it. The existing stucco will be repaired and repainted in-kind. The standard is met. The existing, non-historic, T-1-11 plywood addition to the carriage (located on the upper west side/interior courtyard) is proposed to be covered in stucco. While staff finds this to be appropriate, as it is an existing condition, **any additional alterations to the non-historic addition must be applied for and a COA must be acquired prior to the commencement of work.**

The original door size will be retained, and the new door is based on historic context. **Staff recommends restoring the lintel above the lane door, as present on 119 East Jones Street. Staff recommends that the applicant revise the after-the-fact opening to feature a restored lintel and alternate opening size, referencing 119 East Jones Street, and provide the final drawing to staff for review and approval.**

**Ms. Memory** asked why does it not require a true stucco? **Ms. Droski** responded it is not a

new construction; already existing.

**PETITIONER COMMENTS:**

**Mr. Charlie Angell**, petitioner, stated he could not go into the gate; it was closed in. He was trying to keep the brick from falling in. They really wanted a steel gate as others structures have. Mr. Angell stated the window followed the original pattern from the structure; it was in bad shape.

**PUBLIC COMMENTS:**

There was no public comment.

**BOARD COMMENTS:**

**Mr. Stephens** stated he was struggling with the after-the-fact work. We know they know, then the Board is forced to allow. It is exhausting and makes it difficult to be amenable to anything outside of the ordinance.

**STAFF RECOMMENDATION:**

**Approval of the after-the-fact alteration to the openings on the lane-facing façade of the carriage house for the property located at 117 East Jones Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:**

- 1. Any additional alterations, besides the application of stucco, to the non-historic addition must be applied for and a COA must be acquired prior to the commencement of work.**
- 2. Revise the after-the-fact opening to feature a restored lintel and alternate opening size, referencing 119 East Jones Street.**
- 3. Restore the lintel above the lane door, as present on 119 East Jones Street.**
- 4. Provide a drawing of the revised East Jones Lane elevation, featuring all requested changes to openings.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the after-the-fact alteration to the openings on the lane-facing façade of the carriage house for the property located at 117 East Jones Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

- 1.Any additional alterations, besides the application of stucco, to the non-historic addition must be applied for and a COA must be acquired prior to the commencement of work.
- 2.Revise the after-the-fact opening to feature a restored lintel and alternate opening size, referencing 119 East Jones Street.
- 3.Restore the lintel above the lane door, as present on 119 East Jones Street.
- 4.Provide a drawing of the revised East Jones Lane elevation, featuring all requested changes to openings.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: David Altschiller

Dwayne Stephens - Aye

Melissa Memory - Aye

David Altschiller - Aye

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

[15. Petition of Felder & Associates | 22-002858-COA | 117 West River Street | Rehabilitation and Alterations](#)

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

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

[☞ Staff Research.pdf](#)

[☞ Staff Recommendation - 22-002858-COA - 117 West River Street.pdf](#)

**Mr. Ethan Hagemen** presented the applicant's request for approval for rehabilitation and alterations to the patio/balcony on the River Street and Lower Factors Walk façade of the property located at **117 West River Street**.

The project description is as follows:

*River Street rehabilitations and alterations include raising the head height of each door opening to align with front window header. The existing roofing and plywood enclosure (patio/deck) will be removed to provide for an open patio/deck. The design includes a complete overhaul with repaired floor framing, new pergola roofing, railing, louvers, and supports. The footprint does not plan on being altered.* Lower Factor's Walk rehabilitations include a new wood door on both the western and eastern bays along with new wood shutters.

With regards to the historic configuration of the front façade facing River Street, a photo from March of 1982 shows the building without a patio deck. The second-floor doors appear to be loading doors which could have been used to load and unload goods onto transportation. A photo from 1986 shows the building with an open-air patio deck. Railings are made of a steel material with circular patterns. This photo additionally shows the bottom windows as featuring a single light window, indicating the current windows on the property in this location are not historic. 117 West River Street was constructed in 1852 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

Staff evaluated the current River Street door openings to determine where the historic head heights are. Based on this examination and to reduce the removal of historic character, staff recommends **that the left door be retained in its current configuration**. This door appears to have been the least altered and has retained its historic configuration. The doors along the Lower Factor's Walk façade are to be replaced with wood, which staff finds to be historically appropriate.

With regards to the windows, there is an error in the existing conditions drawing, which locates one window higher than the other. The applicant has indicated that they will be removing the "non-historic windows and frames." In order to ensure minimal loss of historic material, **revise the drawings to reflect the accurate existing conditions and to retain the existing size of the openings with the new windows**. Otherwise, staff finds the new windows proposed to be appropriate; the existing windows are not historic, and the 8-lite configuration is appropriate within the historic context. The existing exterior stucco will be

removed to uncover the stucco beneath, which will be repaired in-kind and painted, which staff finds to be appropriate and will not remove any historic material. **Revise the drawings to reflect the accurate existing conditions and to retain the existing size of the openings with the new windows.** Otherwise, the window openings are not proposed to be altered and are visually compatible.

The roof of the balcony is to be flat/low slope, which staff finds to be visually compatible. The non-historic porch located on the River Street façade is to be removed and replaced in the same footprint. Staff finds the projection of this element to be visually compatible. The materials being used per the applicant include:

- Windows:** The new windows will be custom wood 8-lite French casement windows with single-glazed, true divided lights with a 7/8" muntin and a painted brick masonry trim.
- Doors:** The new doors on the River Street façade will be custom stained wood/ glass single glazed and true-divided lights with a 7/8" muntin. The Lower Factor's Walk door will be a new wood, vertical board door.
- Shutters:** The new shutters along the balcony will be a wood composite Atlantic Shutter and they will be operable (sliding) with a concealed track. The new shutters at Lower Factor's Walk will be vertical board.
- Railing:** The new railing will utilize cast iron panels and a wood handrail/ drink rail.
- Lighting:** The new lighting will be wall mounted Trans Globe Lighting.
- Columns:** The new columns will be rounded steel with a cap and base molding on the second part of the balcony and a simple round on the first floor.
- Balcony Base:** The new porch will utilize the existing balcony floor structure with new wood trim
- Balcony Roof:** Wood louvered pergola roof
- Exterior Walls:** Repaired stucco in-kind

Staff recommends **the shutters have meeting rails in the center of the shutter to fit the visual compatibility of the Historic District.** Additionally, **provide all colors to staff for final review and approval.** The materials proposed are otherwise visually compatible. Currently a non-original stucco material exists on the front façade of the building. The applicant will return the stucco to its historic state through in-kind material repair. Color change is not being proposed and the original stucco will be of an in-kind color.

The standard is met with the condition of the left door (east entrance) be retained in its current configuration. Staff evaluated the openings to determine where the historic head heights are, based on physical evidence. Based on this examination and to reduce the removal of historic material, staff recommends **that the left door be retained in its current configuration.** This door appears to have been the least altered and has retained its historic configuration. The existing doors themselves on the River Street and Lower Factor's Walk are not original. The new doors on the River Street façade will be custom stained wood/ glass single glazed and true-divided lights with a 7/8" muntin. The Lower Factor's Walk door will be a new wood, vertical board door.

Staff finds that the existing condition drawings provided by the applicant appear to be incorrect, with regards to the sill and height of the windows. **Revise the drawings to reflect the accurate existing conditions and to retain the existing size of the openings with the new windows.** Otherwise, staff finds the standards to be met with regards to the replacement windows. The existing windows are not historic, and the new windows will be custom wood French casement windows with single-glazed, true divided lights with a 7/8" muntin, which staff finds to be based on historic context. The new shutters at Lower Factor's Walk will be painted vertical wood. The standard is met for the Lower Factor's Walk

openings. The shutters proposed for the patio/ deck will be wood composite Atlantic shutters. The Board has approved Atlantic wood composite shutters for previous COA's. Staff recommends **the shutters have meeting rails in the center of the shutter to fit the visual compatibility of the Historic District**. The balcony is to feature decorative railing between upper and lower rails and will be spaced appropriately.

The balcony is to serve a commercial purpose for a dining establishment and does not present as a 'porch', but rather as an upper dining area. Staff finds that the materials proposed, which includes the retention of the existing floor, to be appropriate. The roof of the balcony will be flat, which staff finds to be appropriate. The 'addition' of the balcony will not remove any historic material and it is clearly subordinate and an appendage to the historic building.

**PETITIONER COMMENTS:**

**Ms. Gretchen Callejas**, petitioner, agrees with staff recommendations. The window was a graphic error. They were trying to make the doors accessible; left door was least impactful. None of the doors are of normal height; not wanting to change configuration, just want to meet code.

**PUBLIC COMMENTS:**

There was no public comment.

**BOARD COMMENTS:**

Accessibility for all is important.

**STAFF RECOMMENDATION:**

**Approval for rehabilitation and alterations to the patio/balcony on the River Street and Lower Factors Walk façade of the property located at 117 West River Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:**

- 1. The left door must be retained in its current configuration.**
- 2. Revise the drawings to reflect the accurate existing conditions and to retain the existing size of the openings with the new windows.**
- 3. The shutters must have meeting rails in the center of the shutter.**
- 4. Provide all final color selections.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation and alterations to the patio/balcony on the River Street and Lower Factors Walk façade of the property located at 117 West River Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

- 1.Revise the drawings to reflect the accurate existing conditions and to retain the existing size of the openings with the new windows.
- 2.The shutters must have meeting rails in the center of the shutter.
- 3.Provide all final color selections.

**Vote Results ( Approved )**

Motion: Dwayne Stephens	
Second: Melissa Memory	
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

[16. Petition of LS3P Associates Architects | 22-002851-COA | 111-119 Martin Luther King, Jr. Blvd. | Non-Contributing Demolition and Alterations](#)

- 📎 [Staff Recommendation - 22-002851-COA 111, 113, 119 MLK.pdf](#)
- 📎 [Submittal Packet - Narrative.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Submittal Packet - Specifications.pdf](#)
- 📎 [Submittal Packet - Renderings.pdf](#)
- 📎 [Context - Aerial View.pdf](#)
- 📎 [Historic Context - Photos.pdf](#)
- 📎 [Historic Context - Sanborn Map.pdf](#)
- 📎 [MPC Policy for Documenting Buildings Prior to Demolition or Relocation.pdf](#)

**Ms. Leah Michalak** presented the applicant's request of approval for rehabilitation of the buildings located at 111 and 119 Martin Luther King, Jr., Blvd. and demolition of the non-contributing building located at 113 Martin Luther King, Jr., Blvd.

Per the applicant:

111 MLK, Jr. Blvd.

Exterior Walls

The existing masonry walls along MLK Blvd and Laurel Street are proposed to be repaired and repainted in kind. The south masonry wall at 111 MLK will be exposed with the proposed demolition of 113 MLK. The current state of this masonry wall is unknown as it has been behind a bearing wall along the property line between 111 and 113 MLK. We are proposing painting this wall to match the MLK and Laurel Street paint finishes to maintain consistency between street fronting facades and the new courtyard space. It is understood portions of this masonry wall have been retrofitted with CMU masonry in place of the original masonry construction. We are proposing to remove the CMU and rebuild to match the existing masonry veneer construction in kind.

Existing Windows/Doors

Existing Windows along the MLK Blvd and Laurel Street Facades are proposed to remain with a new paint finish as noted in the submittal package.

### New Window/Door Openings

Along the South Masonry wall facing the courtyard at 113 MLK Blvd, new window openings and door openings are proposed in conjunction with the future Office space as currently shown to activate the space. Size, height and proportion are visually compatible with related structures adjacent (contributing and non-contributing). New Windows are proposed to be Aluminum Clad with a Black Aluminum Finish. As this is not a street fronting façade, window placement and space between windows as required by the ordinance was not considered in the design, but we feel are appropriate.

### Awnings

A new fabric awning is proposed along the MLK Jr. Blvd entrance that spans the length of the ground floor storefront. Basis of design and finish is noted in the submittal package.

### Roof

The existing roof structure at 111 MLK is proposed to remain with the exception of removing and reinstalling a new TPO roofing membrane on the existing sheathing and substructure. All existing mechanical equipment, elevator overrun, and vents, openings are proposed to be removed, patching and repairing any openings in the roof structure in kind. The existing skylight at the center of the roof is proposed to remain with repairs as needed. Existing crickets along the north and south of the roof are proposed to remain, with efforts to enhance sloping as to help mitigate standing water and promote drainage to existing downspout locations. New mechanical equipment will be located on the roof and will be screened if visible from the rights-of-way of both street fronting facades.

113 MLK, Jr. Blvd.

### Demolition

The current building located at 113 MLK is not designated as a contributing structure and displays several structural issues. Both these facades are proposed to be demolished, and under a different submission for this property in 2018, were approved for demolition. The proposed design in place of this current structure is a courtyard between the properties of 111 and 119 MLK to create a public space. Additionally, we feel the courtyard will provide connectivity between MLK and future development to the west. Sheet A-003 Illustrates a connectivity diagram displaying the lack of current connection between the East and West of MLK.

### Courtyard

The new proposed Courtyard seeks to bring essential connectivity from Martin Luther King Jr. Blvd. to the westward development of downtown Savannah from the mid twentieth century. With a public courtyard open for all, the proposed design offers essential public space in this area and aims to align public space that is currently being developed at Ann Street. A new promenade extending from Ann Street to Laurel Street has the opportunity to extend its connectivity through the creation of this courtyard space.

A connectivity diagram is provided in the submittal package illustrating the new courtyard design and its proximity to vital connection points between the eastward and westward development patterns bordering MLK JR Blvd. The central entry point at the gate facing MLK JR Blvd. provides prominent access to the internal courtyard between 111 and 119 MLK JR Blvd. This connection point almost centers along the State Street Boundary, a prominent tithing street facing squares within the Historic Oglethorpe Plan.



While this portion of Savannah has developed in the nineteenth century as a separate entity to the Original Oglethorpe Development pattern, it is imperative to note that a lack of walkability and surrounding context has been to the detriment of the area. With future development occurring in Yamacraw and west of downtown Savannah, the proposed courtyard could begin to mediate these missing elements and place make in a manner than promotes active uses and businesses with healthy foot traffic and prominent frontage similar to other downtown corridors like Broughton Street. It is a moment for development to incorporate efficient urban design as a means of connecting separate development patterns and coordinating moments for these areas to share in resources and livelihood.

### Gated Entry Design

The proposed gated entryway from MLK JR Blvd. is proposed to be made of masonry veneer construction with portions infilled with metal balusters. The pilasters incorporated into the gated entry design emulate Bay spacing typically seen in this block of downtown Savannah while still maintaining some transparency into the courtyard. A brick masonry base is provided as well in accordance with the historic ordinance standards. The gated entryway along Laurel Street is the same in terms of materiality. However because the circulation path from MLK to Laurel is angled to align with the promenade public space across from Laurel Street, brick pilaster locations have been adjusted to center the opening to the promenade for continual procession.

113 MLK, Jr. Blvd.

### Stucco Veneer Masonry Walls

The Existing Masonry façade along MLK JR Blvd. is proposed to be repaired and repainted. Through structural analysis, the upper portion of the exterior wall has been reconstructed with exposed structural steel and portions of wall being infilled with CMU. There is significant structural damage due to the various reconstruction methods. New portions of the exterior façade are proposed to match stucco detailing and veneer construction of the current composition. The stucco veneer is proposed to be a 3-part stucco veneer to match existing construction. The Laurel Street façade is proposed to remain as is with a new paint finish to match other exterior facades under this submission.

### Existing Windows/Doors

The existing MLK JR Blvd façade windows and doors are proposed to be repaired in kind and repainted with a new paint finish as noted in the submittal package.

### New Window/Door Openings

Along the North Masonry wall facing the courtyard at 113 MLK Blvd, new window openings and door openings are proposed in conjunction with the future Office space as currently shown to activate the space. Size, height and proportion are visually compatible with related structures adjacent (contributing and non-contributing). New Windows are proposed to be Aluminum Clad Windows with a Black Aluminum Finish. As this is not a street fronting façade, window placement and space between windows as required by the ordinance was not considered in the design, but we feel are appropriate.

### Roof

The existing roof structure at 119 MLK is proposed to remain with the exception of removing and reinstalling a new TPO roofing membrane on the existing sheathing and substructure. All existing mechanical equipment and vents, openings are proposed to be removed, patching and repairing any openings in the roof structure in kind. New mechanical equipment will be located on the roof and will be screened if visible from the rights-of-way of both street fronting facades.

These sites are part of a larger project that is under construction at 110 and 111 Ann Street directly to the west. A different project for the subject parcels, for rehabilitation and alterations to the buildings, was approved by the Board in 2018 [File No. 18-005086-COA] with a 12-month extension issued on August 14, 2019, and amendments approved on July 8, 2020 [File No. 20-002702-COA]. These COAs have expired, and the project will now be reviewed under the new zoning ordinance. The original plan for these parcels was for an indoor market, bars, offices, artist/vendor space, etc. The building, not proposed to be demolished, was approved to be removed and replaced with a new building. Now, the request is for full demolition of the building for an open-air “courtyard” leading to the rest of the owner’s development at Ann Street. A restaurant is intended to be within 119 MLK and office spaces in 111 MLK; all of which can be accessed from either the pathway or MLK.

111, 113, and 119 Martin Luther King Jr. Blvd. were constructed between 1898 and 1916 but the buildings are listed as non-contributing due to extensive alterations and loss of historic integrity. Alterations to the exterior facades took place sometime after 1938, and again in the 1990s. The buildings are located within the Savannah Local Historic District.

Staff has determined that the building does not meet the criteria to become a contributing building. Although constructed between 1898 and 1916, the building lacks integrity due to extensive alterations and loss of materials. Alterations to the exterior facades took place sometime after 1938, and again in the 1990s. Staff recommends the following conditions for the demolition:

1. The existing building must be documented per the *MPC Policy for Documenting Buildings*.
2. The building must be deconstructed, and all materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).

The new openings proposed on the north façade of 119 and south façade of 111 do not face a street and are visually compatible. They are taller than they are wide and present an irregular rhythm which is typical of side facades. It is not atypical to have “gaps” between buildings within the district such as what is proposed. Not gaps caused by missing buildings but, gaps where buildings have never existed, where there are private streets, lanes, paths, etc., where there is a side yard, or for other reasons. Staff finds the rhythm of structures along the street visually compatible. Furthermore, staff agrees with the applicant that the courtyard provides a much needed pedestrian connection to the west side of the district.

Courtyard Walls (paint): Sidewalk Gray  
Courtyard Window lintels (paint), Windows, Metal Fence: Black  
Planters/Benches: exposed concrete  
Fabric Awning: Sunbrella, color: Storm  
Brick and Mortar: Brick, Aspen White and Argos Mortar, Atlanta Antique

The proposed materials, textures and colors are visually compatible. Between the new walls/fences and the existing buildings, a wall of continuity is proposed along MLK and Laurel Street which is visually compatible. All exterior wall materials will match existing. The proposed materials, textures and colors are visually compatible. The Entrance and Doors information was not provided with the submittal packet for new doors within the courtyard. Ensure that the standard is met. The standards are met for the new doors within the courtyard.

The window specification, for new windows within the courtyard, is Windsor Pinnacle series aluminum clad with a 3.5” flat casing. This window has previously been approved by the

Board for use on non-contributing buildings. The standard is met for new windows within the courtyard. The window sash information was not provided with the submittal packet for new windows within the courtyard. Ensure that the standard is met. 9 feet of awning/canopy is proposed, and are integrated structurally and architecturally into the design of the façade. The fabric is Sunbrella which, per the Awning Fabric Policy, is an acceptable fabric.

The height of the fence is not clear.

#### **PETITIONER COMMENTS:**

**Mr. Scott Cook**, petitioner, stated building documentation has been done. All doors and windows will be recessed. The fence height will be 9 feet. They are open to removing the gate. The building will have to be abated; all materials will not be able to be salvaged.

**Ms. Memory** stated the previous design had open space. **Mr. Cook** responded they had always intended to demolish and include an open space connecting to the west. They have hopes to put in a pedestrian crosswalk. There was an open food market proposed initially, but the plan changed. They do want to keep an open and active space.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, HSF, understands building is non-contributing. Would like to see how this non-contributing determination came about, in order to see less loss of existing facade. If it is to move forward, would like to see the removal of the gates.

**Ms. Michalak** stated the structure is non-contributing because of the massive alterations. The context of side of MLK has natural gaps that are good for connectivity. Would not look like a missing tooth.

**Mr. Cook** stated they are concerned with structural stability. The majority of original facade is gone and was replaced with CMU and steel.

#### **BOARD COMMENTS:**

**Mr. Higgins** stated he is seriously concerned with all demolitions. He stated losing the center building interrupts the flow of the block; creates an opening of convenience.

**Ms. Memory** agreed with Mr. Higgins, the interruption of the block is jarring.

**Mr. Stephens** stated he thought the site would have reactivated the area but 2020 happened. He has no issue with opening as there are several spaces on that side of MLK. Safe way of pedestrian traffic.

**Mr. Altschiller** stated the development to the west is inevitable. It is a good idea to consider possible alternatives.

**Ms. Rowan** stated she likes the walkways.

**Mr. Thomson** stated he is okay with proposed project.

**Mr. Higgins** stated he agreed with the courtyard, but still bothered with demo of facades. There are examples of facades retained and would like to see better design.

**Ms. Isaacs** stated a break in continuity has precedence and supports the project.

**Mr. Stephens** stated if the facade was in solid condition, that would have been worth saving. There is no need to demo and put wrapping paper on it.

**STAFF RECOMMENDATION:**

**Approval for rehabilitation of the buildings located at 111 and 119 Martin Luther King, Jr., Blvd. and demolition of the non-contributing building located at 113 Martin Luther King, Jr., Blvd. with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

- 1. The existing building must be documented per the *MPC Policy for Documenting Buildings*.**
- 2. The building must be deconstructed, and all materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).**
- 3. Door frames and window sashes must be inset a minimum of 3 inches from the face of the building.**
- 4. Provide the fence height; it must not exceed 11 feet in height.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation of the buildings located at 111 and 119 Martin Luther King, Jr., Blvd. and demolition of the non-contributing building located at 113 Martin Luther King, Jr., Blvd. with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1.The existing building must be documented per the MPC Policy for Documenting Buildings.
- 2.The building must be deconstructed, and all reasonable materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).
- 3.Door frames and window sashes must be inset a minimum of 3 inches from the face of the building.
- 4.Provide the fence height; it must not exceed 11 feet in height.
- 5.Remove the gates at MLK, Jr. Blvd. and Laurel Street.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Karen Guinn

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

[17. Petition of LS3P Associates Architects | 22-002890-COA | 110 East President Street | Roof Addition](#)

📎 [Staff Recommendation - 22-002890-COA - 110 E President St.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [Staff Research.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request of approval for alterations and a rooftop addition for the property located at 110 East President Street. The historic building's existing roof structure and mezzanine will be removed, and a partial floor added to the top of the building.

Per the applicant:

The petition proposes alterations to the second floor mezzanine and roof. The second floor mezzanine and the roof will be removed and replaced with a similarly sized corporate office area with a roof deck on three sides. The new roof will be 18" taller than the existing roof at the ridge. The proposed roof will follow the same three-sided pyramidal form with the same roof edge condition. The existing asphalt shingle roof will be replaced with a clay barrel tile roof to match the historic original. The existing rooftop mechanical elements will be removed. There will be a slight visual break in the roofline where the roof deck begins, but this will have minimal visual impact from the street. Since we are largely matching the existing roof shape and height, none of the rooftop walls, windows or spaces will be visible from the right-of-way. All openings will be operable bi-fold door systems. All solid infill wall elements will be three part traditional Portland cement stucco. All coping, roof edge, columns and other elements will be clad in aluminum or coil-coated steel in a gunmetal gray finish.

The elevator overrun will protrude from the rear portion of the roof which is now occupied by exposed mechanical equipment. Adjacent to the elevator overrun is a similarly detailed screen wall to conceal all mechanical equipment. Both elements will be clad in aluminum posts and matching louver panels. The existing terra cotta chimney will be retained.

Built as the Standard Oil Company, the building was constructed in 1924 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The rooftop addition is one-story in height, is recessed down into the cornice line of the building and is minimally visible (particularly from the immediately adjacent right-of-way. Although the building is free-standing, the recess, scale, and roof shape of the addition make it compatible. It is set back one full bay from the primary (Drayton Street) elevation as well as the north and south elevations. Staff recommends approval of the rooftop addition. Although the roof structure is proposed to be removed, it is minimally visible from the public right-of-way and the roof shape of the addition mimics that of the existing roof structure which keeps the building's feature. The rooftop addition does not create a false sense of historical development and is not conjectural. Although the roof structure is proposed to be removed, the addition is likely reversible and is differentiated yet compatible with the historic building.

The Height Map permits 4-stories and the building, with the roof top addition, is within the Height Map. The height of the existing building is not increased. The roof top addition does not change the proportions of the front façade. The openings on the addition are minimally visible and appropriate. The roof top addition materials are minimally visible and include the following:

- Dark Bronze metal: windows, doors, and mechanical screening.
- Clay Barrel Tile roof.
- Stucco (finish and color not provided).

Provide the stucco color and finish; otherwise, the materials, textures, and colors are visually compatible. The roof top addition's roof shape is a hip that is the same shape and height as the existing proposed to be removed and is visually compatible. The scale of the building remains the same. Stucco is proposed. Staff recommends approval for use on this

commercial building because it is minimally visible and compatible with the stone building. Provide the stucco color and finish; otherwise, the finishes and treatments are visually compatible. The roof structure is proposed to be removed; however, the roof shape of the addition mimics that of the existing roof form and is minimally visible. Staff recommends approval. A clay barrel tile roof is proposed; the existing roof is asphalt shingle and is not historic. The standards are met.

The rooftop addition is one-story in height, is recessed down into the cornice line of the building and is minimally visible (particularly from the immediately adjacent right-of-way. Although the building is free-standing, the recess, scale, and roof shape of the addition make it compatible. It is set back one full bay from the primary (Drayton Street) elevation as well as the north and south elevations. Although the roof structure is proposed to be removed, it is minimally visible from the public right-of-way and the roof shape of the addition mimics that of the existing roof structure which keeps the building's feature. The addition is likely reversible and is differentiated yet compatible with the historic building. The rooftop addition does not create a false sense of historical development and is not conjectural. Staff recommends approval of the rooftop addition.

#### **PETITIONER COMMENTS:**

**Mr. Neil Dawson**, LS3P, stated they are using a 3-part stucco. The design cannot be seen and will maintain rooflines. It is in line with coping lines that may have originally been higher. The proposed is where it may have originally been. It is an opportunity to put clay tiles back on the structure.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, HSF, stated there is potential the material could be seen as false sense of history. Commends architect for use of viable material. Concerns with visibility of elevator overrun and mechanical screening; recommends moving to north side of structure.

**Mr. Dawson** stated the elevator has to be where it is. No problem moving mechanical screening to north side of structure.

#### **BOARD COMMENTS:**

There were no Board comments.

#### **STAFF RECOMMENDATION:**

**Approval for alterations and a rooftop addition for the property located at 110 East President Street. The historic building's existing roof structure and mezzanine will be removed, and a partial floor added to the top of the building with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

1. **Provide the stucco color and finish.**

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations and a rooftop addition for the property located at 110 East President Street. The historic building's existing roof structure and mezzanine will be removed, and a partial floor added to the top of the building with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide the stucco color and finish.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Michael Higgins

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

[18. Petition of LS3P Associates Architects | 22-002847-COA | 234 MLK, Jr. Blvd. / 245 Montgomery Street | Alterations](#)

🔗 [Staff Recommendation - 22-002847-COA - 234 MLK & 245 Montgomery St.pdf](#)

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

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

🔗 [Staff Research.pdf](#)

**Ms. Aislinn Droski** presented the applicant's request of approval for the alterations to all facades for the property located at 234 Martin Luther King Jr. Boulevard/245 Montgomery Street.

The project proposal and history of the building, per the applicant, is as follows:

*“Historically, this southwest tithing block had a series of frame and brick veneer dwellings that primarily addressed Montgomery Street, Perry Street, and West Broad Street, as evidenced by the Sanborn Fire Insurance Map dated 1888. Around 1919 (estimated date of construction), the Auto Sales and Service warehouse was built, with the primary entrance facing Montgomery Street. Separate stores faced West Broad Street, and dwellings still faced Perry street, as evidenced by the Sanborn Fire Insurance Maps dated 1950 and 1955. Some time prior to 1973, all structures on the opposite half of the tithing block were demolished to leave an open lot for parking.*

*The west-facing façade was never intended to be public or primary, and several non-historic openings were added to the warehouse to support the Electric Sales Inc. company (date unknown). Given the historical development of the building and its context, the petition proposes several new openings to the west facing façade to ensure viability and do not radically destroy character defining features. All existing non-historic infill in the existing large openings will be replaced with new construction infill. The existing steel windows and cast concrete headers will be repaired with limited replacement, as indicated on the drawings.”*

Staff was able to locate several previous COAs in which the building underwent renovations. In 1997, the property was approved for parking lot screening and new openings/windows and doors along the Martin Luther King Jr. Boulevard façade [File No. HBR-199709-1010]. It

appears these alterations were never undertaken. Additionally, in 2012, the building was approved for the replacement of a non-historic door infill on the Montgomery Street façade with the original garage door, which was paneled wood, and was framed/existing on the interior [File No. H-120503-4652(s)-2]. It again appears that this work never commenced, as the existing garage opening on this façade is empty. 234 Martin Luther King Jr. Boulevard/245 Montgomery Street was constructed in 1912-1919 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

### **Montgomery Street/East Façade**

*Demolition:* The infill, door, non-historic window on the left side, and the exterior signage that are proposed to be removed are non-historic and their removal will not alter the historic character of the property.

*New Elements:* Within the existing overhead garage door opening, they are proposing a new steel window and door system which features three window transoms above a horizontal mullion, two windows on either side of a double door, and a metal panel infill beneath the two windows. The bottom windows will align with the head and sill heights of the adjacent windows. While this feature was historically an overhead garage door, this façade serves as the front façade of the property. Staff finds that, with the new use, the placement of a door system, which aligns and is visually compatible with the existing windows, is historically appropriate. The new window on the left side will match those existing. The new windows on the right hand side will be infilled with new fixed steel windows in a paired 2/4 configuration. Staff finds these to be historically appropriate.

### **West Perry Street/North Façade:**

*Demolition:* The applicant is proposing to remove the four overhead garage doors on this facade façade, as well as the existing gutters, downspouts, and exhaust vents. Along the left side of the façade, the masonry infill is to be removed down to 1'-6" from the ground, which is where an approximate sill is on the building. Staff finds the removal of these elements to be appropriate. The infill is non-historic, and the openings will not be altered.

*New Elements:* The left side openings, previously with masonry infill, will have new fixed steel windows and a rowlock sill, to match the Montgomery Street façade. The new windows are appropriate. Within the four overhead door openings, the applicant is proposing vertical metal panel infill, with an entry door in the doors closest to the Montgomery Street and MLK Jr. Blvd. facades. The metal panel infill will be reversible and does not obstruct any historic materials or spaces. The preservation standards are met.

### **MLK Jr. Blvd./West Façade:**

*Demolition:* The exterior signage, overhead garage door, awning, and entry door are to be removed. These are non-historic elements and staff finds their removal to be appropriate. The applicant is additionally proposing the removal of masonry to create three (3) new openings, at 3'-8" by 8'-0" each. Staff finds this masonry to be historic and **recommends reducing the number of new openings proposed to the minimum required by Code to accommodate the new use of the building.**

*New Elements:* The applicant is requesting new awnings over the new window openings and the replaced entry door, as well as new mechanical screening along the roofs edge. Staff finds these new elements to be appropriate. A new aluminum fence is proposed as well and will not obscure any historic elements of the property.

However, within the existing overhead garage door opening, the applicant is proposing to place metal paneling as infill and two new entry doors: one single and one double, with transoms overhead. Over this new entry, the applicant is proposing a stepped metal roofed entrance structure, which will project from the building 6'-1 ¾". Staff does not find the doors



nor the metal entrance structure to meet the preservation standards. This façade serves as the rear of the property and would not have historically featured a multitude of entry doors. There is an existing entry door, which would allow for entry on this facade. A previous 2012 petition stated that the original overhead, wood paneled garage door was on-site (See Context). **Staff requests information regarding the existence of the original wood panel garage door; if retained on the property, staff requests its reinstallation in the overhead garage door opening.** Additionally, the metal structure is obtrusive and will obscure the historic use of this opening as an overhead garage door. **Staff recommends removing the metal entrance structure from the scope of work.**

#### **West Perry Lane/Southern Façade:**

*Demolition:* The stucco infill and entry door within the overhead garage door opening are to be removed, as well as the existing signage and downspouts. Staff finds the removal of these elements to be appropriate, as they are non-historic and not character defining features.

*New Elements:* The existing stucco infill will be replaced with metal vertical panel infill and a new steel entry door on the right side of the opening. The metal panel will be reversible. Staff finds the preservation standards to be met.

#### **Roof:**

*Demolition:* A portion of the roof surrounding an existing skylight will be removed. These are minimally visible and likely non-historic elements, that staff finds appropriate to remove.

*New Elements:* Several new portions of aluminum, horizontal panel, mechanical screening will be installed. The elevator overrun will be located where an existing skylight was. Staff finds these elements to meet the preservation standards.

Largely, the existing openings will not be altered. Those that will be altered are to have non-historic infill removed and original proportions restored. The new openings on the MLK Jr. Blvd. façade are to be taller than they are wide.

Staff finds the rhythm of solids to voids on the Montgomery Street and side facades to be visually compatible. While staff finds the proportions and rhythm of the new windows to be visually compatible, staff **recommends reducing the number of new openings proposed to the minimum required by Code to accommodate the new use of the building. Staff requests information regarding the existence of the original wood panel garage door; if retained on the property, staff requests its reinstallation in the overhead garage door opening;** staff does not find the single and double door and metal panel infill within this opening to be visually compatible. Additionally, staff does not find the projecting metal entrance structure to be visually compatible. **Staff recommends removing the metal entrance structure from the scope of work.** The awnings proposed over the new windows and doors are visually compatible.

The following materials are proposed to be utilized:

- Paint Colors: Existing steel window frames: Cloud Cover Existing stucco veneer: *Sherwin Williams*, to match existing Existing corner guards, steel sign post, and steel conduit: Burnished Slate
- New Windows: *Hope's 'Old World Suite'*; steel fixed windows with simulated divided lites, in Cloud Cover (white) with a stone base (first floor)
- Door: *Hope's 'Old World Suite'*; steel swing door with simulated divided lites, in Cloud Cover (white)
- Opening Infill (North and South Façade): *Pac-Clad* flush steel wall panel, 7" vertical flat-seam in Burnished Slate

- Doors Within Metal Infill: Metal door and frame, in Burnished Slate
- Opening Infill (MLK entrance): Custom steel-clad, weathered paneling in Granite
- Metal Entrance Structure: Custom steel-clad, weathered paneling in Granite (top panel) and Burnished Slate (bottom panel and supports)
- Screening: *Architectural Louvers V2TH7* pre-finished aluminum screen in Sandstone
- Awning: *Sunbrella Open Wing* fabric awning in Fog
- Fence: *Great Fence Commercial Aluminum Fencing* 'Flat Top with Spear, Panel, Style 3' aluminum fence in Black Satin
- Lighting: *American Gas Lamp Works* 'Heritage' gas wall lamp and new gooseneck metal light fixture in existing location

Staff does not find the metal panel infill or entrance structure, to be visually compatible. **Staff recommends removing the metal entrance structure from the scope of work.** Additionally, **provide information regarding the existence of the original wood panel garage door; if retained on the property, staff requests its reinstallation in the overhead garage door opening (or an appropriate overhead garage door type in this location if not available).** Staff finds that the materials and colors proposed are otherwise visually compatible. The roof shape of the historic building will not be altered.

The exterior brick walls will remain relatively untouched but will be repaired in-kind where needed. **Provide information regarding the existence of the original wood panel garage door on the MLK Jr. Blvd façade; if retained on the property, staff requests its reinstallation in the overhead garage door opening (or an appropriate overhead garage door type in this location if not available).** Staff otherwise finds the metal panel infill and steel doors in the other openings to meet the standard.

Staff finds the new windows proposed for existing openings to meet the standard. They are to be steel and either match the surrounding existing configuration or be based on historic context. While staff finds the configuration of the windows within the new openings to meet the standard, there have not been openings in this location historically. **Staff recommends reducing the number of new openings proposed to the minimum required by Code to accommodate the new use of the building.**

Staff finds the standards to be met with regards to the fabric awnings. However, the metal entrance structure obscures character defining features of the rear façade and is not integrated architecturally into the building; **staff recommends removing the metal entrance structure from the scope of work.** The existing roofing material will be repaired in-kind, where necessary. An existing skylight will be altered to accommodate an elevator over run but will be minimally visible from the public right-of-way. The rooftop mechanical equipment will be screened. Refuse will be relocated away from the building and on the adjacent property.

The parking area is existing and is located in the rear yard. The applicant is proposing an additional curb cut along West Perry Street; the width was not provided. **Confirm with Traffic Engineering that a curb cut can be located on West Perry Street and provide the width on the final drawings to be stamped for permitting; the curb cut must not exceed 20 feet in width.** The fence is to be located in the functional 'rear yard' and is to be a 3'-6" aluminum fence.

**Mr. Higgins** asked if there were any updates on the original door. **Ms. Droski** replied no.

**PETITIONER COMMENTS:**

**Mr. Bryan Harder**, LS3P, stated the MLK side was the back, Montgomery was the front. There will be a walkthrough from MLK to acknowledge that side of the building. They have follow up plans with the City. The previous petition was to use the garage doors - no longer there anymore. The goal is reduce the impact of the structure.

**Mr. Stephens** asked what is the motivation for the style of the entry element. **Mr. Harder** stated the time period of the prohibition an distilleries. The motif on the Montgomery side is intentionally exaggerated.

**Ms. Memory** asked is there intent to put signs on the building? **Mr. Harder** replied yes, will come back for that later.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, HSF, stated they were in agreement of Staff's recommendation #3 of removal of the metal entrance structure, as it is not visually compatible.

**Mr. Harder** stated they can do a canopy or trellis, rather than nothing,

#### **BOARD DISCUSSION/COMMENTS:**

The applicant indicated that the original wood panel garage door is not on the premises any longer. Additionally, the Board discussed the metal entrance structure, and the scale. While the Board found that the structure itself could be visually compatible, the scale of the structure was not appropriate, and they added a condition to redesign it.

#### **STAFF RECOMMENDATION:**

**Approval of the alterations to the south and west facades for the property located at 234 Martin Luther King Jr. Boulevard/245 Montgomery Street with the following conditions to be submitted to staff prior to or in concurrence with the drawings to be stamped for permitting, because the work is otherwise visually compatible and meets the standards:**

- 1. Reduce the number of new openings proposed on the MLK Jr. Boulevard façade to the minimum required by Code to accommodate the new use of the building.**
- 2. Provide information regarding the existence of the original wood panel garage door; if retained on the property, staff requests its reinstallation in the overhead garage door opening. If the original door is no longer retained on-site, revise to an appropriate overhead door type in this location.**
- 3. Remove the metal entrance structure from the scope of work.**
- 4. Confirm with Traffic Engineering that a curb cut may be located on West Perry Street; the curb cut must not exceed 20 feet in width, if permitted.**

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the alterations to all facades for the property located at 234 Martin Luther King Jr. Boulevard/245 Montgomery Street with the following conditions to be submitted to staff prior to or in concurrence with the drawings to be stamped for permitting, because the work is otherwise visually compatible and meets the standards:

- 1.Reduce the number of new openings proposed on the MLK Jr. Boulevard façade to the minimum required by Code to accommodate the new use of the building.
- 2.The original door is no longer retained on-site; revise to an appropriate overhead door type on the MLK Jr. Boulevard façade.

- 3.Redesign the metal entrance structure to have more minimal massing.
- 4.Confirm with Traffic Engineering that a curb cut may be located on West Perry Street; the curb cut must not exceed 20 feet in width, if permitted.

Reduce the number of new openings proposed on the MLK Jr. Boulevard facade to the minimum required by Code to accommodate the new use of the building.  
Provide information regarding the existence of the original wood panel garage door; if retained on the property, staff requests its reinstallation in the overhead garage door opening.

Confirm with Traffic Engineering that a curb cut may be located on West Perry Street; the curb cut must not exceed 20 feet in width, if permitted.

**Vote Results ( Approved )**

Motion: Karen Guinn

Second: Thomas L. Thomson

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

[19. Petition of Ward Architecture + Preservation | 22-002849-COA | 344 Barnard Street | Alterations](#)

- [☞ Staff Recommendation - 22-002849-COA 344 Barnard St.pdf](#)
- [☞ Submittal Packet - Narrative and Specifications.pdf](#)
- [☞ Submittal Packet - Photos and Drawings.pdf](#)
- [☞ Staff Research.pdf](#)

**Ms. Leah Michalak** presented the applicant's request of approval for alterations to the property located at 344 Barnard Street. Per the applicant the alterations include the following:

THIS SUBMITTAL SEEKS THE APPROVAL FOR CHANGES TO WINDOWS, DOORS, RAILINGS, AND AWNINGS TO THE PROPERTY AT 344 BARNARD STREET IN PULASKI WARD.

**EXTERIOR MODIFICATIONS**

THE BUILDING'S INTERIOR WILL BE RENOVATED TO ACCOMMODATE ITS NEW OWNERS AND MODERNIZE ESSENTIAL LIVING SPACES. MOST OF THE EXTERIOR CHANGES OCCUR ON THE "NON-CONTRIBUTING" 1-STORY PORTION OF THE HOUSE.

ON THE EXTERIOR, TWO EXISTING DOORS WILL BE REPLACED WITH NEW WOOD/GLASS DOORS, WHICH WILL BE PAINTED BLACK. THREE EXISTING FIXED STAINED GLASS WINDOWS WILL BE REPLACED WITH ALUMINUM CLAD WOOD AWNING TYPE WINDOWS HAVING A FIXED SASH BELOW. THREE METAL AWNINGS EXIST ALONG THE SIDEWALK; THE SOUTHERN MOST AWNING WILL BE REMOVED, THE MIDDLE AWNING WILL REMAIN, AND THE NORTHERN MOST AWNING OVER THE PORCH WILL BE REPLACED. THIS NEW AWNING WILL RESEMBLE A STANDING SEAM METAL ROOF AND WILL BE BLACK IN COLOR. OVER THE 1-STORY PORTION OF THE BUILDING IS A DECK WITH WOOD RAILING PARTIALLY OBSCURED BY A PARAPET. THE WOOD RAILING WILL BE REPLACED WITH A METAL MESH RAILING HAVING A WOOD TOP RAIL. THE RAILING WILL BE PAINTED BLACK. THE EXTERIOR STUCCO WILL BE PAINTED "WHITE TIE" BY FARROW AND BALL.

**CONTEXT:**

Per the applicant:

COMPLETED IN 1890, THE 2.5-STORY MASONRY STRUCTURE WAS ORIGINALLY BUILT FOR ANTHONY AND MARY BASLER. AT SOME POINT IN ITS HISTORY THE INTERIOR WAS CONNECTED TO AN ADJACENT 1-STORY BUILDING. THE 1-STORY PORTION OF THE PROPERTY IS LISTED AS A "NON-CONTRIBUTING" STRUCTURE.

Per staff research, the 1996-1998 survey card (see attached) the non-contributing portion of the building was constructed c.1916.; however, nothing exists in this location even on the 1973 Sanborn Map (see attached) and it has clearly been severely altered since then, likely more than once since it has significantly been altered since the March 1995 photograph included in the Staff Research. However, staff could not locate any COAs for the building in the MPC files.

The awning on the contributing building is proposed to be replaced; the awning is not historic and has not gained historic significance. The double front doors on the contributing building are proposed to be replaced with a single door with sidelites; the applicant did not provide any evidence that a single door originally or historically existed. Staff requests additional information and evidence that the opening historically contained a single door with sidelites.

Staff recommends that the proposed openings on the non-contributing portion of the building be revised to be a window type, proportions, rhythm, and head height that are more compatible with the contributing building. The existing door openings are not proposed to change.

The awning over the porch on the contributing building is proposed to be replaced and one of the awnings on the non-contributing portion is proposed to be removed. The other awning on the contributing portion is proposed to be retained. Staff recommends removing or replacing the awning proposed to remain so as to be visually compatible with the new awning proposed on the contributing building.

***Relationship of materials, texture and color.*** *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The following materials, textures, and colors are proposed:

- Non-contributing building new windows: Marvin Ultimate Aluminum Clad 'Black'
- Non-contributing building new doors: Wood and Glass 'Black'

- All stucco walls: Farrow and Ball 'White Tie'
- Non-contributing building new railing: Wood and metal mesh 'Black'
- All new awnings: Standing seam metal roof 'Black'; seam height not provided. Staff recommends a maximum of 1" high.

Ensure the standing seam height is a maximum of 1" high; otherwise, the proposed materials, textures, and colors are visually compatible.

White stucco with black windows, doors, and awnings are historically appropriate and compatible. The double front doors on the contributing building are proposed to be replaced with a single door with sidelites; the applicant did not provide any evidence that a single door originally or historically existed. Staff requests additional information and evidence that the opening historically contained a single door with sidelites. Staff recommends that the proposed openings on the non-contributing portion of the building be revised to be a window type, proportions, rhythm, and head height that are more compatible with the contributing building. Otherwise, the window standards are met.

Clarify if the awnings are above the public right-of-way; if they are, they shall have a minimum vertical clearance of eight (8) feet above the sidewalk. The awnings are metal.

**PETITIONER COMMENTS:**

Josh Ward, petitioner, stated they are removing two non-historic iron gates, keeping the historic door. They will remove non-historic glass windows with new windows and revert to historic proportions. They are trying to get in sync with the area historic buildings. They will match the porch seams, and the max height will be met.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

**Mr. Stephens** stated he is happy to see there will be adjustments.

**STAFF RECOMMENDATION:**

**Approve the petition for alterations to the property located at 344 Barnard Street with the following conditions to be submitted for review and approval by staff because the proposed work is otherwise visually compatible and meets the standards:**

- 1. Provide evidence that the door opening on the contributing building historically contained a single door with sidelites.**
- 2. Revise the proposed openings on the non-contributing portion of the building to be a window type, proportions, rhythm, and head height that are more compatible with the contributing building.**
- 3. Removing or replace the awning proposed to remain so as to be visually compatible with the new awning proposed on the contributing building.**
- 4. Revise the awning standing seam height to a maximum of 1" high and if the awnings are above the public right-of-way, they shall have a minimum vertical clearance of eight (8) feet above the sidewalk.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations to the property located at 344 Barnard Street with the following conditions to be submitted for review and approval by staff because the proposed work is otherwise visually compatible and meets the standards:

1. Revise the proposed openings on the non-contributing portion of the building to be a window type, proportions, rhythm, and head height that are more compatible with the contributing building.
2. Removing or replace the awning proposed to remain so as to be visually compatible with the new awning proposed on the contributing building.
3. Revise the awning standing seam height to a maximum of 1" high and if the awnings are above the public right-of-way, they shall have a minimum vertical clearance of eight (8) feet above the sidewalk.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: David Altschiller

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

**X. APPROVED STAFF REVIEWS**

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

[21. Petition of COMMONWEALTH CONSTRUCTION, Nehemiah Jayne | 22-002938-COA | 402 EAST HALL/ 6416, 616 HABERSHAM STREET | Replace garage doors to carriage house \(premium steel\)](#)

[📎 SIGNED Staff Dec - 22-002938-COA 402 East Hall St\\_.pdf](#)

[22. Petition of JAK HOMES, Michael Camacho | 22-003018-COA | 714, 716, 718 MONTGOMERY STREET | Exterior color change](#)

[📎 SIGNED Staff Dec 22-003018-COA 714 716 718 Montgomery St\\_.pdf](#)

[23. Petition of ROOF HUNTERS, Rusty Hunter | 22-002941-COA | 406 WEST GASTON STREET | Roof replacement](#)

[📎 SIGNED Staff Dec 22-002941-COA 406 West Gaston St..pdf](#)

[24. Petition of DOUG BEAN SIGNS, Angela Bean | 22-002945-COA | 300 DRAYTON STREET | Wall sign addition](#)

[📎 SIGNED Staff Dec - 22-002945-COA 300 Drayton Street.pdf](#)

[25. Petition of ARRAY DESIGN, Shauna Kucera | 22-001326-COA | 412, 416 EAST GWINNETT STREET | In-kind rehabilitation](#)

[📎 SIGNED Staff Dec - 22-001326-COA 412, 416 E Gwinnett.pdf](#)

[26. Petition of HISTORIC SAVANNAH FOUNDATION, Sue Adler | 22-002771-COA | 321 EAST YORK STREET | Roof and chimney repair](#)

[📎 SIGNED Staff Dec - 22-002771-COA 321 East York.pdf](#)

[27. Petition of DOTTIE'S, Christopher Meenan Phillips | 22-002641-COA | 207 WEST BROUGHTON STREET | Addition of projecting sign](#)

[☞ SIGNED Staff Dec - 22-002641-COA 207 W Broughton St.pdf](#)

[28. Petition of MICHAEL SKAFF | 22-002728-COA | 417 EAST CONGRESS STREET | Color change of main body of structure](#)

[☞ SIGNED Staff Dec - 22-002728-COA 417 E Congress St.pdf](#)

[29. Petition of SKYLINE CONSTRUCTION SERVICES, James Jenkins | 22-002683-COA | 404 EAST McDONOUGH STREET | Repair roof](#)

[☞ SIGNED Staff Dec - 22-002683-COA 404 E McDonough St.pdf](#)

[30. Petition of VETERAN'S FENCE & SUPPLY | 22-002650-COA | 317 WEST HUNTINGDON STREET | In-kind fence replacement](#)

[☞ SIGNED Staff Dec - 22-002650-COA 317 W Huntingdon.pdf](#)

[31. Petition of STEVEN BODEK, INC., Ashley Field | 22-002647-COA | 315 EAST JONES STREET | In-kind repair of balcony decking, porch roof, and ceiling/painting of affected areas](#)

[☞ SIGNED Staff Dec - 22-002647-COA 315 East Jones Street.pdf](#)

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

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

[☞ Work Inconsistent With Issued COA for the July 13 , 2022, HDBR Meeting.pdf](#)

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

[☞ Worked Performed without a COA - July HDBR.pdf](#)

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

[☞ Work That Exceeds Scope of Issued COA - July Report, HDBR.pdf](#)

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

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

[☞ July 2022 REPORT - Stamped Drawings.pdf](#)

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

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

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

[☞ July 2022 - REPORT - Inspections.pdf](#)

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

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

[38. Nominating Committee: Announce Nomination for Vice-Chair](#)

#### **XV. ADJOURNMENT**

[39. Next HDBR Pre-Meeting - Wednesday August 10, 2022 at 12pm - 112 East State Street, Mendonsa Hearing Room](#)



[40. Next HDBR Regular Meeting - Wednesday August 10, 2022 at 1pm - 112 East State Street, Mendonsa Hearing Room](#)

[41. Adjourn](#)

There being no further business to present before the Board, the July 13, 2022 Historic District Board of Review adjourned at 4:15 p.m.

Respectfully submitted,

Leah G. Michalak  
Director of Historic Preservation

/bm

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