



Savannah Historic District Board of Review

112 East State Street - Hearing Room
May 11, 2022 1:00 PM
MINUTES

May 11, 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
Karen Guinn
Michael Higgins
Melissa Memory
Melissa Rowan
Dwayne Stephens
Nan Taylor
Thomas Thomson

Members Absent: David Altschiller

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Felder & Associates | 22-001844-COA | 125 Fahm Street | Amendment to Previous COA](#)

📎 [Staff Recommendation 22-001844-COA.pdf](#)

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

📎 [Decision Packet 21-002106-COA.pdf](#)

📎 [Petitioner's Response to Staff's Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve an amendment to a previously approved

COA [File No. 21-002106-COA] to allow for additional exterior alterations and the installation of new fences at 125 Fahm Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All material specifications (replacement window, doors, light fixtures, revised shutters, etc.) must be submitted to Staff for review. The shutters must be wood or wood composite.
2. The simplified columns shall have a cap and base molding.
3. A minimum of five (5) feet must be provided between a fence and any building where they are parallel.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

[2. Petition of Shah Architecture | 22-001805-COA | 423 East River Street | Rehabilitation and Alterations](#)

[📎 Staff Recommendation - 22-001805-COA - 423 E River St.pdf](#)

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

[📎 Staff Research - Previous COAs for 423 E River St.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve of the alterations to the storefronts for the property located at 423 East River Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

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

[3. Petition of Felder Associates Architecture, Gretchen Callejas | 22-001845-COA | 122 West Taylor Street | Amendment to 21-002847-COA, Alterations to Rear](#)

- 📎 [Staff Recommendation - 22-001845-COA - 122 W Taylor St.pdf](#)
- 📎 [Submittal Packet - Project Description & Drawings.pdf](#)
- 📎 [SIGNED Board Decision - 21-002847-COA - 122 W Taylor St.pdf](#)
- 📎 [Staff Research - 2001 Approval for Addition.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve of the amendment to COA File No. 21-002847-COA, to include alterations to the rear addition for the property located at 122 West Taylor Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. Provide the window specification.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

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

- 📎 [Staff Rec - 22-001254-COA 31 W Congress.pdf](#)
- 📎 [Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve of the petitioner's request for one projecting illuminated sign at 31 W Congress St because the proposed design is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Dwayne Stephens

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

[5. Petition of Patrick Johnston | 22-001993-COA | 23 West Broughton Street | Amendment to 22-000660-COA, Storefront Alterations](#)

- [☞ Staff Recommendation - 22-001993-COA - 23 W Broughton St.pdf](#)
- [☞ Submittal Packet - Project Description & Materials.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Board Decision - 22-000660-COA.pdf](#)
- [☞ Staff Research .pdf](#)
- [☞ Staff Recommendation - 22-001993-COA - 23 W Broughton St.pdf](#)
- [☞ Petitioner Response to Condition.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve of the amendment to a previous COA for the rehabilitation and alteration of the two storefronts for the property located at 23 West Broughton Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. Retain the terrazzo flooring (for both spaces) in its current location.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

IV. ADOPTION OF THE AGENDA

[6. Adopt the May 11, 2022 Agenda](#)

Motion

The Savannah Historic District Board of Review motioned to approve the May 11, 2022 HDBR Meeting Agenda as presented.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

V. APPROVAL OF MINUTES

[7. Approve the April 13, 2022 Meeting Minutes](#)

[📎 04.13.22 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve the April 13, 2022 Meeting Minutes as presented.

Vote Results (Approved)

Motion: Nan Taylor

Second: Melissa Memory

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

[8. Petition of Sottile & Sottile, Christian Sottile | 22-001807-COA | 336 Barnard Street | Non-Contributing](#)

[Demolition and New Construction, Part I Height and Mass](#)

[Board Decision 20-005548-COA.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve the petitioner's request to remove this item from the May 11, 2022 agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Thomas L. Thomson

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

VII. CONTINUED AGENDA

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

Motion

Continue.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Not Present
Nan Taylor	- Aye
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 \(Part I\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

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

Motion

Continue

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Nan Taylor

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

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

Ms. Melissa Rowan recused herself from this item.

Motion

Continue.

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Nan Taylor

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Nan Taylor

Dwayne Stephens	- Aye
Melissa Memory	- Aye

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[16. Petition of Gerald Chambers | 22-001795-COA | 222 East Gwinnett Street | Entrance Alteration and Fences](#)

- [☞ Staff Recommendation 22-001795-COA.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Submittal Packet - Surveys and Site Plans.pdf](#)
- [☞ Submittal - Material Specifications.pdf](#)
- [☞ Submittal - Location of Fence.pdf](#)
- [☞ Staff Research.pdf](#)

Ms. Olivia Arfuso provided the petitioner's request of approval for an entrance door alteration and the replacement / installation of new fencing at **222 East Gwinnett Street**.

Per the petitioner, the existing 36” entry door and sidelites are proposed to be replaced with two entry way double doors. The new doors will measure 59-inches-in-width and will be constructed of oak. The doors will be stained with *Verathane* in the color “Jacobean.”

The existing wood privacy fence is also proposed to be replaced with a new fence that consists of a masonry base and aluminum pickets. A 61" x 72" aluminum gate is proposed to be installed, as well. The two fence sections are proposed to measure 72" x 36" and 72" x 168 3/8". The brick portion of the fence will be 36" in height and will be constructed of Acme brick and mortar. The aluminum fence will measure 36" in height and will have alternating picket tops with gold finials.

222 East Gwinnett Street was constructed in **1884** and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The existing single door with sidelites is proposed to be replaced with a pair of double doors. Staff could not locate any evidence that this building ever had a double-door entrance. While it has functioned as both a single-family dwelling, and multi-residential apartment building, there have been no apparent alterations to the front façade that staff could identify from the public right-of-way. Both single and double-door entrances are apparent on the adjacent, contributing resources. Without clear evidence that this building once had a double-door entrance, such an alteration would alter the character defining entry feature of **222 East Gwinnett Street** and create a false sense of historical development by adding a conjectural architectural element visible on other buildings. The standard is not met. While it is likely that the front door has been replaced, Staff could not locate any evidence that the existing sidelites and/or surround have been replaced. If the sidelites and surround are in fact original, the installation of double doors would, consequentially, lead to the removal and / or alteration of historic materials that characterize the property's entrance. The standard is not met.

The entrance width at **222 East Gwinnett Street** is quite limited. Although similar in overall style, the Queen Anne at **214 East Gwinnett Street** does not have sidelites. This allows for a double-door entrance configuration. If the sidelites and surround are, in fact, original to **222 East Gwinnett Street**, the installation of double doors would lead to the alteration and removal of historic materials. Staff determined that the removal of the sidelites is the only way to install double doors that measure 59-inches (two, 29 3/16" doors).

Per the petitioner, the following materials are proposed:

Entrance Doors: Oak wood with a *Varathane* stain in the color "Jacobean"

Fence: 72-inch-tall aluminum fence (spear top pickets with alternating gold finials) with a masonry base (*Acme* brick, in the "Queen" size and "Heritage" texture in the blend "MGP802." The mortar will be #810276)

Staff determined that the proposed materials, textures, and colors are appropriate and compatible with the adjacent, contributing resources.

The existing wood privacy fence is proposed to be replaced with a new fence that consists of aluminum pickets on a masonry base. *Per the submittal packet*, a 61" x 72" aluminum gate is proposed to be installed, as well. The two fence sections are proposed to measure 72" x 36" and 72" x 168 3/8". The brick portion of the fence will be 36" in height and will be constructed of *Acme* brick and mortar. The aluminum fence will measure 36" in height and will have alternating tops with gold finials.

Staff determined that this style of fence is common in the *Savannah Downtown Historic District* and will imply a continuous wall of enclosure along Gwinnett Street. **Additional information must be submitted to Staff regarding 222 East Gwinnett Street's original door configuration.**

The existing wood privacy fence is proposed to be replaced. *Per the submittal packet*, a 61” x 72” aluminum gate is also proposed to be installed. The new fencing will consist of a 72-inch-tall aluminum fence (spear top pickets with alternating gold finials) with a masonry base (*Acme* brick, in the “Queen” size and “Heritage” texture in the blend “MGP802.” The mortar will be #810276).

Metal fences visible from the front street are common in the *Savannah Downtown Historic District*; however, many of these are historic. Per the standards, “*Fences and walls facing a public street shall be constructed of the material and color of the primary building.*” The foundation and the front stoop at **222 East Gwinnett Street** are constructed of brick, and Staff determined that aluminum is compatible with features visible on contributing resources in the vicinity. **The fence shall not extend beyond the facade of a building, and a minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

PETITIONER COMMENTS:

Mr. Gerald Chambers, stated the door works badly; does not close. Creates a hazard. The door pictured on the same on the street, built in 1884. The doors were removed because the original owner did not like them. The double doors are the original doors.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

There were no Board comments.

STAFF RECOMMENDATION:

Approve the replacement of the existing fence and the installation of a new masonry / aluminum fence at 222 East Gwinnett Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1. The fence shall not extend beyond the facade of a building, and a minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

AND

Continue the alteration of the front entrance to the June 8th HDBR Meeting, so that the petitioner can address the following:

- 1. Submit additional information regarding 222 East Gwinnett Street’s original door configuration.**

Motion

The Savannah Historic District Board of Review motioned to approve the replacement of the existing fence and the installation of a new masonry / aluminum fence at 222 East Gwinnett Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. The fence shall not extend beyond the facade of a building, and a minimum of five (5) feet must be provided between a fence and a building where they are parallel.

AND

Continue the alteration of the front entrance to the June 8th HDBR Meeting, so that the petitioner can address the following:

1. Submit additional information regarding 222 East Gwinnett Street's original door configuration, including historic research provided in the May 11, 2022 HDBR Meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Nan Taylor

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

[17. Petition of LESATELE, LLC. | 22-001810-COA | 720 Habersham Street | Rehabilitation, Alterations, and Additions](#)

- 📎 [Staff Recommendation 22-001810-COA.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Submittal Packet - Material Specifications.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Board Decision 22-000170-COA.pdf](#)

Ms. Olivia Arfuso provided the petitioner's request of approval for the rehabilitation of, with alterations to, the principal building at **720 Habersham Street**. The original Leopold's ice cream location is proposed to be renovated and restored to a functioning ice cream parlor.

Per the petitioner, "All existing exterior envelope to remain and be repaired as required unless otherwise noted below:

- New landing and guardrails at terrace will be visible from Gwinnett Street
- New door onto new landing on second floor will be visible from R.O.W. via an oblique angle from Gwinnett Street looking up and northwesterly
- New egress stairs will be barely or not visible from Habersham St. and Hall Lane, as it will be blocked by the new accessory structure and fences around the perimeter of the property.
- New exterior doors to courtyard will not be visible from R.O.W."

The majority of the proposed alterations are to occur to the existing hyphen that connects the principal building with its historic carriage house.

On **March 9, 2022**, the HDBR heard the petition for a proposed accessory building located

in the rear yard of **720 Habersham Street**. At this time, the Board commended the applicant for presenting a new, contemporary design that is more reflective of modern-day architecture. However, the Board concurred that there are some items that need to be restudied; to help strengthen the building's overall compatibility with the surrounding contributing buildings. Therefore, the petition was *continued* to the **April 13th HDBR Meeting** in order for the petitioner to address the following:

1. Revise the design of the accessory building to meet the Visual Compatibility Criteria, and revise the building form to be compatible with the adjacent contributing resources. The rear yard setback must be reduced to (5) feet.
2. The front façade of the accessory building shall have an appropriate door with a door frame that is inset not less than (3) inches from the exterior surface of the façade, or a Special Exception shall be requested from the appropriate standard.
3. The storefront windows shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel, and the storefront type and glazing transparency shall be provided to Staff.
4. All areas of flat roof must be hidden by a parapet.
5. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.
6. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.
7. Any signs must be appropriately applied for and reviewed.
8. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

On April 13th, the Board voted to approve the petition for *New Construction, Accessory Building (Parts I and II)* at **720 Habersham Street** with the following conditions to be submitted to staff for review and approval:

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

720 Habersham Street, the original *Leopold's Ice Cream* location, is currently listed as a non-contributing building within the *Savannah National Historic Landmark District* and the *Savannah Local Historic District*. Although constructed in **1888**, the building was officially de-listed in **2011**. The historic, principal building was integrated with its carriage house at a later date. Staff determined that the one-story connector is visible on the 1953 Sanborn Map. The two buildings have been merged for a long enough period of time that, now, the entire (combined) structure is considered the permitted, principal use for the property.

Although the principal building, connector, and carriage house were all constructed during the *Period of Significance* for the *Savannah Downtown Historic District*, the petition will be reviewed using the standards for “**New Construction, Alterations to Non-contributing Resources, and Additions.**” This is due to the owner’s appeal of the previous historic determination, resulting in the official de-listing of **720 Habersham Street** in **2011**. The existing void located above the one-story connector, between the principal building and the historic carriage house, is proposed to be renovated into a rooftop terrace. It is Staff’s understanding that this new feature will only be minimally visible, due to a proposed PC steel guardrail along Gwinnett Street and the egress stairs on the North-facing façade.

The following materials are proposed:

- Original double-doors to be reinstated
- New Doors: *Pella*, Architect Series, Traditional, Out-swing, French Door
- PC Steel rear egress stairs and handrails
- Wood landing on upper terrace

Provide material specifications regarding the new chimney that is noted on page A-103 “Roof Plan.”

The existing illuminated “Leopold’s Purest Ice Cream” sign is proposed to remain and be repaired as needed.

A PC steel guardrail is proposed atop the connector, between the second stories of the principal building and the historic carriage house. This railing will imply a visual wall of enclosure along Gwinnett Street; however, the materiality and design is not compatible with the contributing buildings to which it will be visually related. **Staff recommends removing the proposed upper landing of the terrace to limit the visibility of the feature from the public rights-of-way.**

The original, glass and wood, double doors are proposed to be reinstated. (1) new door opening is proposed on the North-facing façade of the historic carriage house. All new doors will be *Pella*, Architect Series, Traditional, out-swing, French doors. **Door frames shall be inset not less than (3) inches from the exterior surface of the building.**

To accommodate the proposed outdoor terrace feature, (1) second-story window is proposed to be relocated, and (1) is proposed to be infilled. It is Staff’s understanding that no new windows are proposed to be installed. **The window infill shall match the existing exterior wall material in-kind. The (1) relocated window shall have framing members covered with appropriate trim that matches the original, existing windows.**

The existing second-story void located above the connector, between the principal building and the historic carriage house, is proposed to be renovated into a rooftop terrace. A portion of the existing carriage house roof is proposed to be demolished to allow for the creation of the deck, as well as a partial portion of the rear parapet. To accommodate for this outdoor feature, (1) second-story window is proposed to be relocated, and (1) is proposed to be infilled.

An upper deck is proposed on the South-end of the terrace. The remainder of the terrace will be located at a lower landing and will be accessible via a small set of stairs. The proposed rooftop leisure space will be visible from Gwinnett Street due to a PC steel guardrail. New egress stairs and railing on the North-facing façade, will be visible from Habersham Street and Hall Lane. The railing(s) will consist of steel pickets that are 4-inches-on-center and will be 3’-6” in height. Due to the commercial nature of the property, Staff speculates that the 3’-

6" railing height is necessary to meet the City of Savannah's building code. **The deck / terrace shall be screened from areas visible from the street and the steel guardrails and staircase shall be painted to blend with the colors of the main building. Pergolas and roof decks shall not be permitted on the street façade.**

It is Staff's understanding that no repairs and/or replacements are proposed for the existing roof; however, a new chimney is noted on page A-103, "Roof Plan." **Provide material specifications regarding the new chimney that is noted on page A-103 "Roof Plan."** A rooftop leisure / terrace space will be visible from Gwinnett Street. *Per the standards*, roof decks are not permitted on the street façade; **therefore, Staff recommends removing the proposed upper landing of the terrace to limit the visibility of the feature from the public rights-of-way.** The existing illuminated "Leopold's Purest Ice Cream" sign is proposed to remain and be repaired as needed. The light source (color unknown) is an existing feature of the historic sign which was restored and reinstalled with approval several years ago.

Mr. Higgins asked about the door.

PETITIONER COMMENTS:

Mr. Talanoa Lesatele, petitioner, will meet supplementary conditions. Would like to keep the landing. It is an integral part of the second floor. Not visible from right-of-way, except guardrail.

Mr. Higgins asked if other options were explored.

Mr. Lesatele stated the door is needed to meet egress requirements of code and will render existing roof-deck unusable.

PUBLIC COMMENT:

There was no public comment.

BOARD DISCUSSION:

Mr. Stephens asked what was the concern regarding the landing. Visual compatibility and rooftop standards. **Mr. Higgins** asked why was it not explored to be compatible with the Ordinance. The Board agrees with Staff recommendations.

STAFF RECOMMENDATION:

Approve the rehabilitation of, with alterations to, the building located at 720 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:

- 1. Remove the proposed upper landing of the terrace to limit the visibility of the feature from the public rights-of-way.**
- 2. Door frames shall be inset not less than (3) inches from the exterior surface of the building.**
- 3. The window infill shall match the existing exterior wall material in-kind. The (1) relocated window shall have framing members covered with appropriate trim that matches the original, existing windows.**
- 4. The steel guardrails and staircase shall be painted to blend with the colors of the main building.**
- 5. Provide material specifications regarding the new chimney that is noted on page A-103 "Roof Plan."**

Motion

The Savannah Historic District Board of Review motioned to approve the rehabilitation of, with alterations to, the building located at 720 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:

1. Remove the proposed upper landing of the terrace to limit the visibility of the feature from the public rights-of-way.
2. Door frames shall be inset not less than (3) inches from the exterior surface of the building.
3. The window infill shall match the existing exterior wall material in-kind. The (1) relocated window shall have framing members covered with appropriate trim that matches the original, existing windows.
4. The steel guardrails and staircase shall be painted to blend with the colors of the main building.
5. Provide material specifications regarding the new chimney that is noted on page A-103 ";Roof Plan.";

Vote Results (Approved)

Motion: Nan Taylor

Second: Michael Higgins

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

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

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

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

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the petitioner's request approval for New Construction, Part I, Height and Mass, for a new two and half story main building with an attached carriage house for the property located at 222 West Gwinnett Street.

The description of the project, per the applicant, is as follows:

"222 W. Gwinnett is a proposed single family detached structure built on existing small lot. The site is within the Downtown Historic District and is zoned D-R. Located at the corner of W. Gwinnett and Jefferson St., the site is vacant and consists of 2,970 sq. ft. of gross area.

The proposed building is a single family house of 2 and a half stories with an attached small carriage house off of Jefferson St. The front of the building matches the setback of it's Victorian era neighbor, as does the general height and roofline. The roughly 20' setback is proposed to be treated as a formal forecourt, edged with brick piers and continuous low boxwood hedges. A formal landscape plan will be prepared for future submissions. The

building is set off the rear property line 14' with an access easement of 13' running across the property. Trash and utilities will be located on the east side of the house behind wood fencing.

The proposed building is brick with siding in the roof gables. The home also features bay windows which would be painted trim work. The roof has a pair of small dormers. The east dormer is a small, shed dormer which is required for elevator clearance and will not be seen from the ROW. The west or Jefferson Street dormer is a single gable dormer."

The parcel for which this building is proposed, 222 West Gwinnett Street, as well as the lot/building to the rear, were historically one parcel under the address 220 West Gwinnett Street. The historic building at 220 West Gwinnett Street and the one-story building to the rear were parceled off sometime after 1973, the Sanborn Map for which still depicts the site as one property. The parcel for which the new construction building is proposed was not historically developed and served as the side yard for the historic building at 220 West Gwinnett Street.

The petition was continued at the April 13, 2022 HDBR meeting due to a lack of sign postings. The applicant submitted no new information between the two meetings. The property located at 222 West Gwinnett Street is a vacant lot within the Savannah National Historic Landmark District and the Savannah Local Historic District.

The lot size is 2, 790 square feet. The lot width is 31.94 feet. The building coverage is to be 45.7%. The front yard setback is to align with the neighboring property at about 20'-5". The rear yard setback is to be 18' and the side yard setbacks are to be 1'-4". The building is to be two and half stories tall and is located in a three-story height maximum area.

The neighboring historic property, 220 West Gwinnett Street, has a height of 40'-4"; the proposed new building at 222 West Gwinnett Street is to be 41'-9" in height and two and half stories tall, which is permitted by the Height Map. Staff finds the overall height, vertical character, and scale of the proposed building to be visually compatible. The carriage house is to be two stories tall and is to be 34'-9" in height and a width of 14'-11" along Jefferson Street. A similar style carriage house exists at 895 Howard Street/111 West Gwinnett Street. Staff finds the scale of the attached carriage house to be visually compatible. The proportion of the front façade is visually compatible.

With the exception of the windows proposed for within the front gable and the windows on the east elevation, which will not be visible, all windows are to be taller than they are wide and are visually compatible. Staff does not find the windows within the front gable to be visually compatible **Staff recommends revising the triple windows within the gable to be symmetrical paired windows.** The front façade is to feature a portico over the front door which is located on the left side of the front façade. However, the portico is not proposed to project farther than what appears to be a few feet from the building. **Staff recommends that the front portico project further from the building, so as to read as a projecting element.** The attached carriage house is to feature a garage door and the connector is to feature a door as well. The building itself is to feature two dormers that project from the east and west elevations of the roof. The dormer on the east elevation will be minimally visible. Staff otherwise finds the rhythm of entrances, porch projections, and walkways to the building to be visually compatible.

The main building and attached carriage house are to feature gable roofs, which are visually compatible with the contributing building in the surrounding vicinity of the property. The

exterior expression of the height of the first story, or the second story in the case of a raised basement, is not less than 11 feet. The exterior expression of the height of each story above the second is not less than 10 feet. The building is to be located on West Gwinnett Street, and utilized the adjacent building form at 220 West Gwinnett Street. The property is located in a portion of the Downtown Historic District which does not strictly maintain the trust/tithing lot pattern. However, the building is proposed to match the 20 foot setback that is present at the neighboring property, meeting the intent of the standard. The exterior wall standard is met. The building will contain one (1) entrance and does not front a square.

Staff recommends revising the triple windows within the gable to be symmetrical paired windows. The standard is otherwise met. **Staff recommends that the front portico project further from the building, so as to read as a projecting element.** The front portico currently is not depicted as having foundation piers due to its close proximity the main building. The roofs are to be pitched 10:12. The eave standard is met. **Ensure the gable end rakes overhang at least eight (8) inches on both the main building and the attached building.** The standard regarding soffit placement is met. All equipment and refuse will be stored in the side yard, and will be screened. The property is located on a corner lot and parking is to be located within the garage and on an easement in the rear. **Provide information regarding the curb cut.** The applicant has indicated that there will be a fence located in the side-yard and potentially along the rear. However, no specific information was provided. **Provide the fencing information.** The building is setback on an east-west street with a front garden.

Ms. Isaacs asked if there are any compatibility issues with dormer, as they don't match each other.

Ms. Michalak responded not that uncommon; up to the Board to decide.

PETITIONER'S COMMENTS:

Ms. Liv Garcia, petitioner, agreed with staff recommendations and will make requested adjustments.

Mr. Stephens asked if a different dormer would be considered.

Ms. Garcia stated they are not opposed to changing dormer.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

Agreed with Staff's recommendation.

STAFF RECOMMENDATION:

Approval of New Construction, Part I, Height and Mass, for a new two and half story main building with an attached carriage house for the property located at 222 West Gwinnett Street **with the following conditions** to be submitted for review by the HDBR with Part II, Design Details, because the work is otherwise visually compatible and meets the standards:

1. **Revise the triple windows within the gable to be symmetrical paired windows.**
2. **Revise the front portico project further from the building, so as to read as a projecting element.**
3. **The gable end rakes must overhang at least eight (8) inches on both the main building and the attached building.**
4. **Provide information regarding the curb cut.**

5. Provide the fencing information.

Motion

The Savannah Historic District Board of Review motioned to approve of New Construction, Part I, Height and Mass, for a new two and half story main building with an attached carriage house for the property located at 222 West Gwinnett Street with the following conditions to be submitted for review by the HDBR with Part II, Design Details, because the work is otherwise visually compatible and meets the standards:

1. Revise the triple windows within the gable to be symmetrical paired windows.
2. Revise the front portico project further from the building, so as to read as a projecting element.
3. The gable end rakes must overhang at least eight (8) inches on both the main building and the attached building.
4. Provide information regarding the curb cut.
5. Provide the fencing information.

Vote Results (Approved)

Motion: Nan Taylor

Second: Michael Higgins

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

[19. Petition of Barnard Architects, Bob Portman | 22-001785-COA | 115 East Bay Street | After-the-Fact Roof Structure](#)

🔗 [Staff Recommendation - 22-001785-COA - 115 E Bay St.pdf](#)

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

🔗 [Submittal Packet - Before and After Photos.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for an after-the-fact retractable roof structure long the lane for the property located at 115 East Bay Street.

The description of the structure is as follows:

"This canopy was installed approximately at the end of March 2022. It was designed, fabricated, and installed by Roll-A-Cover International Bethany, CT. Their shop drawings are attached behind Drawing Sheet A4. It covers the existing metal roof (over the bar) extending over the seated area. It connects at its high point to an existing steel frame mechanical screen and low point over a masonry/stucco wall. Slope of the canopy is West (high) to East (low). There are no portions of the awning canopy projecting into a right-of-way and adjacent property.

The awning canopy consists of 5 main aluminum frames measuring approximately 2" x 8",

spaces ~6" on center. These frames support four fixed canopy panels and four retracting panels. The division of closed to open is half of the frame length. The fixed closed panels are above the existing standing seam metal roof; retractable open panels are above the seating area. All the canopy frame material is extruded clear anodized aluminum. The inset panels are 10mm grey tinted multiwall polycarbonate."

115 East Bay Street was constructed in 1853 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Downtown Historic District. The existing stucco rear wall and mechanical screening were approved between 2012 and 2013, with the final amendment approval for the project occurring on September 26, 2013 [File No. 13-004983-COA]. No additional work beyond the after-the-fact structure being applied for in this submission was completed without approvals. The structures to which the structure is attached were constructed sometime after 2013 and are non-historic; no portion of the historic building has been touched or altered by this work.

There are no maximum building coverage for this district. The roofing structure is to be a slight shed roof, which is connected to existing mechanical screening and sits above an existing stucco wall. The roof slopes down to connect to another stucco wall on the eastern side of the property. **Staff recommends revising the east end of the roof to feature a gutter and a soffit which is perpendicular to the stucco wall.** Otherwise, staff finds the structure to be visually compatible. Per the applicant, the roof structure is custom, and fabricated out of "*extruded clear anodized aluminum. The inset panels are 10mm grey tinted multiwall polycarbonate.*" Staff finds the tinted polycarbonate and aluminum to be visually compatible materials for the lane roof.

Though the applicant referred to the structure as an awning/canopy, staff finds that the structure does not fall under a 'prefabricated shade structure', as it was a custom built roof for the property. However, staff does find that it is integrated structurally and architecturally into the design of the existing structures, as it will connect to an existing metal screening mechanism. See staff's continued comments regarding the structure under **Roofs. Staff recommends revising the east end of the roof to feature a gutter and a soffit which is perpendicular to the stucco wall.** Staff finds the standards to be otherwise met, as the roof is pitched 4:12 and is not attached to the primary building. Staff finds the intent of the material standards to be met.

Mr. Higgins asked where would the water be sent from the gutter. **Ms. Michalak** stated the petitioner will provide that information.

PETITIONER COMMENTS:

Mr. Bob Portman, petitioner, stated they agree with staff recommendations. Will find out about gutter concerns. **Mr. Thomson** asked if this was the actual dimensions of the material, and the thickness of material. **Mr. Higgins** asked how would gutter be modified and gutter runoff.

Trey Wilder stated it can be stopped short and into planter boxes. **Mr. Portman** stated that the gutter will slope from kitchen side into the lane.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, expressed concern with the after-the-fact request. Believes it was a deliberate act on the part of the petitioner. Had the awning been applied for before installing, it could have been done in a way that was more visually compatible. Not in favor of the petition, the awning should be removed, not dressed up to look nice.

Mr. Dean Aldridge, 117 E Bay St, agrees with Mr. Arvay. It was built without permission and the water sheds directly onto 117 E Bay. Would like it shortened or removed.

Mr. Portman, stated it is in a lane; worse things to look at. The water problem will be fixed.

BOARD DISCUSSION:

Mr. Thomson stated it should have been applied for first. **Mr. Stephens** stated he advocates utilizing space, however the aesthetic is concerning. Although it is in a lane, there are initiatives of cleaning up the City's lanes. The pitch and its visibility is his concern.

Mr. Higgins has concerns of the after-the-fact. It could have been more compatible if applied for through the Board. It is also used as an entrance; not just a lane. The material conflicts with existing structures. It would not look as it does now if it had gone before the Board first. Agrees with HSF.

STAFF RECOMMENDATION:

Approval of the after-the-fact retractable roof structure long the lane for the property located at 115 East Bay Street with the following condition because the work is otherwise visually compatible and meets the standards:

- 1. Revise the east end of the roof to feature a gutter and a soffit which is perpendicular to the stucco wall.**

Motion

The Savannah Historic District Board of Review motioned to continue the after-the-fact retractable roof structure long the lane for the property located at 115 East Bay Street in order for the applicant to address Staff's original condition for approval (see below) and amend additional details to make the roof structure more visibly compatible:

1. Revise the east end of the roof to feature a gutter and a soffit which is perpendicular to the stucco wall.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Dwayne Stephens

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

- 🔗 [Submittal Packet - Narrative and Material Samples.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Photos.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Petitioner's Presentation.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for alterations and a rooftop addition for the property located at 24 East Broughton Street. The roof structure will be removed and the second floor height reduced to add a 3rd story rooftop addition. The rooftop addition will not be visible from the front façade. Exterior alterations include a new access opening into the building off East Congress Lane, replacement of three lane doors (and reverse the swings of two of them), and reopen previously enclosed windows on the second floor of the lane façade.

The historic building was constructed in 1927 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. Prior to this building, the site consisted of wood-framed buildings that can be seen in the photograph provided in the applicant's "Narrative". The current building has been modified several times. The original 1930s storefront can be seen in the photographs provided by the applicant on page HDBR-1 of the "Drawings"; at this time there were two or three storefronts. By 1955, three businesses were combined into one, the original storefronts removed and a version of what is there today installed. Several of iterations of the 1950s storefront can be seen in the "Staff Research"; the storefront was modified (as was a large area of the front and rear facades) several times until the 2000s when the building was rehabilitated. The front façade was uncovered and restored; the current storefront remained in place. A photograph during the rehabilitation can be found in "Staff Research".

No changes will create a false sense of historical development or those proposed to be removed have gained historic significance. The standards regarding historic character and distinctive features are met. Rear doors proposed to be replaced are not historic and, therefore, no loss of historic materials is proposed. The windows proposed to be installed on the 2nd floor of the rear façade are not a replacement for historic features; however, they are proposed to be appropriate in configuration, design, and materials. Staff recommends that the new masonry opening on the rear façade be reduced to a head height to be compatible with adjacent door height openings and a width to be compatible with adjacent door width openings in order to minimize the loss of historic materials.

No chemical or physical treatment is proposed on the exterior. The rooftop addition is differentiated from the old and yet is compatible. The roof structure materials themselves do not characterize the property as they are not visible from a public right-of-way. The removal of the roof structure is likely not reversible; however, the roof structure is not visible from a public right-of-way and, therefore, not within the HDBR's purview and removal of the roof structure does not change the form of the building as viewed from the public right-of-way. Historic roof structure materials are proposed to be "deconstructed, catalogued, and reused in the project, or salvaged for use in other construction projects and diverted from the landfills."

The Height Map permits 4-stories in this location for new construction buildings; this is an historic building. However, staff recommends – as an individual component of the building - that the higher level of the rooftop addition be reduced to the greatest extent possible to be less impactful on the roof lines of the adjacent buildings. The rooftop addition is not visible from the front façade and, therefore, does not change the proportions of the front façade.

All openings on rear façade are existing or existing proposed to be reopened with the exception of the new masonry opening for the new entrance. This entrance is proposed to be 12'-1" high by 6 feet wide. Staff recommends that the new masonry opening be reduced to a head height to be compatible with adjacent door height openings and a width to be compatible with adjacent door width openings.

The following are the proposed materials and colors:

- Paint 1: Essential Gray
- Paint 2: Black Magic
- Stucco 1: Cloud with a Fine Finish
- Cast Stone 1: Graphite with Smooth Finish
- WF 1: (Windows, Sashes) White
- WF 2: (Windows, Transom) White
- A1: Clear Polished Anodized Aluminum
- M-1: Metal Coping: Burnished Slate

The colors are visually compatible; however, staff recommends that the rooftop addition stucco material be changed to a more visually compatible material. Additionally, staff recommends that the cast stone be removed from around the new masonry entrance on the lane; it is not visually compatible for a lane entrance to be accentuated. Lanes are utilitarian and not intended for main entrances. The roof shape of the rooftop addition is proposed to be flat which is appropriate because it differentiates itself from the roof shape of this historic building as well as those that are visually related.

With the removal of the roof structure and creation of the uncovered "outdoor" space created inside the building behind the parapet wall, the parapet wall is significantly over 4 feet high; however, the building is permitted to be 3-stories, therefore, it is moot. The new 3rd story is considered habitable. The exterior expression of the floors of the existing building will not change with the removal of the interior structure.

This is a commercial building and the proposed exterior wall finish for the rooftop addition is proposed to be finished in stucco (which is permitted above for residential exterior walls, which is not listed as permitted for commercial exterior walls. The stucco is proposed to be over metal stud wall which doesn't meet the definition of "true stucco" within the ordinance, which states: "Exterior plaster applied as a two- (2) or three- (3) part coating directly onto masonry". Staff recommends that the wall composition be changed to true stucco or an alternate material that meets the ordinance or which is not strictly prohibited and is visually compatible (such as metal panels).

It is unlikely that the three (3) doors proposed to be replaced on the lane are original or historic. The two on the west side of the façade are clearly replacements as they do not fit the size of the original masonry openings. The opening on the east side of the façade, although is possible an original opening, is not an original or historic door. All doors are proposed to be replaced with flush hollow metal doors. The intent of the standard is met. None of the door are original or historic and hollow metal doors are appropriate for a lane façade. The new masonry opening proposed on the lane façade is a cased opening. The door and frame are recessed from the rear façade approximately 4 feet which will be minimally visible from the public right-of-way. The door and frame will be aluminum storefront. The intent of the standard is met.

Original fenestration openings on the rear façade are proposed to be reopened and new double-hung windows with transoms are proposed to be installed; however, specifications were not provided, and the section indicates that the windows are double-paned. Provide a

specification for the windows and transoms; ensure that they are wood single-paned. Staff also recommends that that, instead of two separate transoms over the pair of windows that one transom be provided which is more visually compatible.

The original roof configuration is a parapet which will be maintained. The roof structure proposed to be removed is not visible from a public right-of-way and the new roof addition does not affect the original roof configuration. Because it is a rooftop addition, staff recommends approval of the flat roof because it minimizing the height of the addition. The rooftop addition is not visible from the front elevation, is clearly an appendage, is subordinate in mass and height to the historic resources and is inconspicuous. Although the entire roof structure is proposed to be removed, the roof structure is not visible from the public right-of-way and, therefore, is not under the purview of the HDBR; however, it does create an irreversible negative condition to the contributing building.

PETITIONER COMMENTS:

Mr. James Gallucci, petitioner, stated the window omission was an oversight. Marvin Ultimate wood single ADL - no historic on documentation as to what the openings were. Will work with staff to create muntin pattern. Agree to create a singular transom. Roof top veneer - don't know what structural system will be. Repurpose the wood trusses upstairs. Would like to keep three coat stucco system on wood sheathing to help with weight. Willing to work with staff. Existing trusses are deep. Using the shorter (4 feet) will create 9 - 12 ceiling trusses. Would like to keep volume as designed. Can reduce rear opening to preserve historic material; intended to match the upper and lower openings. Removed cast stone; can put in masonry back by reusing brick to reform opening. Request 6 x 10 opening on the rear.

PUBLIC COMMENT:

There was no public comment.

BOARD DISCUSSION:

Ms. Taylor had concern regarding rooftop material and height. **Mr. Thomson** asked of Staff's thoughts regarding petitioner proposed adjustments.

Ms. Michalak stated 1, 4, 5 have changes as shown during the meeting are acceptable to Staff. Does not agree that 2, 3 are met.

STAFF RECOMMENDATION:

Approval for alterations and a rooftop addition for the property located at 24 East Broughton Street with the following conditions to be submitted to staff for final review approval because the proposed work is otherwise visually compatible and meets the standards:

- 1. The new masonry opening on the rear façade must be reduced to a head height to be compatible with adjacent door height openings and a width to be compatible with adjacent door width openings in order to minimize the loss of historic materials. Additionally, the cast stone around the entrance must be removed.**
- 2. The higher level of the rooftop addition must be reduced to the greatest extent possible to be less impactful on the roof lines of the adjacent buildings.**
- 3. The rooftop addition material must be revised to meet the definition of 'true stucco' or changed to another visually compatible material.**

4. **Transoms above the rear windows must be revised to be singular.**
5. **Provide a specification for the windows and transoms; they must be wood single-paned.**

Motion

The Savannah Historic District Board of Review motioned to approve for alterations and a rooftop addition for the property located at 24 East Broughton Street with the following conditions to be submitted to staff for final review approval because the proposed work is otherwise visually compatible and meets the standards:

1. The new masonry opening on the rear facade must be reduced to a head height to be compatible with adjacent door height openings and a width to be compatible with adjacent door width openings in order to minimize the loss of historic materials. Additionally, the cast stone around the entrance must be removed.
2. The higher level of the rooftop addition must be reduced to the greatest extent possible to be less impactful on the roof lines of the adjacent buildings.
3. The rooftop addition material must be revised to meet the definition of true stucco or changed to another visually compatible material.
4. Transoms above the rear windows must be revised to be singular.
5. Provide a specification for the windows and transoms; they must be wood single-paned.

Vote Results (Approved)

Motion: Karen Guinn

Second: Nan Taylor

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

X. APPROVED STAFF REVIEWS

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

Motion

The Savannah Historic District Board of Review motioned to acknowledge and approve Staff-approved decisions.

Vote Results (Approved)

Motion:

Second:

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

[22. Petition of OGLETHORPE CHOCOLATS, Denise Nokes | 22-000852-COA | 436 EAST OGLETHORPE AVENUE, UNIT 1 | Storm door installation and window sign](#)

[☞ SIGNED Staff Decision - 22-000852-COA - 436 E Oglthorpe Ave.pdf](#)

[23. Petition of WATERS BUILDING & DESIGN, Josh Waters | 22-001171-COA | 509 TATTNALL STREET | Window replacement \(3\)](#)

[☞ SIGNED Decision Packet 22-001171-COA 509 Tattnall Street.pdf](#)

[24. Petition of ALAIR HOMES, David Balza | 22-001559-COA | 217 EAST GASTON STREET | Color change](#)

[☞ SIGNED Decision Packet 22-001559-COA 217 East Gaston Street.pdf](#)

[25. Petition of PROPER CONSTRUCTION, Rachel Clements | 22-001563-COA | 24 EAST LIBERTY STREET | AFTER-THE-FACT Handrail](#)

[☞ SIGNED Decision Packet 22-001563-COA 24 East Liberty Street.pdf](#)

[26. Petition of MATT ZALOUMIS | 22-001618-COA | 314 EAST OGLETHORPE AVENUE | Front entry color change](#)

[☞ SIGNED Decision Packet 22-001618-COA 314 East Oglethorpe Avenue.pdf](#)

[27. Petition of MARK S. GIRARDEAU | 22-001620-COA | 206 EAST TAYLOR STREET | In-kind front stoop repair; repaint window trim \(existing color\)](#)

[☞ SIGNED Staff Dec - 22-001620-COA 206 E Taylor St.pdf](#)

[28. Petition of ALCHEMY RESTORATION, Michael Gonzalez | 22-001648-COA | 126 WEST HARRIS STREET | Color change](#)

[☞ SIGNED Decision Packet 22-001668-COA 126 West Harris Street.pdf](#)

[29. Petition of MATT ZALOUMIS | 22-001653-COA | 315 EAST YORK LANE | Entrance roof replacement](#)

[☞ SIGNED Staff Dec - 22-001653-COA 315 E York St.pdf](#)

[30. Petition of STAYLOOM, Sarah Seger | 22-001660-COA | 710 BARNARD STREET | Replace front wood steps](#)

[31. Petition of ZENO MOORE CONSTRUCTION, Tiger Moore | 22-001787-COA | 220 WEST LOWER FACTOR'S WALK | Main access door replacement with original opening dimensions](#)

[☞ SIGNED Staff Dec - 22-001787-COA 220 W Lower Factor's Walk.pdf](#)

[32. Petition of ROOFCRAFTERS, Kyle Conaway | 22-001788-COA | 128 WEST LIBERTY STREET |](#)

[Recoat/repaint existing metal roof to match structure](#)

☞ [SIGNED Staff Dec - 22-001788-COA 128 W Liberty St.pdf](#)

[33. Petition of FAT TUESDAY, Brook Sherrard | 22-001802-COA | 19 EAST BAY STREET | Mechanical Screening](#)

☞ [SIGNED Staff Dec - 22-001802-COA 19 E Bay St.pdf](#)

[34. Petition of MARGARET GOKTURK | 22-001847-COA | 111 EAST OGLETHORPE AVENUE | Fence replacement](#)

☞ [SIGNED Staff Decision - 22-001847-COA - 111 E Oglethorpe Ave.pdf](#)

[35. Petition of ELEMENT TREE ESSENTIALS, Kasey Jackson | 22-001884-COA | 101 WEST BROUGHTON STREET | Awning cover replacement \(in grey\)](#)

☞ [SIGNED Staff Dec - 22-001884-COA 101 W Broughton St.pdf](#)

[36. Petition of NIX CONSTRUCTION | 22-001971-COA | 9 EAST BAY STREET | In-kind replacement of skylight window](#)

☞ [SIGNED Staff Dec 22-001971-COA 9 E Bay.pdf](#)

[37. Petition of WHITEFIELD SIGNS, Molly Kim | 22-002004-COA | 213 EAST BROAD STREET | Non-illuminated sign](#)

☞ [Staff Decision - 22-002004-COA - 213 E Broad St.pdf](#)

[38. Petition of METALCRAFTS, Katie Lee | 22-002010-COA | 622 DRAYTON STREET | Roof replacement](#)

☞ [SIGNED Staff Dec - 22-002010-COA 622 Drayton St.pdf](#)

[39. Petition of METALCRAFTS, Katie Lee | 22-002014-COA | 216 EAST BROUGHTON STREET | Roof replacement](#)

☞ [SIGNED Staff Dec - 22-002014-COA 216 EAST BROUGHTON STREET.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[40. Report on Work Inconsistent With Issued COA for the May 11, 2022, HDBR Meeting](#)

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

[41. Report on Work Performed Without a COA for the May 11, 2022, HDBR Meeting](#)

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

[42. Report on Work that Exceeds Scope of Issued COA for the May 11, 2022, HDBR Meeting](#)

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

XII. REPORT ON ITEMS DEFERRED TO STAFF

[43. Stamped Drawings - May Report](#)

☞ [May 2022 Report.pdf](#)

[44. Items Deferred to Staff - May Report](#)

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

[45. COA Inspections - May Report](#)

[☞ May 2022 Report.pdf](#)

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

UNFINISHED BUSINESS

[46. Chair to Nominate 3-Person Committee to Nominate a Vice-Chair](#)

Nan Taylor
Karen Guinn
Melissa Memory

XV. ADJOURNMENT

[47. Next HDBR Pre-Meeting - Wednesday, June 8, 2022 at 12pm - 112 East State Street, Mendonsa Hearing Room](#)

[48. Next HDBR Regular Meeting - Wednesday, June 8, 2022 at 1pm - 112 East State Street, Mendonsa Hearing Room](#)

[49. Adjourn](#)

There being no further business to present before the Board, the May 11, 2022 Historic District Board of Review meeting adjourned at 2:39 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.