



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
October 14, 2015 1:00 P.M.
Meeting Minutes

OCTOBER 14, 2015 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Keith Howington, Chair
Ebony Simpson, Vice-Chair
Debra Caldwell
Justin Gunther
Dr. Nicholas Henry
Andy McGarrity
Stephen Merriman, Jr.
Marjorie Weibe-Reed
Tess Scheer

HDRB Members Not Present: Zena McClain, Esq., Parliamentarian
Dr. Robin Williams

MPC Staff Present: Ellen Harris, Director of Urban Planning and Historic Preservation
Leah G. Michalak, Historic Preservation Planner
Sara Farr, Historic Preservation Planner
Mary E. Mitchell, Administrative Assistant

I. CALL TO ORDER AND WELCOME

1. [Call to Order and Welcome](#)

Mr. Howington called the meeting to order at 1:05 p.m. and welcomed everyone in attendance. He outlined the purpose and role of the Historic District Board of Review. He explained the ground rules for the hearing of each petition. Staff will make its presentation, then the petitioners will have ten minutes to make their presentation, and the public will have ten minutes to voice their concerns.

II. SIGN POSTING

III. CONSENT AGENDA

2. [Petition of Linda Ramsay | 15-002695-COA | 20 East Taylor Street | New Construction Carriage House: Part II, Design Details](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Aerial - Facing West.pdf](#)
- Attachment: [Context - Sanborn Maps.pdf](#)
- Attachment: [Monterey Ward.pdf](#)
- Attachment: [Submittal Packet - Mass Model.pdf](#)
- Attachment: [Submittal Packet - Photos and Drawings.pdf](#)
- Attachment: [Submittal Packet - Materials and Specifications.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part II, Design Details to construct a two-story carriage house at 20 East Taylor Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the design standards:

1. Provide a mortar color sample.
2. Revise the stucco headers and sills to be brick or cast stone. - PASS
3. Revise the color name of the garage doors on the drawings.
4. Ensure that the gate door frame is inset not less than 3 inches from the brick face.
5. Ensure that the window sashes are inset not less than 3 inches from the brick face.

Vote Results

Motion: Tess Scheer

Second: Marjorie W Reed

- Debra Caldwell - Aye
- Justin Gunther - Aye
- Nicholas Henry - Aye
- Keith Howington - Abstain
- Andy McGarrity - Aye
- Stephen Glenn Merriman, Jr. - Aye
- Marjorie W Reed - Aye
- Tess Scheer - Aye
- Ebony Simpson - Aye

3. [Petition of Rick Wissmach | 15-003894-COA | 114 East Oglethorpe Avenue | Carriage House New Construction Part II: Design Details](#)

- Attachment: [Staff Recommendation.pdf](#)
- Attachment: [Submittal Packet - Drawings.pdf](#)
- Attachment: [Submittal Packet - Sections.pdf](#)
- Attachment: [Submittal Packet - Site Plan.pdf](#)
- Attachment: [Submittal Packet - Product Specifications.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for Part II: Design Details for the carriage house at 114 East Oglethorpe Avenue with the condition that any new meters are minimally visible, because otherwise it meets the standards and is visually compatible. - PASS

Vote Results

Motion: Tess Scheer
Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

4. [Petition of Doug Bean | 15-005035-COA | 319 West Broughton Street | Sign](#)

- Attachment: [Staff Recommendation.pdf](#)
- Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for an under-canopy sign at 319 West Broughton Street, because it is visually compatible and meets the standards. - PASS

Vote Results

Motion: Tess Scheer
Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

5. [Petition of Doug Bean | 15-005037-COA | 19 East Bay Street | Signs](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign at 19 East Bay Street, because it is visually compatible and meets the standards. - PASS

Vote Results

Motion: Tess Scheer

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

6. [Petition of Qiqi Lai | 15-005108-COA | 412 Whitaker Street Apt B | Awning and Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for an under awning sign at 412 B Whitaker Street with the condition that it is a minimum of 8 feet above the sidewalk, because otherwise it meets the standards and is visually compatible. - PASS

Vote Results

Motion: Tess Scheer

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

IV. ADOPTION OF THE AGENDA

7. [Approval for Adoption of the October 14, 2015 Agenda](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the adoption of the October 14, 2015 Agenda. - PASS

Vote Results

Motion: Justin Gunther

Second: Debra Caldwell

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

V. APPROVAL OF MINUTES

8. [Approve September 9, 2015 Meeting Minutes](#)

Attachment: [09-09-2015 Minutes.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the meeting minutes of September 9, 2015. - PASS

Vote Results

Motion: Marjorie W Reed

Second: Andy McGarrity

Nicholas Henry - Aye

Keith Howington - Abstain

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Aye

Marjorie W Reed - Aye

Tess Scheer - Aye

Ebony Simpson - Aye

Debra Caldwell - Aye

Justin Gunther - Aye

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

VII. CONTINUED AGENDA

[9. Petition of Patrick Phelps for Hansen Architects | 15-002710-COA | 200 Block East McDonough Street | New Construction, Part II: Design Details \(North Building\)](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition as requested by the petitioner. - PASS

Vote Results

Motion: Stephen Glenn Merriman, Jr.

Second: Ebony Simpson

Tess Scheer - Aye

Ebony Simpson - Aye

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Abstain

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Aye

Marjorie W Reed - Aye

[10. Petition of Patrick Phelps for Hansen Architects | 15-002751-COA | 200 Block East Perry Street | New Construction, Part II: Design Details \(South Building\)](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition as requested by the petitioner. - PASS

Vote Results

Motion: Stephen Glenn Merriman, Jr.

Second: Ebony Simpson

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

11. [Petition of Emrich Construction LLC | 15-004371-COA | 210 and 214 West Gwinnett Street | New Construction: Part 1 Height and Mass](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition as requested by the petitioner. - PASS

Vote Results

Motion: Stephen Glenn Merriman, Jr.

Second: Ebony Simpson

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

12. [Petition of Shauna Kucera | 15-004977-COA | 117 West Jones Street | Fence](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition as requested by the petitioner. - PASS

Vote Results

Motion: Stephen Glenn Merriman, Jr.

Second: Ebony Simpson

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Abstain

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Aye

Marjorie W Reed - Aye

Tess Scheer - Aye

Ebony Simpson - Aye

VIII. REGULAR AGENDA

13. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003896-COA | 714-718 Montgomery Street | New Construction Townhouses: Part II, Design Details](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Context.pdf](#)

Attachment: [Submittal Packet - Context and Compatibility Photographs.pdf](#)

Attachment: [Submittal Packet - Elevation Rendering.pdf](#)

Attachment: [Submittal Packet - Materials Board and Specifications.pdf](#)

Attachment: [Submittal Packet - Mass Model Photos.pdf](#)

Attachment: [Submittal Packet - Drawings.pdf](#)

Mr. Jeffrey Cramer was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part II, Design Details of a row of three, attached, two-story townhouses along Montgomery Street, adjacent to West Hall Lane, known as 714-718 Montgomery Street. This is one part of a larger project consisting of multiple buildings on the site which is a full city block from West Hall Lane on the north, Jefferson Street on the east, West Gwinnett Street on the south, and Montgomery Street on the west. The parcels will be recombined and then subdivided into 15 individual lots with a shared parking lot in the center which will be accessed from the lane.

Ms. Michalak stated that demolition of all of the non-contributing building and New Construction: Part I, Height and Mass were approved by the Board at the September 9, 2015 HDBR Meeting with the following conditions to be submitted for review with Part II, Design Details. The applicant's responses are italicized below each item:

1. Revise the posts so that the capitals extend outward of the architraves.

The capitals now extend outward of the architraves.

2. Reduce the height of the balustrades to 36 inches maximum and ensure that the baluster spacing does not exceed 4 inches.

All balustrade heights are now 36 inches high and are spaced at 4 inches on-center.

3. Pull the fire walls back as to not separate the adjoined porches, pull the porches back so that their balustrades align with the front walls of the bay windows, and revise the front foundation wall to be continuous.

The fire walls are now pulled back and the adjoined porches are now only separated by a 36 inch high balustrade. The porch balustrades and foundations have been revised to be less complicated; however, they are not continuous as requested by the Board. The applicant prefers to keep them as currently design and has provided a photograph of an historic tri-plex near the property, within the Victorian District, at 120-124 West Waldburg Street that has a similar porch configuration.

4. Remove the north and south side roof gables.

Both gables have been removed.

5. Redesign the wall planes on the southern 3rd unit of the building.

Both the main roof and the porch roof have been simplified on the southern 3rd unit; the wall planes have remained in the same locations. The applicant prefers to keep them as currently designed.

Additionally, the Board recommended approval to the Zoning Board of Appeals for a 6 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for each of the three parcels.

Ms. Michalak reported that staff recommends approval of New Construction: Part II, Design Details of a row of three, attached, two-story townhouses at 714-718 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the design standards:

1. Ensure that the Miratec has a smooth finish.
2. Provide a material selection for the exterior doors.
3. Ensure that the rectangular window within the front-facing gable is one of the operable types permitted by the window standard.

PETITIONER COMMENTS

Mr. Cramer thanked the Board for their services. They agree with the staff's recommendations.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HFS) stated that they believe the changes are improvements and they agree with all of the staff's recommendations.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part II, Design Details of a row of three, attached, two-story townhouses at 714-718 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the design standards:

1. Ensure that the Miratec has a smooth finish.
2. Provide a material selection for the exterior doors.
3. Ensure that the rectangular window within the front-facing gable is one of the operable types permitted by the window standard.

- PASS

Vote Results

Motion: Tess Scheer

Second: Nicholas Henry

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

14. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003901-COA | 715 and 717 Jefferson Street | New Construction Townhouses: Part II, Design Details](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Context.pdf](#)

Attachment: [Submittal Packet - Context and Compatibility Photographs.pdf](#)
Attachment: [Submittal Packet - Elevation Rendering.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Materials Board and Specifications.pdf](#)
Attachment: [Submittal Packet - Mass Model Photos.pdf](#)

Mr. Jeffrey Cramer was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part II, Design Details of a two-story duplex along Jefferson Street, adjacent to West Hall Lane, known as 715 and 717 Jefferson Street. This is one part of a larger project consisting of multiple buildings on the site which is a full city block from West Hall Lane on the north, Jefferson Street on the east, West Gwinnett Street on the south, and Montgomery Street on the west. The parcels will be recombined and then subdivided into 15 individual lots with a shared parking lot in the center which will be accessed from the lane.

Ms. Michalak explained that New Construction: Part I, Height and Mass was approved by the Board at the September 9, 2015 HDBR Meeting with the following conditions to be submitted for review with Part II, Design Details. Staff comments are italicized below each item:

1. Center northern unit's entrance door and porch between the box windows.

The northern unit's entrance doors and porch are now centered between the box windows.

2. Either reduce the depth of the porch on top of the stoop or increase the depth of the stoop to make both elements the same depth.

The depth of the stoop has been increased to match the depth of the porch above.

3. Ensure that the baluster spacing does not exceed 4 inches.

Balusters are now spaced 4 inches on-center.

4. Reduce the roof's pitch.

The roof pitch has been reduced to 3.5:12 from 5:12.

Additionally, the Board recommended approval to the Zoning Board of Appeals for a 2 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for both parcels.

Ms. Michalak reported that staff recommends approval of New Construction: Part II, Design Details of a two-story duplex at 715 and 717 Jefferson Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the design standards:

1. Remove the stucco door trim from both sides of all doors.

2. Ensure that the Miratec has a smooth finish.
3. Revise the proposed synthetic white decking on the porch floor above the stoop to be a material that is compatible with porch floors on contributing buildings.
4. Ensure that door frames are inset not less than 3 inches from the exterior surface of the façade of the building.
5. Provide a material selection for the exterior doors.
6. Revise all roofs to be one type of roofing material.

PETITIONER COMMENTS

Mr. Cramer said that they agree with all of staff's comments. The doors will be wood. They will probably be mahogany, but they will paint them black.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) stated that they agree with staff's recommendations; particularly, to remove the stucco trim on the sides and make the roof one material.

Ms. Meunier said they noticed that the drawings indicate a fine, sand finish on the trim. However, the HSF feels that it would be more appropriate that the fascia and brackets be made out of wood or wood-like material as opposed to stucco. This needs to be clarified as this might just be an error on the drawings.

Ms. Meunier said they believe that a more traditional scoring pattern would be more appropriate on the base. The aesthetic and design are leaning more towards a more traditional design. They believe that other features are here that distinguish this as a contemporary building.

Mr. Cramer clarified that the cornice is wood.

BOARD DISCUSSION:

The Board and the Historic Savannah Foundation believe that the modern horizontal scoring patterns proposed on the building and fence foundations are not visually compatible with stucco bases on contributing buildings. They said that a more traditional stucco scoring pattern would be appropriate on this building; that there are enough other features that distinguish this building as contemporary and do not need the unusual scoring pattern.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part II, Design Details of a two-story duplex at 715 and 717 Jefferson Street with the following conditions to be submitted to staff for

final review and approval because the proposed work is otherwise visually compatible and meets the design standards:

1. Remove the stucco door trim from both sides of all doors.
2. Ensure that the Miratec has a smooth finish.
3. Revise the proposed synthetic white decking on the porch floor above the stoop to be a material that is compatible with porch floors on contributing buildings.
4. Ensure that door frames are inset not less than 3 inches from the exterior surface of the façade of the building. - PASS
5. Provide a material selection for the exterior doors.
6. Revise all roofs to be one type of roofing material.
7. Simplify the stucco scoring pattern on the stucco building foundation wall and fence base to be a more traditional pattern.

Vote Results

Motion: Justin Gunther

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye

15. [Petition of John Clegg for Barnard Architects | 15-004448-COA | 612 Drayton Street | Additions](#)

Attachment: [Staff Recommendation 15-004448-COA.pdf](#)

Attachment: [Aerial.pdf](#)

Attachment: [Context - Sanborn Maps.pdf](#)

Attachment: [Submittal Packet- Specifications.pdf](#)

Attachment: [Submittal Packet- Renderings and Drawings.pdf](#)

Mr. Scott Barnard was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for two additions and alterations to 612 Drayton Street. The project includes a two story side porch addition to the south façade of the building, visible from Drayton Street. The main building will be altered to accommodate access to the porch. A window on the second floor will be replaced with a door in the same opening. The porch will consist of masonry piers on the first floor supporting wooden columns above. The railing will consist of steel tube balusters topped with a heart pine top rail. Custom-made appliqué metal flowers will be attached to the railing. The roof is proposed to be a sloped in a lazy 's' configuration, and will be polycarbonate translucent bronze panels over wood rafters.

Ms. Harris said that a second addition is proposed at the rear of the addition to the building, consisting of a third floor roof deck with an enclosed stair at the southeast corner. The deck shares similar materiality and design with the porch, but notably the roof shape consists of a double, overlapping roof configuration. The enclosed staircase is proposed to be stucco to match the building.

Other alterations include:

- North façade of addition:
 - Infill the existing recesses with stucco to match existing;
 - Replacement of existing windows on second floor with new single and paired windows, Marvin Ultimate double hung aluminum clad, with awnings above;
 - In the elevator addition, the two existing windows are proposed to be removed and the opening infilled with recessed stucco;
 - Also in the elevator addition, the existing door will be removed and the opening infilled with recessed stucco and a new door added to the west of the original door;
- East façade of addition:
 - Along Goodwin Street, the existing door is proposed to be removed and the opening infilled with recessed stucco. A new double door will be installed further north;
 - A new door will be added beneath the staircase;
- South façade of addition:
 - A single and two sets of paired windows are proposed to be added to the second floor, Marvin Ultimate double hung aluminum clad, with awnings above;
 - The existing HVAC units will be relocated to the roof;
- South façade of main house:
 - On the first floor one door will be removed and the opening infilled with recessed stucco;
 - On the second floor, one window will be converted to a door.

Ms. Harris informed the Board that signage and awnings will be part of a future submittal.

Ms. Harris reported that staff recommends approval with the following conditions:

1. The proposed replacement door with transom on the porch addition be single pane, with true divided lights;
2. On the porch addition, staff recommends an alternative material to the polycarbonate roof panels. While the Board may approve alternative materials provided that they are visually compatible and have performed satisfactorily in the local climate, staff believes that this roof covering may be appropriate on secondary facades, due to their more limited visibility, but does not believe it is compatible on the side porch roof. Specifically, staff is concerned about compatibility with the historic building materials as well as concerns about longevity and maintenance.
3. Should the HVAC units in the revised location be visible, submit screening to staff for review and approval.

Because the project is otherwise visually compatible and meets the preservation and design standards.

PETITIONER COMMENTS

Mr. Barnard said they agree with staff recommendations one and three. They disagree with recommendation two and are making a plea to the Board that they be allowed to keep the polycarbonate roof on the side porch. Because of its lightness, it would make the historic fabric, windows and brick more visible as well as the translucent lighting that comes through this material creates a much more pleasant space under it for the occupants as well as from the street.

Mr. Barnard showed the Board some buildings where they have installed the polycarbonate roof. He said this is a good material; they have not any problems with it; and it is a good durable material.

Mr. Barnard said the Board recently approved a polycarbonate roof on the Espy House at Wesley Monumental. The bronze tends to soften the light; therefore, it is a nice mix between a solid roof and a more traditional glazed roof.

PUBLIC COMMENTS

Ms. Danielle Meunier of Historic Savannah Foundation (HSF) said they agree with the staff's comments. However, they feel the polycarbonate material helps to differentiate the porch addition as a more contemporary addition. Consequently, the HSF has no problems with the polycarbonate material.

Mr. Brian Fenster, owner, said polycarbonate is the same material that is used at ice skating rings for the public's protection. He stated that depending on the way it is layered, it is less impact resistant, but the multi cell is very impact resistant. It is also used for hurricane shutters in Florida.

Mr. Howington clarified that impact resistant is not a purview of the Review Board.

BOARD DISCUSSION

The Board discussed the polycarbonate roof. Some of the Board members believe

that the polycarbonate roof helps to differentiate the porch addition and had no problem with the porch being added. One Board member stated that the porch as proposed is not visually compatible with the character of the building. He did not agree with the side porch as presented, but was okay with the changes at the rear. Staff had no problems with the side porch addition, but they just recommended an alternative roof material. The roof shape distinguishes it as a contemporary structure.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the rear addition and alterations to the property located at 612 Drayton with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. The proposed replacement door with transom on the porch addition be single pane, with true divided lights; - PASS
2. Should the HVAC units in the revised location be visible, submit screening to staff for review and approval.

The Savannah Historic District Board of Review does hereby continue the petition for the side porch addition on 612 Drayton at the petitioner's request in order to allow for restudy of the materials and design.

Vote Results

Motion: Stephen Glenn Merriman, Jr.

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present

[16. Petition of Greenline Architecture | 15-005040-COA | 241 Drayton Street | Rehabilitation / Alterations](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Context - Sanborn Maps.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Material Samples, Color, Description, and Specifications.pdf](#)
Attachment: [SPR Comments.pdf](#)
Attachment: [Email from City's Development Services Administrator .pdf](#)
Attachment: [15037_Staff Report Response.pdf](#)

NOTE: Ms. Simpson left the meeting at 2:25 p.m. Mr. Merriman chaired this hearing as Chair Howington is an employee of Greenline Architecture.

Mr. John Deering was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for rehabilitation and alterations to the property located at 241 Drayton Street. The existing footprint of the building and the parking lot are proposed to remain unchanged. All existing concrete sidewalks, granite curbs, and the power pole along the lane are all proposed to remain. The existing HVAC unit and chain link fence on the lane sidewalk will be removed. The building's openings and roof line will be altered to accommodate the new use; it is currently a convenient store and will become Colony Bank. Signage is shown on the drawings, but is indicated as "Future Signage (By Separate Review)."

Ms. Michalak explained that the applicant's engineer attended an SPR meeting on August 27, 2015. Several City departments had concerns and comments. Per the City of Savannah's Development Services Administrator, SPR plan review group is requiring that their concerns and comments be addressed and that a full Site Plan Review process be completed prior to the issuance of any permits. SPR concerns and comments that could potentially affect the design as proposed are as follows:

- This project will require the submission and review of a General Development Plan. As of the writing of this report, it is unknown if the GDP has been submitted.
- The SPR meeting report states "need to move the building forward for detention" and "will the City Quit Claim the easement?"
- It was stated that Traffic Engineering will require a sidewalk across the Drayton Street frontage with a bus pad.
- It was stated that the parking lot drawing must show the required automobile turn.
- Traffic Engineering said they will require traffic signage.

Ms. Michalak stated that in accordance with the SPR meeting comments, it is clear that the City is requiring upgrades to the existing parking lot, curbs, sidewalks, and traffic signage. With the large quantity of requested changes and additions to the existing site per the City departments, HDBR staff recommends that the site also come into compliance with the Historic District Ordinance's standards.

Ms. Michalak reported that staff recommends continue the proposed rehabilitation and alterations to the property located at 241 Drayton Street in order for the petitioner

to consider the following:

1. Provide information regarding the design, materials, and colors for the ATM proposed within the storefront on the Drayton Street façade.
2. Revise the storefront to extend from a sill or from an 18 to 24 inch tall base of contrasting material to meet the standards.
3. If, during construction, it is determined that the mechanical equipment on the roof will be visible from any streets or lanes, submit a screening detail to staff for review and approval to screen the equipment.
4. Indicate the proposed refuse storage area locations on the site plan. If they will be visible from any right-of-way provide screening details.
5. Submit all signage for Board review and approval prior to the issuance of a Certificate of Occupancy.
6. In conjunction with the City's requirements for site upgrades provide the following:
 - a. Provide a wall of continuity around the parking lot at both Drayton and East Perry Streets.
 - b. Ensure that the wall of continuity required meet all fence/wall standards.
 - c. Revise the site to have access to the parking lot only from the lane, remove all existing curb cuts, and reinstate true curbs and tree lawns.
 - d. Ensure that any new curb cuts not exceed 20 feet in width.
 - e. Where intersected by a new driveway, ensure that new sidewalks serve as a continuous uninterrupted pathway across any driveways in materials, configuration, and height.

PETITIONER COMMENTS

Mr. Deering stated that he would try to clear up the site plan review process. He explained that initially the owner of the property, the Colony Bank, wanted to make some minor changes to the site plan. Greenline's civil engineer went to the site plan review process. The bank decided not to make any changes to the parking lot as it is grandfathered in. He explained that Greenline wants the Review Board to hear their petition for visual compatibility and address the items that have nothing to do with the site itself, just the building.

Mr. Deering stated that the Colony Bank's attorney, Mr. Danny Falligant, is present and he is willing to speak to the site being grandfathered in. Attorney Falligant and the City's attorneys have been talking with each other about the matter.

Attorney Falligant said an informal meeting was held and Greenline presented what they were planning to do. At this meeting a suggestion was held about improving the parking lot. When he contacted City Attorney Brook Stillwell, their discussion centered around the parking lot being grandfathered in. Since their discussion, he has done some research and according to City Code Section 8-3132, the parking lot falls within the category of what is called a "nonconforming use." The footprint of the building or the parking lot will not change. They will remain just as they are now. Attorney Falligant stated that he contacted Mr. Mike Weiner about this issue who told him that he had some discussion about this, but he had not seen the plan. He said at

that point, he told Mr. Weiner that the parking lot is grandfathered in. Attorney Falligant said that Mr. Weiner told him that if the parking lot is grandfathered in, then the City has no jurisdiction over it. They do not have the authority to require a change.

Mr. McGarrity asked if a drive-up window will be here.

Mr. Deering answered no. There will only be a walk-up ATM.

PUBLIC COMMENTS

None.

BOARD DISCUSSION:

The Board discussed that they felt the building itself could move forward without agreement between the owner and the City regarding the site as long as, if the City determined that site improvements are necessary, the applicant return to the Board to have the site improvements reviewed and approved. In addition, the Board agreed that the stucco base below the storefront, as designed, is more like a sill and more appropriate for the era of this building.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for rehabilitation and alterations to the property located at 241 Drayton Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Provide information regarding the design, materials, and colors for the ATM proposed within the storefront on the Drayton Street façade.
2. If, during construction, it is determined that the mechanical equipment on the roof will be visible from any streets or lanes, submit a screening detail to staff for review and approval to screen the equipment.
3. Indicate the proposed refuse storage area locations on the site plan. If they will be visible from any right-of-way provide screening details.
4. Submit all signage for Board review and approval prior to the issuance of a Certificate of Occupancy. - PASS
5. If the City determines that any site improvements are required, the applicant must provide the following for review and

approval by the HDBR:

- a. Provide a wall of continuity around the parking lot at both Drayton and East Perry Streets.
- b. Ensure that the wall of continuity required meet all fence/wall standards.
- c. Revise the site to have access to the parking lot only from the lane, remove all existing curb cuts, and reinstate true curbs and tree lawns.
- d. Ensure that any new curb cuts not exceed 20 feet in width.
- e. Where intersected by a new driveway, ensure that new sidewalks serve as a continuous uninterrupted pathway across any driveways in materials, configuration, and height.

Vote Results

Motion: Justin Gunther

Second: Debra Caldwell

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present

17. [Petition of Patrick Shay for Verizon Wireless | 15-005065-COA | Various Locations | DAS Network](#)

Attachment: [Staff Recommendation 15-005065-COA.pdf](#)

Attachment: [Submittal Packet - supplementary information.pdf](#)

Attachment: [Submittal Packet Nodes SV04-SV23 - 9-16-15.pdf](#)

Attachment: [Submittal Packet Node SV08 - 9-16-15.pdf](#)

Attachment: [Submittal Packet Node SV10 \(amended location\) - 9-16-15.pdf](#)

Attachment: [Submittal Packet Node SV12 - 9-16-15.pdf](#)

Attachment: [Submittal Packet Node SV13 - 9-16-15.pdf](#)

Attachment: [Submittal Packet Node SV14 - 9-16-15.pdf](#)

Attachment: [Submittal Packet Node SV15 - 9-16-15.pdf](#)

Attachment: [Submittal Packet SV16 AND SV17 PreCDs 10-6-15 REVISED.pdf](#)

Attachment: [Submittal Packet SV20 - PreCDs 10-6-15 REVISED.pdf](#)

Attachment: [Submittal Packet Node SV22 - 09-16-15.pdf](#)

Attachment: [Submittal Packet Node SV24 - 9-16-15.pdf](#)

Ms. Maggie Ward was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval to install concealed wireless cellular communications equipment in 11 locations. The type of concealment varies by the location and includes the installation of antennas on buildings, replacement of existing wooden lamp posts with new single metal lamp posts, the addition of top mounted antennas to existing wooden posts with mechanical closet at ground level, and the replacement of existing flag poles with new flagpoles with and without mechanical closet at ground level.

- Installation of antennas on buildings
 - 621 Drayton Street- Forsyth Park Dummy Forts (SV04/SV23): two white antennas installed on the roof, five feet six inches tall above the parapet;
 - 110 East State Street- State Street Parking Garage (SV08): two boxes installed on the southeast corner of the building;
 - East River Street- Visitor's Center (SV16 & SV17): Replace existing sign with new sign concealing antenna;
 - 2 East Bay Street- City Hall (SV20): Install two three foot long, two inch diameter pipes to the front elevation of City Hall;
 - Ellis Square- Visitor's Center (SV22): one antenna installed on the roof, approximately six feet tall;
- Replacement of existing single wooden lamp post with new single metal lamps post:
 - Southwest corner of East York and Houston Streets (SV10);
- Add top mount antenna onto existing wooden post and add equipment box at ground level.
 - Northeast corner of East Factors Walk and East Broad Street (SV12); Add six foot three inch tall antenna to existing pole;
- Replacement of existing flagpoles with new flagpoles with and without mechanical closet at ground level.
 - Emmett Park- Vietnam Veteran's Monument (SV13): replace existing flagpole and marble base (25 feet, eight inches tall) with new flagpole and marble base (36 feet, three inches tall) and install 20 inch wide, 22 inch deep, and five feet tall mechanical box. This is considered part of the Vietnam Veteran's Monument and therefore review by the Historic Site and Monument Commission will also be required;
 - Morrell Park- Lion's Club Monument (SV14): replace existing flagpole and marble base (34 feet, nine inches tall) with new flagpole (36 feet, three inches tall) and install 20 inch wide, 22 inch deep, and five feet tall mechanical box. This is considered part of the Lion's Club Monument and therefore review by the Historic Site and Monument Commission will also be required;
 - East River Street (SV15): replace existing flagpole (39 feet, eight inches tall) with new flagpole (36 feet, three inches tall) and install 20 inch wide, 22

- inch deep, and five feet tall mechanical box;
- o Southeast corner York and Bull Streets (SV24): Replace two existing flagpoles with two new flagpoles (36 feet, three inches tall). The equipment box will be contained within the pole base.

Ms. Harris reported that staff recommends:

1. Denial of the proposed antennae on the front of City Hall (SV20) because the preservation and design standards are not met.
2. Approval of the remaining ten DAS locations with the following conditions:
 - a. Historic Site and Monument Commission approval is received for the alterations to the Vietnam Veteran's Monument and the Lion's Club Monument;
 - b. Replace flagpoles in Morrell Park- Lion's Club Monument (SV14) and on East River Street (SV15) with flagpoles similar to the proposed flagpoles at the southeast corner York and Bull Streets (SV24) which have the mechanical box within the base of the flagpole;
 - c. Find an alternative location for the mechanical box (and flagpole if necessary) for the antenna at Emmett Park- Vietnam Veteran's Monument (SV13) that is outside the park and submit to staff for review and approval;
 - d. Provide color samples for all antennae and the equipment boxes;
 - e. Ensure that the poles do not require individual electric meters;

Because the project is otherwise visually compatible and meets the design standards.

PETITIONER COMMENTS

Ms. Ward introduced the persons accompanying her today. Ms. Ward explained that this is their second set of antennas. Fourteen have been approved for the Historic district and two have been approved for the Mid-City district. City Council has approved the franchise agreement and they have held two workshops with various departments to review this project. She thanked the staff for working diligently and helping to guide them through this process.

Ms. Ward stated that they generally agree with staff, but she would like to explain their logic on a some of these and get some guidance from the Review Board. They have no issues of providing color samples for all the antennas and the equipment boxes. The poles do not require electric meters. They will use service through Georgia Power tapping into city utilities. Ms. Ward explained that they submitted an application today to the Historic Site and Monument Commission for the alterations to the Vietnam Veteran's Monument and the Lion's Club Monument for the meeting of November 5. She said that Greg Spence talked with the Vietnam Veteran's Council and the Lion's Club Association.

Mr. Greg Spence stated that regarding the Vietnam Veteran's Monument and

the Lion's Club, he met with both parties on Monday and received conceptual approval by both groups.

Ms. Ward explained that their team did a walkthrough with various City departments. The logic behind this was to keep the diameter of the pole as close to the existing as possible. The Morrell Park-Lion's Club Monument (SV14) has a lot of vegetation at the bottom. Therefore, their logic was to use the vegetation as a screen. She explained that on SV15, they collocated this next to some city utilities that are already on this area. They are not opposed to working with the City to help develop landscape screening in this area as well. Ms. Ward stated that the pole located near the Veteran's Memorial is actually about 45 feet from it. Factually, they chose this location because it is next to another city utility.

Ms. Ward said staff recommended denial of the proposed antenna on the front of City Hall (SV20). She explained that the team did a site walkthrough of this area also with the various city departments. She explained that it was brought to their attention to use City Hall. She asked the Board if the front façade of City Hall is off limits; but this is the best location that they could find to put the antennas so that they get the proper coverage in this area. Or, if this is completely off limits, can they come back to the Board with an alternative design or work with staff for a recommendation?

Mr. Howington asked Ms. Ward if the antenna would work better if they were further up on the roof instead of being placed on the front façade of City Hall.

Ms. Ward answered that it is how the antenna projects outward. It points outward towards Bull Street. Her understanding from the technical advisors is that once the antennas are this high, it is hard for it to uplift.

Ms. Weibe-Reed asked why not put the antenna on the light pole in front of City Hall.

Ms. Ward stated that they looked at this, but there is a lot of bishop hooks on this street. They are trying to maintain this exact area for the site. There was not an easily accessible replaceable pole that they could go with that would contain and maintain the entire model.

Mr. Howington said that last month, some bishop hooks that were added as well. Are these similar?

Ms. Ward answered that these are the satellite poles.

Ms. Scheer said flag poles are already here in front of the elevator.

Ms. Ward believes the poles are owned by the Hyatt Regency. They are setback a little too far. They are trying to prevent tree coverage.

Mr. Howington said it appears that this has been studied extensively. He said, however, it appears that other areas could work.

Mr. Spence stated that they looked at a rooftop application, but the problem is the antennas would have to go over the top. Presently, the equipment on the roof is hidden by the façade. If the antennas were there, they would have to have a downward tilt as Bull Street is the objective of the coverage for this particular node. Mr. Spence said, therefore, he believes that it would have to stick up and over City Hall which would be more visible than what they have proposed. They have looked at a lot of different options for this area, but what is presented, they believe, is the least visible impactful solution.

Mr. Merriman stated that a flag pole is on top of City Hall. Why not put it there?

Ms. Ward answered that they looked at this, but it is too tall.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) said they appreciate the petitioners' efforts to try to serve a need and resolve a sticky problem of trying to fit the antennas in the various areas. They know that there is no easy solution, but, yet, a number of the petitioners' suggestions work very well. Mr. Carey said that the HSF was involved in this matter as far back as early March, 2015 regarding the resolutions of these challenges.

Mr. Carey said the HSF agrees with the staff's recommendations. City Hall is "sacrosanct" and should be respected. He is sure the petitioners have examined many options, but there are other surrounding buildings such as the Gamble Building, Hyatt, the Bohemian, and even the Customs House. He believes this is worth further exploration. Although, this has been the theme today, but maybe there is a way that parts of this could be approved today and other parts could be restudied.

Mr. Carey stated that regarding memorials and monuments he considers them the same way as he does be a lot like City Hall. He believes that memorials and monuments need to be respected. He was not disagreeing with the representatives that Mr. Spence met with, but he surmises that the representatives would agree with the staff's recommendations more than perhaps what was submitted to them on Monday. He said that conceptual approval maybe a little different than the actual detail.

Ms. Ward stated that today they are seeking to get the Board's approval on SV13, SV14, SV15 using vegetative screens around the RU boxes. They completely understand staff, the Review Board and HSF concern regarding City Hall. They are willing to continue this. But, they would like to bring back an option to staff and let them decide if it needs to come back to the Board.

Attorney Harold Yellin stated that he had a procedure issue that he wanted the Board to be aware of which is that whatever is decided by the Review Board, they then go to the MPC for a site plan review. The MPC will not hear their site plan until there is a sufficient quantity of approved sites. Attorney Yellin said they have been dealing with this more than two years. They were hoping to get approval on all the things that are not disputed. He believes this is the majority of the sites.

Attorney Yellin said regarding the three flags, it is really a function of whether the Board wants to have the boxes with vegetation, which they feel makes the most sense. This is the most respectful of the flag poles. Mr. Spence is very respectful of what can and cannot happen on a flag pole. This is why he met with the Veterans of Foreign Wars and the Lion's Club. He said he sees this as three different columns. Column 1 is everything that they agree with which is almost everything; column 2 are the three flag poles; which they would like to do something vegetative to obscure the boxes. They are willing to work with staff and figure this out; and column 3 is City Hall. Attorney Yellin said he has heard what the Board is saying about City Hall. Maybe City Hall should be removed from consideration and allow them to come back.

BOARD DISCUSSION

The Board unanimously agreed against placing the antenna on the front of City Hall. They discussed the flag poles at great length. The flag poles need to be looked at on a case-by-case basis. The Board agrees with staff and the HSF.

Attorney Yellin asked for a continuance on 2 East Bay Street - City Hall and the flag poles.

NOTE: The Historic Site and Monument Commission will hear the petition on November 5, 2015 for the alterations to the Vietnam Veteran's Monument and the Lion's Club Monument.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the proposed DAS installations at:

- 621 Drayton Street- Forsyth Park Dummy Forts (SV04/SV23);
- 110 East State Street- State Street Parking Garage (SV08);
- East River Street- Visitor's Center (SV16 & SV17);
- Ellis Square- Visitor's Center (SV22);
- Southwest corner of East York and Houston Streets (SV10);

- Northeast corner of East Factors Walk and East Broad Street (SV12);

with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Provide color samples for all antennae and the equipment boxes; - PASS
2. The poles do not require individual electric meters.

The Savannah Historic District Board of Review does hereby continue the petition for the proposed DAS installation at the petitioner's request at the following locations:

- 2 East Bay Street- City Hall (SV20);
- Emmett Park- Vietnam Veteran's Monument (SV13);
- Morrell Park- Lion's Club Monument (SV14);
- East River Street (SV15);
- Southeast corner York and Bull Streets (SV24).

Vote Results

Motion: Stephen Glenn Merriman, Jr.

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

18. [Petition of Mark Fitzpatrick | 15-004765-COA | 300 Bull Street - Apt 602 | Staff Approved - Guardrail](#)

Attachment: [COA - 300 Bull Street 15-004765-COA.pdf](#)

Attachment: [Submittal Packet - 300 Bull Street 15-004765-COA REVISED J S Ironworks.pdf](#)

No action required. Staff approved.

19. [Petition of Qiqi Lai | 15-004848-COA | 412 Whitaker Street Apt B | Staff Approved - Awning](#)

Attachment: [COA - 412 B Whitaker Street 15-004848-COA.pdf](#)

Attachment: [Submittal Packet - 412 Whitaker Street #B 15-004848-COA.pdf](#)

No action required. Staff approved.

20. [Petition of Tracy Harvey | 15-004850-COA | 612 Price Street | Staff Approved - Gutters and Downspouts](#)

Attachment: [COA - 612 Price Street 15-004850-COA.pdf](#)

Attachment: [Submittal Packet - 612 Price Street 15-004850-COA.pdf](#)

No action required. Staff approved.

21. [Petition of Guy Perrow | 15-004874-COA | 549 and 551 East Harris Street | Staff Approved - Color Change](#)

Attachment: [COA - 549 and 551 East Harris Street 15-004874-COA.pdf](#)

Attachment: [Submittal Packet - 549 and 551 East Harris Street 15-004874-COA caliente red #1 \(2\).pdf](#)

No action required. Staff approved.

22. [Petition of Joshua Beckler for Coastal Canvas | 15-004926-COA | 11 West Bay Street | Staff Approved - Awning](#)

Attachment: [COA - 11 West Bay Street 15-004926-COA.pdf](#)

Attachment: [Submittal Packet - 11 West Bay Street 15-004926-COA.pdf](#)

No action required. Staff approved.

23. [Petition of Andrew Lynch for Lynch Associates Architects, PC | 15-004976-COA | 165 West Bay Street | Staff Approved - Replace Storefront and Recover Awnings](#)

Attachment: [PERMIT SET 9.2.15.pdf](#)

Attachment: [COA - 165 West Bay Street 15-004976-COA.pdf](#)

No action required. Staff approved.

24. [Petition of Paul Robinson | 15-005044-COA | 532-534 East Gaston St. | Staff Approved - Color Change](#)

Attachment: [COA - 532 - 534 East Gaston Street 15-005044-COA.pdf](#)

No action required. Staff approved.

25. [Petition of Kristina Pack | 15-005073-COA | 527 East Jones Street | Staff Approved - Windows](#)

Attachment: [COA - 527 East Jones Street 15-005073-COA.pdf](#)

Attachment: [Submittal Packet 1 - 527 East Jones Street.pdf](#)

Attachment: [Submittal Packet 2 - 527 East Jones Street 15-005073-COA.pdf](#)

Attachment: [Submittal Packet 3 - 527 East Jones Street 15-005073-COA.pdf](#)

No action required. Staff approved.

26. [Petition of John L. Deering for Greenline Architecture | 15-005076-COA | 201 West Bay Street | Staff Approved - Door and Awning](#)

Attachment: [COA - 201 West Bay Street 15-005076-COA.pdf](#)

Attachment: [Submittal Packet - 201 West Bay Street 15-005076-COA.pdf](#)

Attachment: [Submittal Packet 2 - 201 West Bay Street 15-005076-COA.pdf](#)

No action required. Staff approved.

27. [Amended Petition of Scott Cook for Dawson Architects, PC | 15-005149-COA | 135 Martin Luther King Jr. Boulevard | Staff Approved - Window and Cornices](#)

Attachment: [COA - 135 MLK Jr. Blvd. 15-005149-COA.pdf](#)

Attachment: [Submittal Packet - 135 MLK Jr. Blvd 15-005149-COA.pdf](#)

No action required. Staff approved.

28. [Petition of Shannon Murphy for Ram Jack of South Carolina, Inc. | 15-005229-COA | 126 East Oglethorpe Avenue | Staff Approved - Foundation Repair](#)

Attachment: [COA - 126 East Oglethorpe Avenue 15-005229-COA.pdf](#)

Attachment: [Submittal Packet - 126 E. Oglethorpe Avenue 15-005229-COA.pdf](#)

No action required. Staff approved.

29. [Petition of Jason Holifield | 15-005161-COA | 608-610 Price Street | Staff Approved - Color Change, Windows, Doors](#)

Attachment: [COA - 608-610 Price Street 15-005161-COA.pdf](#)

Attachment: [Submittal Packet - 608-610 Price Street 15-005161-COA.pdf](#)

No action required. Staff approved.

30. [Petition of Josh Waters for Green Choice Custom Homes | 15-005214-COA | 505 East McDonough Street | Staff Approved - Color Change, Roof Repair, Windows, Doors](#)

Attachment: [COA - 505 East McDonough Street 15-005214-COA.pdf](#)

Attachment: [Submittal Packet - 505 East McDonough Street 15-005214-COA.pdf](#)

No action required. Staff approved.

31. [Petition of Craig DeCastro for Affordable Remodeling | 15-005293-COA | 518 East Perry Lane | Staff Denied - Windows](#)

Attachment: [COA - 518 East Perry Lane - 15-005293-COA.pdf](#)

Attachment: [Submittal Packet - 518 East Perry Lane 15-005293-COA.pdf](#)

No action required. Staff approved.

32. [Petition of Josh Beckler for Coastal Canvas Products, Inc. | 15-005347-COA | 32 East Broughton Street | Staff Approved - Awning](#)

Attachment: [COA - 32 East Broughton Street 15-005347-COA.pdf](#)

Attachment: [Submittal Packet - 32 East Broughton Street 15-005347-COA.pdf](#)

No action required. Staff approved.

33. [Petition of Danielle Jarvis | 15-005348-COA | 507 East McDonough Street | Staff Approved - Color Change and In-Kind Repairs](#)

Attachment: [COA - 507 East McDonough Street 15-005348-COA.pdf](#)

Attachment: [Submittal Packet - 507 East McDonough Street 15-005348-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

34. [Report on Work Performed Without a Certificate of Appropriateness](#)

Attachment: [HDBR Michalak Work Without a COA 10-14-15.pdf](#)

Mr. Howington said the staff has given the Board a written report on the work performed without a Certificate of Appropriateness.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Notices

35. [Next Case Distribution and Chair Review Meeting - Thursday, October 15, 2015 at 3:30 p.m. in the West Conference Room, MPC, 110 East State Street](#)

36. [Next Regular Meeting - Thursday, November 12, 2015 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

37. [Special Called Pre-Meeting - Thursday, November 12, 2015 at 12:30 p.m. in the Arthur](#)

[A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

38. [2015 HDBR Retreat - Friday, November 20, 2015 from 9:30 a.m. to 3:30 p.m. at the Civil Rights Museum](#)

XIV. OTHER BUSINESS

New Business

39. [Appoint Nominating Committee](#)

Mr. Howington appointed **Dr. Henry, Ms. Weibe-Reed, and Ms. Caldwell** to serve as the nominating committee to nominate persons to serve as chair, vice-chair and parliamentarian for 2016.

Dr. Henry said that he has been asked to host a reelection party at his home, 407 East Hall Street on Wednesday, October 21, 2015 for Mayor Edna Jackson at 5:15 p.m. He invited the Board to attend the party.

Mr. Howington stated that on Thursday, October 15, 2015 from 5:00 p.m. to 7:00 p.m. an I-16 Exit Ramp Removal Study Meeting will be held at the Civic Center. For more information please contact Ms. Ellen Harris.

XV. ADJOURNMENT

40. [Adjournment](#)

There being no further business to come before the Board, Chair Howington adjourned the meeting at 4:25 p.m.

Respectfully Submitted,

Ellen Harris
Director of Urban Planning and Historic Preservation

EIH:mem