



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
February 10, 2016 1:00 P.M.
Meeting Minutes

February 10, 2016 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Stephen Merriman, Jr., Chair
Marjorie Wiebe-Reed, Vice-Chair
Justin Gunther
Dr. Nicholas Henry
Keith Howington
Dr. Robin Williams

HDRB Members Not Present: Zena McClain, Esq., Parliamentarian
Debra Caldwell
Andy McGarrity
Tess Scheer
Ebony Simpson

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](#)

II. SIGN POSTING

III. CONSENT AGENDA

2. [Approval of Consent Agenda February 10, 2016](#)
3. [Petition of AAA Sign Company | 16-000192-COA | 7 East Broughton Street | Sign and Awning](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the projecting principal use sign and awning at 7 East Broughton Street with the following conditions:

1. The awnings provide a minimum of 8 feet of clearance above the sidewalk;
 2. The awning fabric is revised to be a canvas material to meet the standard and is submitted for staff approval;
- PASS

Because otherwise the work meets the standards and is visually compatible.

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Nicholas Henry	- Aye
Keith Howington	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Robin Williams	- Aye
Justin Gunther	- Aye

4. [Petition of Doug Bean Signs | 16-000210-COA | 102 East Broughton 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 two fascia principal use signs at 102 East Broughton Street, because they meet the sign standards and are visually compatible.

- PASS

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Robin Williams	- Aye

5. [Petition of Doug Bean Signs | 16-000211-COA | 20 East Broughton Street | Sign](#)

Attachment: [Staff Recommendation.pdf](#)
Attachment: [Submittal Package.pdf](#)
Attachment: [Mounting and Material Info.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the installation of a fascia sign and an under awning sign at 20 East Broughton Street with the following conditions:

1. The anchors for the fascia sign are installed in the mortar;
2. The under awning sign is a minimum of one - PASS foot from the outer edge of the awning;

Because otherwise the signs meet the standards and are visually compatible.

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Robin Williams	- Aye

6. [Petition of Doug Bean Signs | 16-000213-COA | 402 West Broughton Street | Sign](#)

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a projecting

principal use sign at 402 West Broughton Street, - PASS
because it meets the sign standards and is visually
compatible.

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Marjorie W Reed - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Stephen Glenn Merriman, Jr. - Abstain

Robin Williams - Aye

7. [Petition of Gunn Meyerhoff Shay Architecture | 16-000224-COA | 214 Drayton Street | Amendment to Rehabilitation and Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Attachment: [Previously Approved Drawings.pdf](#)

Board Action:

The Savannah Historic District Board of Review
does hereby approve the petition for the amended
alterations to the building located 214 Drayton
Street as requested because the proposed work is
visually compatible and meets the standards. - PASS

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Keith Howington - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Stephen Glenn Merriman, Jr. - Abstain

Marjorie W Reed - Aye

Robin Williams - Aye

8. [Petition of Dirk Hardison | 16-000226-COA | 42 Drayton Street | Sign, Stucco Repair, and Color Change](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a principal use fascia sign, stucco repairs, and color changes for the property located at 42 Drayton Street as requested because the proposed work is visually compatible and meets the standards. - PASS

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Stephen Glenn Merriman, Jr. - Abstain

Marjorie W Reed - Aye

Robin Williams - Aye

IV. ADOPTION OF THE AGENDA

9. [Adoption of Agenda for February 10, 2016 Meeting](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the adoption of February 10, 2016 Agenda. - PASS

Vote Results

Motion: Marjorie W Reed

Second: Robin Williams

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Stephen Glenn Merriman, Jr. - Abstain

Marjorie W Reed - Aye

Robin Williams - Aye

V. APPROVAL OF MINUTES

10. [Approval of January 13, 2016 Meeting Minutes](#)

Attachment: [01-13-2016 Minutes.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the minutes of January 13, 2016. - PASS

Vote Results

Motion: Nicholas Henry
Second: Keith Howington
Nicholas Henry - Aye
Keith Howington - Aye
Stephen Glenn Merriman, Jr. - Abstain
Marjorie W Reed - Aye
Robin Williams - Aye
Justin Gunther - Aye

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

VII. CONTINUED AGENDA

11. [Petition of Gunn Meyerhoff Shay | 15-001384-COA | 600 East Bay Street | New Construction: Part II, Design Details](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition at the petitioner's request. - PASS

Vote Results

Motion: Nicholas Henry
Second: Robin Williams
Justin Gunther - Aye
Nicholas Henry - Aye
Keith Howington - Aye
Stephen Glenn Merriman, Jr. - Abstain
Marjorie W Reed - Aye
Robin Williams - Aye

12. [Petition of Dawson Architects | 15-006113-COA | 321 Montgomery Street | New Construction: Part II, Design Details](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition at the petitioner's - request.

Vote Results

Motion: Nicholas Henry

Second: Robin Williams

Justin Gunther - Aye

Nicholas Henry -

Keith Howington - Aye

Stephen Glenn Merriman, Jr. - Abstain

Marjorie W Reed - Aye

Robin Williams - Aye

13. [Petition of Lawrence Raymond Daiss III | 15-006543-COA | 317B West Broughton Street | Sign](#)

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition at the petitioner's - PASS request.

Vote Results

Motion: Nicholas Henry

Second: Robin Williams

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Stephen Glenn Merriman, Jr. - Abstain

Marjorie W Reed - Aye

Robin Williams - Aye

VIII. REGULAR AGENDA

14. [Petition of Sawyer Design | 15-005563-COA | 23 West Gordon Street | New Construction: Part II, Design Details Carriage House](#)

Attachment: [15-005563-COA Staff Recommendation.pdf](#)

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

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

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

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

Attachment: [Monterey Ward.pdf](#)

Mr. Jon Leonard was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for Part II:

Design Details of a new carriage house, third story addition to an existing two story addition at the rear of the main house, and a two story hyphen connecting the main house to the carriage house.

Ms. Harris stated that the application was reviewed by the Historic District Board of Review on November 12, 2015. The Board approved rehabilitation of the main house and demolition of the non-contributing buildings at the lane. The Board continued the request for the additions and carriage house at the petitioner's request in order to address the Board's concerns. She explained that Part I: Height and Mass for the project was approved by the HDBR on January 13, 2016 with the following conditions to be submitted with Part II: Design Details:

1. *Revise the window configuration on the east façade of the addition, second floor, to meet the 5:3 horizontal ratio;*

The condition has been met. The window configuration has been revised and meets the standard.

2. *Revise the picture window on the east façade of the addition to be one of the window types allowed;*

The condition has been met. The window type has been revised to casement.

3. *Revise the relationship between the string course and lintels on the north façade of the carriage house avoid the string course intersecting with the lintels;*

The condition has been met. The string course has been eliminated on the north façade of the carriage house.

4. *Should the HVAC units be visible, provide additional screening;*

The petitioner has agreed to this condition.

5. *Revise the refuse storage area to be located within the building or screened from the public right-of-way;*

The condition has been met. The refuse storage area is located adjacent to the hyphen and screened by the brick wall.

6. *Remove the two blind windows (or incorporate real windows) on the west façade of the carriage house;*

The condition has been met. The two blind windows on the west façade have been removed.

7. *Redesign the hyphen;*

The condition has been met. The hyphen has been redesigned as follows:

- The hyphen is proposed to setback three feet, ten inches from the property line along Whitaker Street.
- A brick wall is proposed along the property line at Whitaker Street.
- The hyphen has changed from an open porch with shutters along Whitaker Street to an enclosed space with large expanses of Hope's Windows on both the first and second floors to emphasize transparency.

- The side gable roof of the hyphen has a lower slope.

Ms. Harris reported that staff recommends approval for Part II: Design Details for new construction of a carriage house and two additions with the following conditions to be submitted to staff for review and approval:

1. Provide the overall height of the hyphen;
2. Provide specifications for the double hung windows on the carriage house;
3. Revise all stucco headers on brick to stone or cast stone;
4. Provide shutter specification;
5. Provide clarification as to whether the existing brick wall will be retained or a new brick wall installed;
6. Provide a specification for the access door on the garage;
7. Should the HVAC units be visible, provide additional screening;

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

PETITIONER COMMENTS

Mr. Leonard explained that the overall height of the hyphen is 22 feet - five inches. They will provide this information to staff. Regarding the specifications for the double hung windows - it is their intent to match the main window of the existing historic house. The windows will be custom made. They want to ensure that this is read as a part of the house and that the hyphen is really different. Mr. Leonard emphasized that the transparency of the hyphen is that the headers over the brick portion of the carriage house will be noted as brick headers. They want to keep the headers in the stucco portion as stucco. The shutters will be Atlantic Premium Post series and are wood. They will provide the shutters specification to staff. The exterior brick wall that goes between the main house, the hyphen, and the carriage house is existing. They intent to keep this wall as it will enable them to keep the line of continuity from the main house all the way back to the carriage house. Presently, it is covered with landscaping, but they will clean this up so that the brick wall will be seen. They have already provided detailed information of the designed details for the HVAC units that will be on the carriage house. The HVAC units will be screened, but they will not be seen from the street, but from the main part of the house. The refuse is inside the wall and will be kept on the lane side.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) stated that Mr. Leonard invited them to meet on site to review the restudied hyphen design. The HSF believes that the hyphen is much improved and is more appropriate with dividing the main house and the carriage house as well as the transparency that is provided with the new fenestration pattern. Ms. Meunier stated that their concern regarding the materials is the color of the proposed stucco. The HSF suggested that a darker or softer color be used. They are trying to lighten the impact of the color against the brick and make it visually disappear somewhat. Also, the mortar needs to be compatible.

BOARD DISCUSSION:

The Board's discussion centered on staff's recommendations as well as the visual compatibility of the brick and stucco selections. The Board was concerned that the proposed brick had too much rustication, particularly the "worm holes" evident on the brick sample. The Board also felt that the proposed stucco sample was too bright and recommended that an alternative, softer color be selected.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for Part II: Design Details for new construction of a carriage house and the addition to the second story of the main house with the following conditions to be submitted to staff for review and approval:

1. Provide the overall height of the hyphen;
2. Provide specifications for the double hung windows on the carriage house;
3. Revise all stucco headers on brick to stone or cast stone;
4. Provide shutter specification;
5. Provide clarification as to whether the existing brick wall will be retained or a new brick wall installed; - PASS
6. Provide a specification for the access door on the garage;
7. Should the HVAC units be visible, provide additional screening;
8. Revise the brick and stucco selections and install a Sample Panel onsite;

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

Vote Results

Motion: Keith Howington

Second: Marjorie W Reed

Justin Gunther

- Aye

Nicholas Henry

- Aye

Keith Howington

- Aye

Stephen Glenn Merriman, Jr.

- Abstain

Marjorie W Reed	- Aye
Robin Williams	- Aye

15. [Petition of Homestead Architecture LLC | 15-006602-COA | 409 and 411 West Wayne Street | New Construction Two Buildings: Part II, Design Details](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Approved Part I Submittal Packet.pdf](#)
Attachment: [Berrien Ward Map.pdf](#)
Attachment: [Context - Sanborn Maps.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Photos and Mass Model.pdf](#)
Attachment: [Submittal Packet - Project Description.pdf](#)
Attachment: [Submittal Packet - Renderings, Materials, Colors, and Specifications.pdf](#)

Mr. Pete Callejas was present on behalf of the petitioner.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part II, Design Details for two, three-story, single-family residences on the vacant parcels located at 409 and 411 West Wayne Street. The sites are landlocked by new construction to the east, a contributing building to the west, a non-contributing building and a parking lot to the north. The parcels do not have lane or other rear access. At the January 13, 2016 HDBR Meeting, the Board approved Part I, Height and Mass with the following conditions:

- Ensure that the baluster spacing does not exceed 4 inches.
- Remove the slope from the driveways; this is not permitted on the public right-of-way.

Ms. Michalak stated that additionally, the Board recommended approval to the Zoning Board of Appeals for a variance from the following standard:

The exterior expression of the height of raised basements shall be not less than 6'-6" and not higher than 9'-6".

Ms. Michalak stated that the Board approved to permit a ground floor/raised basement height of up to 11 feet in height, depending on the final grading conditions, because the surrounding context has higher ground floor heights and the proportions of the building as proposed are compatible.

Ms. Michalak explained that the Review Board and Historic Savannah Foundation also made additional comments during the meeting that the applicant has addressed including:

- A "garage door width" elevation study has been provided. One drawing shows the door the width as originally submitted; another drawing shows the door increased in width to align with the windows above.
- A garage door design study has been provided. Six different garage door designs are presented on page A301c of the drawing submittal packet.

Ms. Michalak explained that the slope is still proposed on the right-of-way. Technically, this does not meet the standards; however, the petitioner contests that it is not possible to completely eliminate the slope because of the shortness of the distance from the street to

the building. Staff recommends that the petitioner coordinate this with the appropriate City department.

Ms. Michalak reported that staff recommends approval of New Construction: Part II, Height and Mass for two, three-story, single-family residences on the vacant parcels located at 409 and 411 West Wayne Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that the stucco has a smooth or sand finish.
2. Provide a mortar sample.
3. Ensure that the door frames are inset not less than 3 inches from the front façade of the building.
4. Ensure that the final documents reflect garage door design Option 5 and that the garage door width is 10 feet wide and is centered below the windows.

PETITIONER COMMENTS

Mr. Callejas stated that the intent of the garage's slope is to meet the off-street parking requirement. In order to do so, it is necessary that they ensure that the garage slab is a minimum of six inches above the crest of the street. With looking into this further, they found that they could actually lower the garage slab approximately one and one-half inches. He said 411 West Wayne Street has the highest point. His understanding is that this point of the crest of the street is what determines the elevation of the garage slab. As he has stated he can decrease the slab one and one-half inches. Therefore, it will be 39 feet - 2 inches instead of 39 feet - 3.5 inches. This will somewhat reduce the slope. The sidewalk is existing.

Mr. Callejas said with the garage door, they looked at the 11 feet garage door as opposed to 10 feet. They like the smaller garage door. But, if the Board decides they need to keep the wider door is fine. They believe the 11 feet door had too much visual weight for the front elevation as opposed to the 10 feet door which is a little subdued. They looked at potentially doing a more contemporary door. However, they did not believe the door suited the aesthetic they were looking for. They believed it might be fine for a law office, etc., but it was a little too contemporary for them. Therefore, they are hopeful that they keep their chosen style. However, they are open to comments and/or suggestions from the Board.

Mr. Callejas said regarding the brick on the front stoop, he was intending that it be just pavers on the top and that the stucco on the vertical surfaces would be the same stucco.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) stated that they recognize staff's recommendation regarding the garage door study, but they feel the 11 feet garage door that align with the windows above are more visually pleasing. They believe that either Option 5 or Option 6 is appropriate for the design.

Ms. Meunier said the HSF believes that the roof of the portico should be simplified. They feel that with the entablature, the architrave, and the roof on top of the door visually make the door appear short than it is. They are not suggesting that all of these elements be

removed, but that may be the roof needs to be flattened.

Ms. Meunier said if the control joints are required for the large expansive stucco, the HSF recommends that it be indicated where they will be to ensure that they are visually appropriate.

Mr. Callejas said, in response to the public comments, that they are not opposed to either option. However, they have presented Option 5 to the Board. They will work with staff to fine-tune any elements. They believe that the narrow panel is fine for this and this is the one that they have presented for the Board to vote on. They do not believe that the 11 feet wide door adds anything architecturally.

BOARD DISCUSSION

The Board discussed the garage and front door paneling. The bricks need to be paver bricks and not facing bricks. The petitioner needs to work with staff to verify the bricks. The Board discussed the color of the stucco. The stoop entablature design needs to be simplified and the elevation drawings need to indicate all proposed stucco expansion and control joint locations.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part II, Design Details for two, three-story, single-family residences on the vacant parcels located at 409 and 411 West Wayne Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that the stucco has a smooth or sand finish.
2. Provide a mortar sample.
3. Ensure that the door frames are inset not less than 3 inches from the front façade of the building. - PASS
4. Ensure that the final documents reflect garage door design Option 5 and that the garage door width is 10 feet wide and is centered below the windows.
5. Revise the stucco and trim paint color selections to have more contrast.
6. Simplify the stoop entablature design.
7. Ensure that the selected brick is designed to be used as a paver.
8. Ensure that the elevation drawings indicate all proposed stucco expansion and control joint locations.

Vote Results

Motion: Justin Gunther
Second: Robin Williams

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Robin Williams	- Aye

16. [Petition of Green Choice Custom Homes LLC | 16-000214-COA | 505 East McDonough Street | Windows](#)

Attachment: [16-000214-COA Staff Recommendation.pdf](#)

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

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

Mr. Josh Waters was present on behalf of the petitioner.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval of the windows installed in the two dormers on the fourth floor of 505 McDonough Street. The petitioner previously requested and was approved for “in-kind” replacement windows on October 1, 2015 (15-005214-COA). The window replacements were Lincoln wood double hung, true divided light windows. Staff verbally gave approval for insulated glass to be utilized, provided the windows otherwise matched the original windows. However, due to the thicker, insulated glass, the muntins on the replacement window are noticeably wider than the original windows (1 ¼”). This has caused the windows to not meet the standards. Rather than replace the windows with windows that meet the standard, the applicant elected to come before the Board to request approval as-is.

Ms. Harris reported that staff recommends denial of the Lincoln wood replacement windows with insulated glass as installed because the muntin width is too wide and therefore the windows do not meet the Secretary of the Interior’s Standards for rehabilitation or the window design standards.

PETITIONER COMMENTS

Mr. Waters stated as was pointed out, they made an effort to communicate and try to satisfy the requirements of replacing the windows. Unfortunately, there was a lack of communication on one issue. They were trying hard to ensure that they had the insulated glass, true divided light, and the size of the window panes. He showed the Board some pictures of windows taken at the corner of McDonough Street and at the corner of McDonough and Price Streets. He said it is difficult to see the dormer on the 4th floor from the street side, but it can be seen on each of the opposing streets.

Mr. Waters said they made an effort to try to satisfy the requirements, but they also wanted to improve the building at the owner’s request as far as making the 4th floor a little bit more

energy efficient. In doing so, they installed the insulated glass; but failed to recognize the muntin width.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) said he feels partially responsible for this as he is very familiar with this building. Mr. Carey said at the time, he thought it was just putty, glazing, and top that were on the muntins which made it look thicker and wider. He was of the opinion that all of this would be cleaned off. He said he overlooked the windows at the time. However, a great job is being done on this building. The dormer is very visible from all perspectives. It is an important feature on the building. However, this building really stands out because of the black paint with the cornice and the dormers on the adjacent building. This unit is even more prominent as your eyes are drawn to that. Mr. Carey said he is sympathetic as excellent work is being done.

Mr. Carey said throughout the city, particularly with dormers, replacement or introduction of windows that either do not have the correct light pattern or maybe the muntins are incorrect. He said an obvious example is on the northwest corner of Habersham and Bryan Streets. Two dormers are here. One is correct and the replacement is incorrect. He realizes that they are trying to get this corrected. Mr. Carey said, however, while they are sympathetic, nevertheless, they should "hold the line" and ensure that it is done correctly.

Mr. Waters did not wish to respond to the public comments.

Board Action:

The Savannah Historic District Board of Review does hereby deny the petition for the Lincoln wood replacement windows with insulated glass as installed because the muntin width is too wide and therefore the windows do not meet the Secretary of the Interior's Standards for rehabilitation or the - PASS window design standards.

Vote Results

Motion: Marjorie W Reed

Second: Keith Howington

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Robin Williams	- Aye

IX. REQUEST FOR EXTENSION

17. [Petition of Homeline Architecture | 14-005945-COA | 9-15 East Macon Street | Request for One Year Extension](#)

Attachment: [14-005945-COA - Request for Extension.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a 12 month extension of the Certificate of Appropriateness (COA) issued on February 11, 2015 for new construction of four, four-story townhomes with raised stoops located between Macon and Charlton Streets, and between Bull and Drayton Streets (File No. 14-005945-COA). - PASS

Vote Results

Motion: Robin Williams

Second: Marjorie W Reed

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Abstain

Stephen Glenn Merriman, Jr. - Abstain

Marjorie W Reed - Aye

Robin Williams - Aye

18. [Petition of Leslie Belliveau | 15-001376-COA | 548 East Jones Street | Request for One Year Extension](#)

Attachment: [15-001376-COA - Request for Extension.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a 12 month extension of the Certificate of Appropriateness (COA) issued on April 8, 2015 for a fence, a rear porch addition, and to replace the windows on the three dormers for the property located at 548 East Jones Street [File No. 15-001376-COA] to expire on April 8, 2017. - PASS

Vote Results

Motion: Robin Williams

Second: Marjorie W Reed

Justin Gunther - Aye

Nicholas Henry	- Aye
Keith Howington	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Marjorie W Reed	- Aye
Robin Williams	- Aye

X. APPROVED STAFF REVIEWS

19. [Petition of Andrew Dewitt | 16-000055-COA | 37 Whitaker Street | Staff Approved - Duct Work](#)

Attachment: [COA - 37 Whitaker Street 16-000055-COA.pdf](#)

Attachment: [Submittal Packet 37 Whitaker Street 16-000055-COA.pdf](#)

No action required. Staff approved.

20. [Petition of Glen Nicotra | 16-000085-COA | 570 Indian Street | Staff Approved - Screening and Doors](#)

Attachment: [COA - 570 Indian Street 16-000085-COA.pdf](#)

Attachment: [Submittal Packet - 570 Indian Street 16-000085-COA.pdf](#)

No action required. Staff approved.

21. [Petition of Jim Galvano | 16-000095-COA | 450 Bull Street | Staff Approved - Exterior Light Fixture](#)

Attachment: [Application and Submittal Packet - 450 Bull Street 16-000095-COA.pdf](#)

Attachment: [COA - 450 Bull Street 16-000095-COA.pdf](#)

No action required. Staff approved.

22. [Petition of Joshua Beckler for Coastal Canvas Products | 16-000160-COA | 402 West Broughton Street | Staff Approved - Awning](#)

Attachment: [COA - 402 West Broughton Street 16-000160-COA.pdf](#)

Attachment: [Submittal Packet - 402 West Broughton Street 16-000160-COA.pdf](#)

No action required. Staff approved.

23. [Petition of Stewart Dohrman | 16-000180-COA | 20 West Taylor Street | Staff Approved - Windows](#)

Attachment: [COA - 20 West Taylor Street 16-000180-COA.pdf](#)

Attachment: [Submittal Packet - 20 West Taylor Street 16-000180-COA.pdf](#)

No action required. Staff approved.

24. [Petition of Matt Follis | 16-000216-COA | 322 West Broughton Street | Staff Approved - Door](#)

Attachment: [COA - 322 West Broughton Street 16-000216-COA.pdf](#)

Attachment: [310 W BROUGHTON DOOR.pdf](#)

No action required. Staff approved.

25. [Petition of Barry Moore | 16-000298-COA | 121 West Congress Street | Staff Approved - Brick Repointing](#)

Attachment: [Submittal Packet - 121 West Congress Street 16-000298-COA.pdf](#)

Attachment: [COA - 121 West Congress Street 16-000298-COA.pdf](#)

No action required. Staff approved.

26. [Petition of John Post | 16-000301-COA | 540 East Taylor Street | Staff Approved - Balcony Replacement](#)

Attachment: [Submittal Package.pdf](#)

Attachment: [COA - 540 East Taylor Street 16-000301-COA.pdf](#)

No action required. Staff approved.

27. [Petition of John Post | 16-000304-COA | 53 Montgomery Street | Staff Approved - Vent](#)

Attachment: [COA - 53 Montgomery Street 16-000304-COA.pdf](#)

Attachment: [Submittal Package.pdf](#)

No action required. Staff approved.

28. [Petition of Franciso Alvarado | 16-000314-COA | 136 Bull Street | Staff Approved - ADA Ramp](#)

Attachment: [COA - 136 Bull Street 16-000314-COA.pdf](#)

Attachment: [WF ADA Savannah_A1.pdf](#)

No action required. Staff approved.

29. [Amended Petition of Patrick Shay | 16-000325-COA | 611 East River Street | Staff Approved - Rooftop Bar Addition](#)

Attachment: [COA - 611 East River Street 16-000325-COA.pdf](#)

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

No action required. Staff approved.

30. [Petition of Luminita Rafila Lewonski | 16-000340-COA | 2 West Broughton Street | Staff Approved - Outdoor Light Fixtures](#)

Attachment: [COA - 2 West Broughton Street 16-000340-COA.pdf](#)

Attachment: [Submittal Packet - 2 West Broughton Street 16-000340-COA.pdf](#)

No action required. Staff approved.

31. [Petition of John Teman | 16-000437-COA | 623 - 625 Montgomery Street and 402 - 412 West Hall](#)

Street | Staff Approved - Color Changes

Attachment: [COA - 623-625 Montgomery Street 402-412 West Hall Street 16-000437-COA.pdf](#)

Attachment: [Submittal Packet - 623 - 625 Montgomery Street and 402 - 412 West Hall Street 16-000437-COA.pdf](#)

No action required. Staff approved.

32. Petition of David B. Kelley | 16-000483-COA | 41 Habersham Street | Staff Approved - Selective Stucco Removal

Attachment: [COA - 41 Habersham Street 16-00483-COA.pdf](#)

Attachment: [Submittal Packet - 41 Habersham Street 16-000483-COA.pdf](#)

No action required. Staff approved.

33. Petition of Marija Bumgarner | 16-000494-COA | Various Locations | Staff Approved - Wayfinding Signage Phases 1-4 Package

Attachment: [2921 CityOfSavannah HistoricWayfinding PostInstall Detail Draft4 11-19-15 \(2\) \(00000002\).pdf](#)

Attachment: [COA - 2 East Bay Street \[Various Locations - Wayfinding Signage Phase 1-4\] 16-000494-COA.pdf](#)

No action required. Staff approved.

34. Petition of Jenny Mizejeski for Dawson Architects, PC | 16-000496-COA | 118 West Hall Street | Staff Approved - Alterations to an Existing Fence

Attachment: [COA - 118 West Hall Street 16-000496-COA.pdf](#)

Attachment: [REVISED Submittal Packet - 118 West Hall Street 16-000496-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

35. Report on Work Performed Without a Certificate of Appropriateness

Attachment: [HDBR Michalak Work Without a COA 2-10-16.pdf](#)

Mr. Merriman said that staff has provided a report to the Board on the work performed without a certificate.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Notices

36. [Next Case Distribution and Chair Review Meeting - Thursday, February 11 2016 at 3:30 p.m. in the West Conference Room, MPC, 110 East State Street](#)

37. [Next Regular Meeting - Wednesday, March 9, 2016 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

XIV. OTHER BUSINESS

Unfinished Business

38. [Review Proposed Revisions to the Historic District Ordinance](#)

Attachment: [2-10-16 HDBR Version- for discussion.pdf](#)

Ms. Harris stated that this is a continuation of the Board's discussion that began at the Board's Retreat looking at some potential revisions to the Historic District Ordinance. At the Review Board on February 10, 2016, they discussed some changes and made suggestions. The Board will continue to have the discussion until they have worked through all the proposed revisions and reach a consensus in terms of bringing the revisions forward.

Ms. Harris said she sent an email to the Board noting the page numbers that were discussed at the last meeting so they could track of the changes. She highlighted the new proposed changes that they will review today.

Ms. Harris said the first highlighted change is on page 28 dealing with windows. The Board has seen projects come forward that have a white space or blank space where there is not necessarily windows. This is an intentional design feature often seen on contemporary architectural that the Board has felt was visually compatible and wanted an opportunity to approve these in certain circumstances without requiring a variance going to the Zoning Board of Appeals [ZBA]. The other situation where they have seen this standard not necessarily like they want it is on secondary facades. Particularly, on carriage houses such as they saw today at 23 East Gordon Street. The windows on the ground floor were eliminated on Whitaker Street side. Therefore, it did not meet the standards. Staff's proposed revision is highlighted in the blue color.

"The distance between windows shall not be less than for adjacent historic building, nor more than two times the width on the windows on primary facades. The Board may waive strict compliance with this standard where historic precedence exists within the same or an adjacent block face, or where the proposed design is contemporary and the Board determines that a wider spacing provides a more visually compatible design."

Mr. Gunther asked if primary is defined in the ordinance.

Ms. Harris explained that they do not have a specific definition for a primary façade. However, they have a definition for a secondary façade which states that these are facades that do not front the primary street. She believes that it would depend on any particular given circumstances. They do not have a list of streets

that are primary streets nor secondary streets. But, they do know for example when looking at the Perry Street hotel [eastern boundary of the two hotels] Floyd Street serves as a secondary street because it almost functions as a lane; it is almost on a case-by-case basis. Therefore, this is determined by the Board.

Dr. Gunther asked if the Board needs to define the term "primary?"

Ms. Harris answered that the Board could define the term. There is a definition for "primary entrance" which states that it is an entrance to use the has or could have an individual street address.

Ms. Harris pointed out that the next page with a revision is on page 31, which states "**Front porches shall not be enclosed in any manner. Historic side and rear porches may be screened with fine wire mesh, lattice, windows or shutters, provided that the porch continues to read as a porch and historic materials and features are retained to the maximum extent possible.**" The Board discussed may be the wording should be *porches on street facing or primary facades shall not be enclosed in any manner.* Ms. Harris stated that the section this is under is called "*Balconies, stairs, stoops, porticos, and porches.* They will specify all in this section. The Board said where it is stated windows be changed to glazing.

Ms. Harris said the next revisions are on page 35 which addresses the large-scale development standards. - Section c. concerns the Footprint. **Building footprints shall not exceed 13,500 square feet within the Oglethorpe Plan Area. (See Figure 2). Multiple buildings with building footprints equal to or less than 13,500 square feet may be constructed for share use(s). Building footprints shall not exceed 27,000 square feet outside the Oglethorpe Plan Area.**

The Board requested that some case studies on building footprint be provided.

Ms. Harris stated that section d. under large-scale development standard is Mass - A minimum of two (2) of the following devices shall be incorporated into the design:

i. **Subdivide Horizontally. Subdivide the façade horizontally through the use of material and detailing into base, middle and top (Figure 4). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression. Materials and detailing shall be fine grained and provide a human scale.**

Ms. Harris informed the Board that on page 24 there is almost an identical standard for commercial buildings that already applies. It entails subdividing the façade horizontally into base, middle and top. The first story shall be separated from the upper stories, etc. She said that in a way this is a duplicate for commercial buildings, but not for residential. Ms. Harris said at the Retreat they talked about eliminating this as a provision entirely in the large-scale

development standards. However, if this was the case, then there would not be an option for a residential larger scale development.

Dr. Williams suggested that the large scale development standard refer to non-commercial buildings.

Ms. Harris said this is a good idea. This will be a logical solution.

Ms. Harris said they were asked to take a look at the setback and recess standards. These standards encourage a "zig-zag" in an out approach. She is researching this and will bring this to the Board at a later time.

Ms. Harris said page 39 deals with access above the bonus story. The standards were intended that when someone get a bonus story not to provide access. Yet, they have seen it having access based on the Board's comments. It now reads [Access above the bonus story shall be for mechanical maintenance and repairs only](#). Therefore, it does not deal with the structures, whether it is a stairwell or an elevator overrun. The point is it is for mechanical repair access only.

Ms. Harris said this section (Exterior Walls - Configuration) comes up often; particularly, with the hotels concerning the multi-base spacing being a strict requirement between 15 and 20 feet in width. She stated that she has provided flexibility here so that the [Board may vary this spacing requirement if there is historic precedence within the same context](#).

Ms. Harris said page 21 concerns the Character Areas. Factors Walk is one of those character areas. She explained that the new construction on the Factors Walk Area is exempt from commercial and large-scale development standards. However, new construction can still qualify for the bonus story if they meet the criteria. The boundary of the Factors Walk Area extends all the way to Randolph Street. She said to her, Randolph Street has a different character than what they think of as Factor's Walk proper. On the west end, it ends at MLK which is where she thinks that Factors Walk really ends. Ms. Harris said may be the Board could look at East Broad Street if it went all the way through to River Street and have this as the end of the Factors Walk Character Area so that new construction to the east would still be subject to the large-scale development standards, the bonus story, etc. She has tried to find a better indication of when this specific provision was incorporated and where the boundaries came from. She looked at Chadburn guidelines and he had a separate character area for the area east of East Board Street. This provision was added in 1997 which was when a lot of Chadburn's provisions were incorporated.

Ms. Harris asked the Board if they had more areas that they wanted the staff to look at for the next time meeting. A few things remaining on her list in addition to the large-scale development standards for the zig-zag creation is that they talked about variance processes and perhaps have a little more stringent process for height variances from the Height Map.

Dr. Williams asked Ms. Harris if the Board was looking at the bonus story requirement.

Ms. Harris answered that they talked about the bonus story at the Retreat. She believes that in terms of politically moving forward with the revisions, it is important that they have a carrot for the development community to say, yes they are making some of the standards better refined, but there are more opportunities for things such as a bonus story if they are adding different provisions.

Ms. Harris said the Board talked about looking at public art and archeology as two provisions to development language for. She will also include any other criteria that the Board wishes to be included.

The Board discussed the term "ballast stone." The consensus was that perhaps this term needs to be deleted.

Ms. Harris said the provision in the Height Map that allows three stories or 45 feet above Bay Street, everyone finds this confusing. The petitioners do not understand what this provision means. It is measured at City Hall which has an elevation of 41 feet. There City Hall goes down and the idea is that you could have taller buildings go up; but it is difficult for persons outside to really understand what the provision means. Therefore, she would like to do a parcel by parcel elevation analysis and then actually put the number of stories to each parcel.

XV. ADJOURNMENT

39. [Adjournment](#)

There being no other business to come before the Historic District Board of Review, Mr. Merriman adjourned the meeting at 4:30 p.m.

Respectfully Submitted,

Ellen I. Harris
Director of Urban Planning and Historic Preservation

EIH:mem