



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
March 9, 2016 1:00 P.M.
Meeting Minutes

March 9, 2016 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Stephen Merriman, Jr., Chair
Zena McClain, Esq., Parliamentarian
Debra Caldwell
Justin Gunther
Dr. Nicholas Henry
Keith Howington
Andy McGarrity
Tess Scheer
Dr. Robin Williams

HDRB Members Not Present: Marjorie Wiebe-Reed, Vice-Chair
Ebony Simpson

MPC Staff Present: Tom Thomson, Executive Director
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 March 9, 2016](#)

Board Action:

Approve Consent Agenda March 9, 2016. - PASS

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

Robin Williams - Aye

3. [Petition of Clockwork | 16-000537-COA | 321 West Broughton Street | Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Sign Image.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the under awning sign at 321 West Broughton Street with the condition it is not less than one foot from the outer edge of the awning, because otherwise it meets the - PASS standards and is visually compatible.

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

Robin Williams - Aye

4. [Petition of Signs by James | 16-000805-COA | 111 West Congress Street | Sign](#)

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 projecting sign for the new business, “Congress Street Market,” to be located at 111 West Congress Street with the following condition because the proposed work is otherwise visually compatible and meets the sign standards:

- Utilize the existing holes in the brick to the greatest extent possible for the new sign in order to minimize the disfigurement of the building. - PASS

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

5. [Petition of LGA Partners | 16-000816-COA | 110 West Broughton Street | Alterations, Awning, and Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Historic Photographs.pdf](#)

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

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

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

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for alterations, signs, and an awning for the building located at 110 West Broughton 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 an encroachment license is obtained for the awning from the City of Savannah. - PASS
2. Either increase the depth of the awning or redesign the under-awning sign to be at least 1 foot from the outer edge of the awning.

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

Robin Williams - Aye

6. [Petition of NUCO Investments | 16-000841-COA | 220 West Bryan Street | Fence](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet 1.pdf](#)

Attachment: [Submittal Packet 2.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a fence at 220 West Bryan Street with the condition that a masonry base is incorporated and submitted to staff for review and approval, because otherwise the work meets the standards and is visually compatible. - PASS

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

7. [Petition of Green Fire Pizza, LLC | 16-000844-COA | 236 Drayton Street | Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the principal use freestanding sign for the new business, "Green Fire Pizza," to be located in the northern half of the building located at 236 Drayton Street as requested because the proposed sign is visually compatible and meets the sign standards. - PASS

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

8. [Petition of John Nakelski | 16-000846-COA | 313 West River Street | Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to install a principal use fascia sign for the new business, "Pinkie Masters," located at 313 West River Street with the following condition because the proposed work is otherwise visually compatible and meets

the preservation and sign standards:

- PASS
- Ensure that the attachment to the historic stucco and brick is undertaken using the gentlest means possible and does not cause damage to the historic materials.

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

9. [Petition of Doug Bean Signs | 16-000847-COA | 240 West Broughton Street | Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

Attachment: [Sign Mockup.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the principal use fascia sign at 240 West Broughton Street, because it meets the standards and is visually compatible. - PASS

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye

Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

10. [Petition of Moe's Southwest Grill | 16-000854-COA | 150 West Julian Street | Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

Attachment: [Sign Information.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the projecting principal use sign at 150 West Saint Julian Street, because it meets the standards and is visually compatible. - PASS

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

Robin Williams - Aye

11. [Petition of LS3P Associates | 16-000864-COA | 15 East Liberty Street | Awnings and Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to install ground-supported awnings over an existing raised deck and façade alterations for the Hilton DeSoto located at 15 East Liberty Street with the following condition because the proposed work is otherwise visually compatible and meets the standards: - PASS

1. Ensure that all of the new storefront glazing is inset a minimum of 4 inches from the face of the building.

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

12. [Petition of Hansen Architects | 16-000871-COA | 113 West Broughton Street | Storefront Redesign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for storefront alterations and signage at 113 West Broughton Street with the following conditions to be submitted to staff for review and approval:

1. Material and color samples of the wood and stone finish are provided;
 2. The base is a minimum of 18 inches tall;
- PASS

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

Vote Results

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye

Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

IV. ADOPTION OF THE AGENDA

13. [Adoption of Agenda for March 9, 2016 Meeting](#)

Board Action:

The Savannah Historic District Board of Review does hereby adopt March 9, 2016 Meeting Agenda. - PASS

Vote Results

Motion: Robin Williams

Second: Zena McClain, Esq.

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

Robin Williams - Aye

V. APPROVAL OF MINUTES

14. [Approval of February 10, 2016 Meeting Minutes](#)

Attachment: [02-10-2016 Minutes.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve February 10, 2016 Meeting Minutes. - PASS

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Stephen Glenn Merriman, Jr. - Abstain

Debra Caldwell - Aye

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

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

VII. CONTINUED AGENDA

15. [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 - PASS request.

Vote Results

Motion: Tess Scheer

Second: Robin Williams

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

16. [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 - PASS request.

Vote Results

Motion: Tess Scheer

Second: Robin Williams	
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye
Debra Caldwell	- Aye

17. [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: Tess Scheer
Second: Robin Williams

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

VIII. REGULAR AGENDA

18. [Petition of Gunn Meyerhoff Shay | 16-000849-COA | 611 East River Street | After-the-Fact Rooftop Light Fixtures](#)

Attachment: [16-000849-COA Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Attachment: [Photographs.pdf](#)

Attachment: [June 2013 Approval.pdf](#)

Attachment: [September 2013 Approval.pdf](#)

NOTE: Mr. Howington abstained from participation in this review. He is an employee of Greenline Architecture and felt he had a conflict of interest.

Mr. Patrick Shay was present on behalf of the petitioner.

Ms. Ellen Harris gave the staff report. The petitioner is requesting after-the-fact approval to add 16 light poles to the rooftop of 611 East River Street, also known as the Homewood Suites. The light poles are 20 feet tall, 4.5-inch diameter extruded aluminum with two and three lights on each. The light poles are placed at varying intervals around the pool and trellis, ranging from 10'8" to 20'4.5" apart.

Ms. Harris explained that there are a number of alternatives to the existing light fixtures which staff believes have not been fully vetted and which would likely result in a more visually compatible design, more consistent with what the Historic District Board of Review approved. The alternatives are outlined below:

1. Revise the existing trellis to incorporate some or all of the light fixtures.

The existing trellis is approximately 12 feet tall, above the surface of the floor surface. However, it is only nine feet above the surface of the pool. The National Electric Code (NFPA 70) requires that new light installations be installed a minimum of 12 feet above the maximum water level of the pool, if within five feet of the inside walls of the pool [NFPA 70, 680.22(B)(1)]. The trellis could be redesigned to meet the National Electric Code standard, be set further back from the facades to be less visible, and incorporate some or all of the light fixtures.

2. Redesign the height and placement of the light fixtures to minimize the visual impact.

There are 16 light fixtures proposed, all of which are 20 feet tall. It appears that the four north and south light fixtures, the most visible and closest to the building façade, may not be necessary at all, as they are not providing significant light over the pool. The height of the light fixtures could be reduced significantly, and the angle of the light sources themselves adjusted to provide the minimum required lighting. Most, if not all of light fixtures appear to be greater than five feet from the inside wall of the pool and are therefore not required to be 12 feet or greater above the height of the water level.

3. Remove the light fixtures entirely.

This would bring the project into compliance with the previously approved Certificate of Appropriateness which did not propose the light fixtures. The light fixtures are only required if night time swimming is permitted by the hotel. It's staff's understanding from conversations with the Health Department that they would require a letter for their file stating that the pool would be closed for night swimming in order to allow for the removal of the light fixtures. While the Historic District Board of Review does not review uses, the HDBR does review the visual compatibility of alterations.

Ms. Harris said that it is possible that a combination of the above alternatives could also be visually compatible. The above alternatives have been discussed with the petitioner and it is staff's understanding that the alternatives are not acceptable to the petitioner.

Ms. Harris reported that staff recommends denial of the after-the-fact installation of

16, 20-foot tall light fixtures on the rooftop of 611 East River Street because the light fixtures are not visually compatible in height or scale.

PETITIONER COMMENTS

Mr. Shay explained that the subject of the requirement for this high level of lighting came up long after the Historic Review Board approvals were obtained and actually after the building permits were obtained. During construction it became apparent that the Health Department interpretation would have to be enforced. The owner/developer believed that since they were being forced to put the lights in, that they just had to follow-through and did not follow the procedure of coming before the Review Board to get their permission.

Mr. Shay said the light consultant started multiple design strategies and unfortunately the requirement of 30 foot candles at the surface of the pool and surrounding deck led to the conclusion that there were not ways to have the lights mounted from the existing building. It has been explained to him that as the angle of incidences get shallow, the foot channel light at the surface becomes less. Therefore, with low light poles, most of the light would reflect off the surface and consequently would not allow it to attain the 30 foot candle minimum requirement. They tried to find a way to seek relief with the Chatham County Health Department and found that they were adamant that the requirement had to be met exactly as they interpreted it. Apparently, because it is a state regulation which they have the authority to interpret as they see fit, there is no opportunity for an appeal as they have done some of the other applicable ordinances.

Mr. Shay said the poles are visible and staff has made the interpretation that they are incompatible. He thanked Ms. Harris for going the extra mile with them and the consultants and worked with them over an extended period of time to try to see if there was a mutually agreeable compromise.

Mr. Shay stated that what the developer prefers is that the Review Board make a finding that because they are required to do this by jurisdiction that is outside of them (Review Board) that they be able to leave the light poles as they are. They have convinced the developer that there is probably a path forward with the hybrid solution as the Review Board heard today that they cannot under any circumstances agree to the third solution which is to remove the lights and not have night swimming. This would mean that nobody would have access to the roof after dark. This would, therefore, eliminate the beauty of having a beautiful roof garden up there.

Mr. Shay said they believe that there is a way to raise the existing trellis and they know it will be difficult. He said he has convinced the owners, etc. that if the Review Board agrees with the staff's recommendation that there is a way forward as a hybrid of items one and two, that he be allowed to return to the Review Board and present the solution either to staff or to the Board as an alternative. They will reuse the existing light engines that are presently up there. So, he does not want to mislead the Board as it will still be bright lights up there. There is no way to avoid this and meet the Health Department's requirement. But, they would not have the force of 20 foot high light poles. They believe that they will still need two poles because the trellis is over the east end of the pool. Therefore, in order to achieve 30 foot candles, they will need at least two poles. He believes the poles could be positioned towards the middle of the roof deck so that they will be much less intrusive on the outside. Mr. Shay believes this is a compromising solution, but wants to hear from the Board that

they also find that this would be acceptable before they commit to coming back with a renewed design.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) stated that they agree that the current scale, including the height and number of light fixtures are not visually compatible. They also agree that there are options and alternatives that could be explored, including the ones outlined by staff. However, as currently installed, they agree with the staff's recommendation for denial.

Mr. Shay, in response to the public comments, stated that he looks forward to some kind of guidance from the Review Board so that he might be able to bring a compromised solution back to the Board.

BOARD DISCUSSION

The Board discussed the trellis. They agreed with the staff's comments that the current installation is visually incompatible. They would like to see solutions, but they were concerned about an additional four feet to the existing trellis structure. If the trellis is going to be raised, the Board would like for the petitioner to explore ways that the trellis could be altered. This might help minimize the visual impact which could include changing the color. The Board discussed the light fixtures.

Mr. Shay said his goal is to find a way to mount all of the light engines on the trellis.

Board Action:

The Savannah Historic District Board of Review does hereby deny the petition for the after-the-fact installation of 16, 20-foot tall light fixtures on the rooftop of 611 East River Street because the light fixtures are not visually compatible in height or scale. - PASS

Vote Results

Motion: Robin Williams

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

19. [Petition of Sottile and Sottile | 16-000852-COA | 200-500 West River Street | Amendments to New Construction](#)

Attachment: [16-000852-COA Staff Recommendation.pdf](#)

Attachment: [Application - 200 - 500 W. River Street 16-000852-COA.pdf](#)

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

Attachment: [Supplementary Information.pdf](#)

Mr. Craig Clements was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval of amendments to the previously approved New Construction at 200-500 West River Street, also known as the Riverside Power Plant Redevelopment (14-004597-COA). The proposed amendments were necessitated by comments from the State Historic Preservation Office and National Park Service related to preservation tax incentives, and other design, programming and construction considerations. Proposed revisions are as follows:

Power Plant Rehabilitation:

- The overall height of the sixth floor addition has been reduced by two feet.
- The canopies on the north, south and east elevations on the 1949 addition have been reduced from 16 above the sidewalk to 13 feet.
- The overall depth of the main entrance canopy on the west façade has been reduced and the design simplified.
- The canopy brackets on the brick portion of the Power Plant, on the north and south facades have been simplified and the canopy no longer wraps the northwest corner of the building.
- On the north elevation, four of the 11 openings will retain their original window opening configuration, rather than converting to doors.
- On the north elevation, louvers will replace the transoms above several doors.
- On the 1949 addition, the channel glass between the storefront entrances on the ground floor has been replaced with curtain wall.
- The viewing platforms on the fifth floor on the north elevation have been eliminated. Windows proposed will match historic window patterns.
- On the south elevation, the previously proposed channel glass material has been changed to corrugated siding above the first floor.
- The vertical bi-folding doors on the south façade at the sixth floor of the 1949 addition have changed from two to three doors.
- An entrance on the south façade has been moved one bay and a railing detail provided.
- On the south elevation, two of the bays with large windows proposed have been revised to include three smaller windows.

West Hotel:

- The double doors on the sixth floor have been revised to single doors with additional side glazing.

- A cable guard rail is proposed at the sixth floor.
- The height of the rooftop equipment screens has increased from six feet to seven.
- The service entrances on the south elevation have been reduced in size and revised in configuration.
- Ventilation louvers have been added to the upper levels of the west bay on the south façade.
- The transformer access opening on the west façade has shifted location and configuration.
- On the north terrace, the glass guard rail has been revised to a ball-joint and cable rail to match already approved railing.

East Hotel:

- A door has been added to the connection between Building C and B on the south façade.
- Crimped metal sliding doors are proposed on the north west corner of Building C.
- Additional mechanical screening is proposed on Buildings C and A.
- A ventilation louver has been added to the south façade of Building A.
- A balcony on the south façade has been removed and French doors replaced with double hung windows.

Accessory Structures:

- The glazing configuration on Pavilion 1 has been revised to include a wood paneled knee wall with storefront above.
- Vent hoods have been added to Pavilions 2 and 3.
- The free standing restroom structures have been eliminated and the design of Pavilions 1 and 2 expanded to accommodate restrooms.
- The trellis width and length and width have been reduced.

Ms. Harris stated that the subject property is approximately five acres located in the western corner of the historic district. Most of the property is located within the National Historic Landmark District and the local Savannah Historic District. The portion west of MLK Jr. Blvd. is located within only the local Savannah Historic District. On October 8, 2014 the HDBR approved the demolition request of a non-contributing small brick building located to the west of MLK Jr. Blvd. The HDBR also approved Part 1: Height and Mass of the West Hotel/Parking Garage, the East Hotel, the ancillary structures with some conditions, and recommended approval to the Zoning Board of Appeals for a number of variances, which were subsequently granted.

Ms. Harris explained that on December 19, 2014 the HDBR approved Part II Design Details of the West Hotel/Parking Garage, the rehabilitation of the Power Plant, Part II Design Details of the East Hotel with the condition that should the materials change that it be brought back to the board, and Part II Design Details of the Ancillary Structures.

Ms. Harris stated that the Riverside Station was constructed in 1912 and underwent seven major additions before it was decommissioned in 2005. The plant served as the major

source for electricity for Savannah, including as the source of electricity for the entire street railway system, until the 1950s when it was utilized at peak times. Following the decommissioning, several structures were demolished including the Generator Building and Substation Structure (demolished 2011) to the east of Riverside Station. The Power Plant building is a contributing building within the Savannah Historic District and therefore the Secretary of the Interior's Standards apply to this building.

Ms. Harris reported that staff recommends approval of the proposed amendments to 200-500 West River Street with the following conditions to be submitted to Staff for review and approval:

1. Provide/clarify the color of the new curtain wall frame on the Power Plant building, the color of the ventilation louvers on all buildings, and the color of the storefront base on the pavilions;
2. Provide specifications for the new doors providing access to the restrooms on the pavilions and for the new steel windows at the north façade former viewing platforms on the Power Plant building;
3. Clarify the locations of the ventilation vents on the existing Power Plant as the description notes "several" but the elevations only identify one;

because the project is otherwise meets the Secretary of the Interior's Standards, Design Standards, and is visually compatible.

PETITIONER COMMENTS

Mr. Clements came forward and entertained questions from the Board.

Mr. Gunther said he liked the channel glass. He asked what was the rationale for the change.

Mr. Clements answered that channel glass is historically a factory material. The National Park Service believed that the channel glass was not sufficiently industrial for the Power Plant.

Dr. Williams, too, liked the channel glass. As Mr. Gunther has expertise in this area, he wanted to know if it was possible to challenge the State Historic Preservation Office (SHPO) on this point.

Mr. Gunther explained that there certainly is an appeal process involved with the tax credit decision-making process. The petitioner can certainly continue to debate the issue with them. He believes that channel glass is more industrial than curtain wall. When the Board approved the project, they gave their opinion of what they believed was appropriate for the building. Obviously, this is what was presented to SHPO.

Mr. Clements stated that SHPO agreed with the Review Board, but the National Park Preservation did not. They have been to Washington twice; therefore, there has been extensive negotiation.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they are in agreeable with all of the changes with the exception of the channel glass. The HSF believes the channel glass is more industrial than the curtain wall system. As it relates to the design, they believe that it changes the appearance of the glazing as now there is the flat transparent glazing that is covering the entire first floor façade. This takes away the human scale that was here. If the National Park Services determines that channel glass is not appropriate here, they suggest that may be the petitioner look at a different material.

Mr. Clements, in response to the public comments, clarified that the tall part of the curtain wall goes up to the elevator shaft, but originally it was channel glass. Now, this façade has reverted to the native material of the building, which is the corrugated fiber cement. The curtain wall with the exception of the expressed elevator is only at the ground level. It would be translucent in places where there are fire stairs behind it and transparent where there is retail behind it.

Mr. Clements explained that what the Board sees now is a compromised position after a very extensive negotiation. This has gone through the process very extensively.

BOARD DISCUSSION

The Board discussed the channel glass. Overall, the scope has improved with most of the conditions. They had concerns with the expansive glass on the left side of the building and the tower, but if it is patterned in such a way, it could be successful. The Board prefers the channel glass, but it appears that the avenues have been explored. They agreed with the staff's recommendations.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for amendments to the previously approved New Construction at 200-500 West River Street, also known as the Riverside Power Plant Redevelopment (14-004597-COA) with the following conditions:

1. Provide/clarify the color of the new curtain wall frame on the Power Plant building, the color of the ventilation louvers on all buildings, and the color of the storefront base on the pavilions;
2. Provide specifications for the new doors providing access to the restrooms on the pavilions and for the new steel windows at the north façade former viewing platforms on the Power Plant building;
3. Clarify the locations of the ventilation vents on the existing Power Plant as the description notes "several" but the elevations only

- PASS

identify one;

because it otherwise meets the preservation and design standards and is visually compatible.

Vote Results

Motion: Justin Gunther

Second: Tess Scheer

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

Robin Williams - Aye

20. [Petition of Greenline Architecture for the Board of Education | 16-000991-COA | 649 West Jones Street | New Construction- For Comments Only](#)

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

Attachment: [Site Images.pdf](#)

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

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

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

Attachment: [Ward Maps.pdf](#)

Attachment: [Staff Comments.pdf](#)

NOTE: Mr. Howington recused himself from this petition. He is an employee of Greenline Architecture.

Ms. Monica Mastrianni of Greenline Architecture was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The Georgia Preservation Act of 1980, Section 44-10-27, (b) states:

The Department of Transportation and any contractors, including cities and counties, performing work funded by the Department of Transportation are exempt from the requirement to obtain a Certificate of Appropriateness (COA) under the Georgia Historic Preservation Act of 1980. Local governments are also exempt provided; however, that they provide notification to the Historic District Board of Review 45 days prior to beginning any work that would require a COA and allow the HDBR an opportunity to comment."

Ms. Michalak stated that the Board of Education is a part of the local government and has opted-out of the COA process. The representative for Board of Education is providing notice to the Historic District Board of Review of the proposed project within the historic district and allowing the Board the opportunity to comment pursuant to the Georgia Historic

Preservation Act of 1980. This also excludes the project from the posting requirements and providing all supplemental documents and other items typically required to be submitted for a new construction project.

Ms. Michalak explained that the petitioner is requesting comments for new construction of a *Performing Arts Center* for the *Esther F. Garrison School of Visual and Performing Arts* located at 649 West Jones Street. The building is 1-story in a variety of heights ranging from approximately 19 feet to almost 33 feet above the performance hall. The gross project area is 26,416 square feet. The building is situated to face Guerard Street to the east and is bounded by West Jones Street to the north, West Boundary Street to the west and Berrien Street to the south. The associated Garrison School is located across Berrien Street to the south and a Children's Garden already exists on the Performing Arts Center's site.

Ms. Michalak stated that the project is located outside of the Savannah National Historic Landmark District but within the local Savannah Historic District. The Performing Arts Center is within Choctaw Ward. This historic integrity of this and the adjacent wards (O'Neil and Walton) is much deteriorated. Railroad Ward, to the north, contains the Central of Georgia National Historic Landmark District buildings. In Choctaw ward there is one contributing building - Savannah Station; the ward also has two contributing cemeteries. Savannah Station is a two-story brick and stone building constructed in 1902.

Ms. Michalak said that early Sanborn Maps indicate this area, also known as Frogtown, primarily consisted of one and two-story wooden single family structures. In 1901, with the construction of Union Station, the area underwent some street infrastructure changes but the neighborhood essentially remained intact. It was not until the demolition of Union Station and construction of the I-16 on and off ramps at this location in the 1960s that the area suffered its greatest decline. This particular piece of property was previously three blocks; it is likely that these three blocks were combined into one during the approval and construction of Garrison School located on the adjacent site and the Children's Garden located on this site.

Ms. Michalak explained that while the HDBR is limited to applying the Historic District ordinance in its evaluation of this proposed building, the Comprehensive Plan provides guidance for long-term planning for the area. In the Comprehensive Plan, this area is identified as Downtown Expansion. Appropriate development patterns are described as, "Development characteristics, including setbacks, lot coverage, building height, and density should be compatible with the downtown. Development should feature a high degree of connectivity to the central business district." The Comprehensive Plan identifies the issue/opportunity of Downtown Vitality and Sustainability and makes recommendations for development in the Downtown Expansion areas (Section 4.1.1 of the Comprehensive Plan).

Ms. Michalak reported that staff recommends the following comments be provided for considered related to the proposed *Performing Arts Center* for the *Esther F. Garrison School of Visual and Performing Arts* located at 649 West Jones Street to be more compatible with the surrounding historic context:

1. Along West Boundary Street, there are very few voids, which is technically the rear façade. On the taller center portion of the building three large areas are created through a change in materials. Add more voids and/or redesign the large material change areas to be more of a human scale and more compatible with the size of the voids on the remainder of the building.

2. Restudy the Jones Street façade in design, materials, and public access - incorporating additional public entrances on the Jones Street façade – to better address this street.
3. Reselect the proposed concrete material for the stairs to the “service” doors because they all face streets and will be highly visible.

The closest and most compatible historic context to this site would be the large scale buildings located within the Central of Georgia National Historic Landmark District to the north. Staff recommends that this building take design and material cues from these structures.

PETITIONER COMMENTS

Ms. Mastrianni, in addressing the staff's comments, stated that this is a monumental building. It contains a performing arts theatre, a stage and four major classes for the arts. This is an arts K-12 magnet school. She explained that they have responded to the bay patterns of the railroad building across the street and the main entrance facing Garage Street was to be when there are events at the building. There is another entrance that will be the main entrance for the students to come and go across the street to the school building.

Ms. Mastrianni said in responding to #1 of the staff's comments, they were creating some bays with the brick work. This is the back of the stage. Therefore, there is really not an opportunity to create actual openings. While she is aware that they cannot always control the fact that trees will be here, but there are approximately nine 25 foot maple trees here at the street. The trees will buffer that large wall.

Ms. Mastrianni stated that secondly as far as creating an entrance facing Jones Street, programmatically that did not work for the lobby entrances because there is one at the main entrance facing Guerard Street and the school. She explained that the Board of Education's School Board because of the security prefers not to have another entrance to the lobby on Jones Street.

Ms. Mastrianni said with regards to the utilitarian doors, concrete steps are the school's standards and they will be used only for maintenance and access to the back of the building. Any other changes that the Board has suggested will be considered by the staff.

Ms. Mastrianni entertained questions from the Board.

Dr. Williams stated that regarding the staff's recommendation regarding the windows, a dash line is shown on most of the elevations at the base of the windows. He believes that one way the staff's recommendation could be answered to take that line and make a stringcourse such as a human scale molding and then start the recess panels above which would be a simple solution. This was used on the SCAD's museum where they are marginal in the concrete as a human scale at eye level.

Ms. Mastrianni explained that they discussed this in response to the staff's comments as this is certainly feasible.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they agree with

the suggestion regarding how to add human scale to the rear elevation. They are open to anything that will improve this. They are content with the fenestration pattern on the Jones Street side, the current windows, and glazing. She explained that the HSF suggests that the colors and materials used be in keeping with or mirror Garrison School.

BOARD DISCUSSION

Mr. Merriman said that the Review Board will not be voting on this project. They will only be making comments and suggestions. The Board understood the design problems. Dr. Williams said the project is nodding towards the building across Jones Street, but the petitioner needs to be careful with not imitating this too closely. It appears that the entrance portico is doing a good job with some of its geometry detailing. He believed that if there are opportunities reinforce this distinction so that it does not look like a 1920 industrial building too emphatically and that it speaks to the 21st Century as well.

Ms. Mastrainni explained that some renderings were included in the packets to the Review Board.

Dr. Williams said he saw the two color renderings of the east elevation. But, he believes it is the entrance elevation that does the best job of striking this balance. He believes this is a wonderful design, but he, too, shares the Historic Savannah Foundation suggestion which is to ensure that the brick ties in with Garrison School as opposed to matching the paint shop across the street.

Ms. Mastrainni stated that this is their intention.

Board Action:

The Savannah Historic District Board of Review does hereby recommend the following comments for considered related to the proposed *Performing Arts Center for the Esther F. Garrison School of Visual and Performing Arts* located at 649 West Jones Street to be more compatible with the surrounding historic context:

1. Along West Boundary Street, there are very few voids, which is technically the rear façade. On the taller center portion of the building three large areas are created through a change in materials. Add more voids and/or redesign the large material change areas to be more of a human scale and more compatible with the size of the voids on the remainder of the building.
2. Restudy the Jones Street façade in design, materials, and public access - incorporating additional public entrances on the Jones Street façade – to better address this street. - PASS

3. Reselect the proposed concrete material for the stairs to the “service” doors because they all face streets and will be highly visible.

The closest and most compatible historic context to this site would be the large scale buildings located within the Central of Georgia National Historic Landmark District to the north. Staff recommends that this building take design and material cues from these structures.

Vote Results

Motion: Robin Williams

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye
Robin Williams	- Aye

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

21. [Petition of Jennifer Alewine for Verizon Wireless | 15-0005811-COA | 321 West Bay Street | Staff Approved - Antennas](#)

Attachment: [COA - 321 West Bay Street 15-005811-COA \[Expiration Date Corrected\].pdf](#)

Attachment: [Submittal Packet - 321 West Bay Street 15-005811-COA.pdf](#)

No action required. Staff approved.

22. [Petition of Lance Cohen for 410 W. Broughton St. LLC | 16-000432-COA | 408 West Broughton Street | Staff Approved - Windows](#)

Attachment: [COA - 408 West Broughton Street 16-00432-COA.pdf](#)

Attachment: [Submittal Packet - 408 West Broughton Street 16-000432-COA.pdf](#)

No action required. Staff approved.

23. [Petition of Luis Burgos | 16-000602-COA | 32 East Broughton Street | Staff Approved - Color Changes](#)

Attachment: [COA - 32 East Broughton Street 16-000602-COA.pdf](#)

Attachment: [Submittal Packet - 32 East Broughton Street 16-000602-COA.pdf](#)

No action required. Staff approved.

24. [Petition of David Bucciero | 16-000630-COA | 2 West Bay Street | Staff Approved - Antennas](#)

Attachment: [410-322 Construction Drawings Rev0 02-02-16 \(00000002\) 2 West Bay Street 16-000630-COA.pdf](#)

Attachment: [410-322 \(HYATT HARGRAY #202-2\) Photosims - 4 per sector 2 West Bay Street 16-000630-COA.pdf](#)

Attachment: [COA - 2 West Bay Street 16-000630-COA.pdf](#)

No action required. Staff approved.

25. [Petition of Michael Gonzalez | 16-000674-COA | 124 East Oglethorpe Avenue | Staff Approved - Color Changes](#)

Attachment: [COA - 124 East Oglethorpe Avenue 16-000674-COA.pdf](#)

Attachment: [Submittal Packet - 124 East Oglethorpe Avenue 16-000674-COA.pdf](#)

No action required. Staff approved.

26. [Petition of Gregory Jacobs | 16-000720-COA | 342 Bull Street | Staff Approved - Brick Repointing and Stone Repair](#)

Attachment: [COA - 342 Bull Street 16-000720-COA.pdf](#)

Attachment: [Submittal Packet - 342 Bull Street 16-000720-COA.pdf](#)

No action required. Staff approved.

27. [Petition of Brittany Dorsey for Ace Roofing | 16-000791-COA | 208 West Jones Street | Staff Approved - Replace Roof](#)

Attachment: [COA - 208 West Jones Street 16-000791-COA.pdf](#)

Attachment: [Roof information.pdf](#)

No action required. Staff approved.

28. [Petition of Ann W. Osteen | 16-000792-COA | 205 West River Street | Staff Approved - HVAC Unit](#)

Attachment: [Full Submittal Packet - stamped for permit.pdf](#)

Attachment: [COA - 205 West River Street 16-000792-COA.pdf](#)

No action required. Staff approved.

29. [Petition of John Post for Commonwealth Construction | 16-000808-COA | 540 East Taylor Street |](#)

Staff Approved - Balcony Replacement

Attachment: [COA - 540 East Taylor Street 16-000808-COA.pdf](#)
Attachment: [Submittal Package.pdf](#)

No action required. Staff approved.

30. Petition of Heather Perez | 16-000884-COA | 18 East State Street | Staff Denied - Awning Change

Attachment: [COA - 18 East State Street 16-000884-COA Denied.pdf](#)
Attachment: [Submittal Packet - 18 East State Street 16-000884-COA.pdf](#)

No action required. Staff approved.

31. Amended Petition of Scott Cook for Dawson Architects | 16-000855-COA | 135 MLK Jr. Blvd | Staff Approved - Exterior Lighting

Attachment: [Application and Submittal Packet - 135 Milk Blvd 16-000855-COA.pdf](#)
Attachment: [COA - 135 Martin Luther King Jr. Boulevard 16-000855-COA.pdf](#)

No action required. Staff approved.

32. Petition of Margaret G. Livingston | 16-000926-COA | 126 West Gwinnett Street | Staff Approved - Window Replacement

Attachment: [COA - 126 West Gwinnett Street 16-000926-COA.pdf](#)
Attachment: [Submittal Packet - 126 West Gwinnett Street 16-000926-COA.pdf](#)

No action required. Staff approved.

33. Petition of Gretchen O. Callejas for Felder & Associates | 16-000949-COA | 130 Houston Street | Staff Approved - Mechanical Screening

Attachment: [COA - 130 Houston Street 16-000949-COA.pdf](#)
Attachment: [Submittal Packet - 130 Houston Street 16-000949-COA.pdf](#)

No action required. Staff approved.

34. Petition of Michael Terry | 16-000994-COA | 417-421 East Broughton Street | Staff Approved - Balcony Repair

Attachment: [COA - 417, 419, and 421 East Broughton Street 16-000994-COA.pdf](#)
Attachment: [Submittal Packet - 417, 419 and 421 East Broughton St. 16-000994-COA.pdf](#)

No action required. Staff approved.

35. Petition of Empire Construction Associates, LLC | 16-001037-COA | Staff Approved - Gate

Attachment: [COA - 320 West Broughton Street 16-001037-COA.pdf](#)
Attachment: [Submittal Packet - 320 West Broughton Street 16-001037-COA.pdf](#)

No action required. Staff approved.

36. [Petition of Wes Daniels | 16-001038-COA | 117 Whitaker Street | Staff Approved - Sign Face Change](#)

Attachment: [COA - 117 Whitaker Street 16-001038-COA.pdf](#)

Attachment: [Submittal Packet - 117 Whitaker Street 16-001038-COA.pdf](#)

No action required. Staff approved.

37. [Petition of Alchemy Restoration | 16-001073-COA | 110 West Gaston Street | Staff Approved - Color Change](#)

Attachment: [COA - 110 West Gaston Street 16-001073-COA.pdf](#)

Attachment: [Submittal Packet - 110 West Gaston Street 16-001073-COA.pdf](#)

No action required. Staff approved.

38. [Petition of Joshua Beckler for Coastal Canvas Products | 16-001076-COA | 108 West Broughton Street | Staff Approved - Existing Awning Frame](#)

Attachment: [COA - 108 West Broughton Street 16-001076-COA.pdf](#)

Attachment: [Submittal Packet - 108 West Broughton Street 16-001076-COA.pdf](#)

No action required. Staff approved.

39. [Petition of Shremshock Architects, Inc. | 16-001086-COA | 100 Bull Street | Staff Approved - Awning](#)

Attachment: [COA - 100 Bull Street 16-001086-COA.pdf](#)

Attachment: [Submittal Packet - 100 Bull Street 16-001086-COA.pdf](#)

No action required. Staff approved.

40. [Petition of Everette Love for Fendig Signs | 16-001089-COA | 605 West Oglethorpe Avenue | Staff Approved - Sign Face Change](#)

Attachment: [COA - 605 West Oglethorpe Avenue 16-001089-COA.pdf](#)

Attachment: [Submittal Packet - 605 West Oglethorpe Avenue 16-001089-COA.pdf](#)

No action required. Staff approved.

41. [Petition of Everette Love for Fendig Signs | 16-001091-COA | 201 East Bay Street | Staff Approved - Sign Face Change](#)

Attachment: [COA - 201 East Bay Street 16-001091-COA.pdf](#)

Attachment: [Submittal Packet - 201 East Bay Street 16-001091-COA.pdf](#)

No action required. Staff approved.

42. [Petition of Twila Davis | 16-001113 | 526 East Harris Street | Staff Approved - Color Change](#)

Attachment: [COA - 526 East Harris Street 16-001113-COA.pdf](#)

Attachment: [Submittal Packet - 526 East Harris Street 16-001113-COA.pdf](#)

No action required. Staff approved.

43. [Petition of Joshua Beckler for Coastal Canvas Products | 16-001119-COA | Staff Approved - Awning](#)

Attachment: [COA - 20 - 22 East Broughton Street 16-001119-COA.pdf](#)

Attachment: [Submittal Packet - 20 - 22 East Broughton Street 16-001119-COA.pdf](#)

No action required. Staff approved.

44. [Petition of Doug Patten for the City of Savannah | 16-001121 | Williamson Street \[Near 301 West River Street \] | Staff Approved - Repair and Repointing of Brick and Stone Mortar](#)

Attachment: [COA - 301 West River Street 16-001121- COA.pdf](#)

Attachment: [Submittal Packet - 301 West River Street 16-001121-COA.pdf](#)

No action required. Staff approved.

45. [Petition of Neil Dawson for Dawson Architects | 16-001122-COA | 307 Bull Street | Staff Approved - Repairs, Color Change, and Light Fixture](#)

Attachment: [COA - 307 Bull Street 16-001122-COA.pdf](#)

Attachment: [Revised Submittal Packet - 307 Bull Street 16-001122-COA.pdf](#)

No action required. Staff approved.

46. [Petition of Gregory Jacobs | 16-001136-COA | 342 Bull Street | Staff Approved - Color Change](#)

Attachment: [COA - 342 Bull Street 16-001136-COA.pdf](#)

Attachment: [Submittal Packet - 342 Bull Street 16-001136-COA.pdf](#)

No action required. Staff approved.

47. [Petition of Stewart Dohrman | 16-001212-COA | 402 East Liberty Street | Staff Approved - Roof Replacement](#)

Attachment: [COA - 402 East Liberty Street 16-001212-COA.pdf](#)

Attachment: [Submittal Packet - 402 East Liberty Street 16-001212-COA.pdf](#)

No action required. Staff approved.

48. [Petition of Joshua Beckler for Coastal Canvas Products | 16-001254-COA | 1 Jefferson Street | Staff Approved - Awning](#)

Attachment: [COA - 1 Jefferson Street 16-001254-COA.pdf](#)

Attachment: [Submittal Packet - 1 Jefferson Street 16-001254-COA.pdf](#)
Attachment: [Submittal Packet 2 - 1 Jefferson Street 16-001254-COA.pdf](#)

No action required. Staff approved.

49. [Petition of Catherine Bruce for DeBeer Enterprises, LLC | 16-0001282-COA | 9 Drayton Street | Staff Approved - Sign Face Change](#)

Attachment: [COA - 9 Drayton Street 16-001282-COA.pdf](#)
Attachment: [Submittal Packet - 9 Drayton Street 16-001282-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

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

Attachment: [HDBR Michalak Work Without a COA 3-9-16.pdf](#)

Mr. Merriman stated that a copy of the staff's report on work performed with a Certificate of Appropriateness is included in their packets.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Notices

51. [Next Case Distribution and Chair Review Meeting - Monday, March 21, 2016 at 4 p.m. in the West Conference Room, MPC, 110 East State Street](#)

52. [Next Regular Meeting - Wednesday, April 13, 2016 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

XIV. OTHER BUSINESS

Unfinished Business

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

Attachment: [3-9-16 HDBR Version- for discussion.pdf](#)
Attachment: [Building Footprint case studies.pdf](#)
Attachment: [Oglethorpe Plan Area.pdf](#)

The Board continued their review on the proposed revisions to the Historic District Ordinance.

Ms. Harris explained that she has kept the strike-through underline version format. Anything new for discussion today has been highlighted.

Ms. Harris directed the Board's attention to the definitions section on page 8. She said in reference to the discussion from the last meeting where they talked about the need to have a definition for "Primary Façade." They have a definition for primary entrance but not primary façade. She made a distinction between the context of an existing building and a context of a new proposed building. She made the following suggestion for the Board to consider. Primary Façade. In the context of an existing building, the façade on which the primary façade is located. For new construction, the façade which has the primary entrance and which is consistent with the primary facades of the majority of contributing structures on a block and immediately adjacent blocks.

Dr. Williams asked staff if they have a discussion of corner buildings that have two primary facades. He asked if this should be included here in the context of corner buildings that face two principle streets such as Levy Jewelers at Broughton and Bull Streets.

Ms. Harris explained that an extra sentence could be added.

Ms. Harris stated that the "Temporary" definition is on page 10. This is something that has come up several times, Usually, in terms of enforcement related issues, if the Board recalls that the Barbecue Restaurant on Martin Luther king Jr. Boulevard had a tent in the courtyard area that was concerned temporary. It was believed that the Review Board does not review temporary structures. But, at some point, how long does something take before it becomes permanent. In this particular case, the tent was up for several years before they could get the person to apply for a Certificate of Appropriateness. She explained that regarding the Homewood Suites, some of the photographs of the rooftop shows tent structures on the roof top which are temporary and did not require a review by the Review Board. In a different way, they have seen construction fencing, signage, etc. which typical do not come before the Board because they are temporary, but how long are they permitted to stay up? She stated, therefore she has added a definition to provide some clarification that says: Temporary. For the purposes of requiring a Certificate of Appropriateness, any object, structure, sign, or fence installed for fewer than 60 days, or timeframe otherwise agreed upon by the Preservation Officer. The object, structure, sign, or fence installed for greater than 60 days or the agreed upon timeframe shall be subject to the provisions of this ordinance.

Ms. Harris gave a recap on the Board's discussion held at the last meeting on building footprints. Presently, for scale development only, they have a maximum of 13,500 square feet within the Oglethorpe Plan area. There is no maximum outside of the Oglethorpe Plan Area. She explained that the Board talked about potentially doubling this to 27,500 square feet for the outside area. She stated that the Board asked for some case studies to see what was approved in the past, which she forwarded to them in their packets for today's meeting.

Mr. Thomson said the idea was to take a number and then design the buildings to look like more than one building. The Residence Inn is a good example which is an example of breaking up masses.

Mr. Howington stated that he believes it gets back to the design and the human scale of the street. He agrees there should be a limit.

Mr. Merriman said he believes that the Selma Street project is larger than it should have been. There is a good reason to put some kind of cap on the building print. How do they come to an assigned number to put here? In certain circumstances, it is always a chance for the petitioner to get a variance. He likes it to be capped off so they do not end up with some 52,000 square footprint again.

Mr. Howington said he agrees to a limit, but does not know if they can set the limit based on the largest building there.

Ms. Harris said they could do an analysis of each area. They can break it into West Savannah, Forsyth Park, River Street, etc., and do an analysis focusing on the historic building footprints and then set the maximum footprint based on that. She does not know what this will yield. The paint shop is a large building and, therefore, this may not work.

Dr. Henry said he likes the idea of breaking the square foot down in a sophisticated matter, but just doubling the size of what is allowed in the Oglethorpe Plan Area sounds generous. But, he sees this as having some potential conflict.

Mr. Howington stated that he agrees that 27,500 square feet could be a conflict when they already have buildings that are 40,000 to 60,000 square feet.

Ms. Harris explained that may be they need to continue a fine-tuning analysis of these areas and come back with some case studies specific to each one.

Ms. Harris said the *Height Map Variances* is on page 42. There are two provisions. The first reads "Projects seeking a bonus story shall not be eligible for an additional variance from the Height Map." She explained that this does not mean that you cannot go two stories above the Height Map, but that you cannot do so by doing the bonus story and the variance.

Ms. Harris explained that the second section states "Variance requests of two or more stories from the Height Map may indicate that a larger area of the Height Map needs to be revised. Variance requests of two or more stories from the Height Map shall be evaluated by the Historic District Board of Review in the wider context of the need for more comprehensive revisions to the Height Map. The HDBR shall make a recommendation to City Council regarding the need for the Height District Revisions Committee to be reconvened to further study the matter before such a variance can be granted."

Ms. Harris explained that if someone is asking for two or more stories, the Review Board may determine that a wider evaluation is not need, but if the Board determines that a wider evaluation is needed it has to be done before the variance is granted. This essentially puts a delay in the request, but it allows for a comprehensive review to be done before a variance for two or more stories are

granted.

Ms. Harris stated that the Amendments section (page 44) states "[Amendment to this ordinance shall first be reviewed by the Historic District Board of Review and a recommendation provided to the Planning Commission and City Council.](#)" She explained that ultimately it is still in the hands of City Council, but requires a review by the Historic District Board of Review first.

Ms. Harris said they will continue to do more analysis on the maximum building footprints size.

XV. ADJOURNMENT

54. [Adjournment](#)

Mr. McGarrity thanked the Board for their prayers and well wishes extended on behalf of his son who was in a car accident. Mr. McGarrity stated that his son is progressing well.

There being no further business to come before the Board of Review, Mr. Merriman adjourned the meeting at 3:30 pm.

Respectfully Submitted,

Ellen Harris
Director of Urban Planning and Historic Preservation

EIH:mem