



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
September 14, 2016 1:00 P.M.
Meeting Minutes

SEPTEMBER 14, 2016 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Stephen Merriman, Jr., Chair
Justin Gunther, Vice-Chair
Zena McClain, Esq., Parliamentarian
Debra Caldwell
Jennifer Deacon
Keith Howington
Becky Lynch
Andy McGarrity
Tess Scheer

HDRB Members Not Present: Dr. Betsy Dominguez
Kellie Fletcher

MPC Staff Present: Tom Thomson, Executive Director
Leah G. Michalak, Historic Preservation Planner
Sara Farr, Historic Preservation Planner
Alyson Smith, Historic Preservation Planner
Mary E. Mitchell, Administrative Assistant

I. CALL TO ORDER AND WELCOME

1. [Presentation for Certificate of Appreciation to a Past Board Member](#)

Mr. Merriman called the meeting to order at 1:05 p.m. and welcomed everyone in attendance. He outlined the role of the Historic District Board of Review and explained the process for hearing the various petitions. Staff will present each application with a recommendation. The petitioner will have the opportunity to respond to the recommendation. The petitioners are asked to limit their presentation to 10 minutes or less and only address the items identified as inconsistent with the ordinance and questions raised by the Board. The public will have the same allotted time, 10 minutes, to comment. The petitioner will be given the opportunity to respond to the public comments.

The Board will then go into Board discussion at which time no further testimony is received unless specifically requested by the Chairman. Each Board member will be given two minutes twice to provide comments, if they so desire.

Mr. Merriman, on behalf of the Historic District Board of Review and staff, presented a Certificate of Appreciation to Dr. Robin Williams for his years of service to the Review Board.

II. SIGN POSTING

III. CONSENT AGENDA

2. [Approval of Consent Agenda September 14, 2016](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the Consent Agenda of September 14, 2016. - PASS

Vote Results

Motion: Tess Scheer
Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

3. [Petition of Speedi Sign | 16-004672-COA | 25 Bull Street | Signs](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the principal use and supplemental sign at 25 Bull Street as petitioned- PASS because the signs meet the standards and are

visually compatible.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

4. [Petition of Homeline Architecture | 16-004674-COA | 224 Houston Street | Alterations](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Project Description.pdf](#)

Attachment: [Drawings.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the new portico, windows, shutters, and doors at 224 Houston Street with the condition that the windows - PASS and doors are inset a minimum of three inches from the façade, because otherwise the work meets the standards and is visually compatible.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Abstain
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

5. [Petition of Ward Architecture + Preservation | 16-004675-COA | 20 West Taylor Street | Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for rehabilitation work at 20 West Taylor Street with the following condition:

1. Ensure the new window on the brick portion of the building is inset a minimum of three- PASS inches from the façade;

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

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

6. [Petition of Dohrman Construction | 16-004676-COA | 402 East Liberty Street | Alterations](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the installation of new garage doors at 402 East Liberty Street as - PASS submitted because the proposed work is otherwise visually compatible and meets the standards.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye

Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

7. [Petition of Hansen Architects | 16-004680-COA | 245 Bull Street | Addition and Alterations](#)

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

Board Action:

The Savannah Historic District Board of Review does hereby approve a rooftop addition, deck, and three balconies at 245 Bull Street with the condition that the balusters are spaced a maximum of 4 inches on center, because otherwise the work meets the standards and is visually compatible. - PASS

Vote Results

Motion: Tess Scheer
Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

8. [Petition of Doug Bean Signs | 16-004681-COA | 320 Montgomery 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 signage as proposed at 320 Montgomery Street because the work is visually compatible and meets the standards - PASS

Vote Results

Motion: Tess Scheer
Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye

Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

9. [Petition of Doug Bean Signs | 16-004682-COA | 241 Drayton Street | Signs](#)

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the proposed principal use freestanding sign change and supplemental fascia sign with the following condition to be submitted to staff for final review and approval:

1. Reduce the size of the supplemental identifications sign so that it does not exceed 20 square feet; - PASS

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

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

10. [Petition of Kaushal Patel | 16-004683-COA | 418 West Broughton Street | Sign](#)

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign at 418 West Broughton Street

with the following conditions:

1. The projecting sign be revised to feature reverse silhouette lighting and submit to staff for review and approval prior to installation; - PASS
2. The awning sign's dimensions be submitted to staff for review and approval; ensure letters do not exceed 6" in height.

Because the work is visually compatible and meets the standards.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

11. [Petition of Neal Patel | 16-004684-COA | 326 West Bay Street | After the Fact Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the principal use façade sign at 326 West Bay Street, because it meets the standards and is visually compatible. - PASS

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain

Tess Scheer - Aye

12. [Petition of Ellsworth-Hallett Home Professionals | 16-004685-COA | 523 East Perry Street | Addition](#)

- Attachment: [Staff Recommendation.pdf](#)
- Attachment: [Photographs.pdf](#)
- Attachment: [Drawings.pdf](#)
- Attachment: [Site Line Drawings.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve alterations, new windows, and an addition at 523 East Perry Street with the following conditions:

1. The columns on the porch extend outward of the porch architrave; - PASS
2. The French doors are not divided lite;
3. The hardie board is smooth finish;

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

Vote Results

- Motion: Tess Scheer
- Second: Andy McGarrity
- Debra Caldwell - Aye
- Jennifer Deacon - Aye
- Justin Gunther - Aye
- Keith Howington - Aye
- Becky Lynch - Aye
- Zena McClain, Esq. - Aye
- Andy McGarrity - Aye
- Stephen Glenn Merriman, Jr. - Abstain
- Tess Scheer - Aye

13. [Petition of Dawson/LS3P Architects | 16-004688-COA | 12 West Oglethorpe Avenue | Amendment to Alterations](#)

- Attachment: [Staff Report 16-004688-COA.pdf](#)
- Attachment: [Submittal Packet - Photos and Drawings.pdf](#)
- Attachment: [Submittal Packet - Specifications.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for amendments to previously approved Certificates of

Appropriateness for the property located at 12 West Oglethorpe Avenue with the following conditions because the proposed work is otherwise visually compatible and meets the standards: - PASS

- Provide a cast stone sample to staff for final review and approval.
- Provide a mechanical screening color sample to staff for final review and approval.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

14. [Petition of Dawson/LS3P Architects | 16-004689-COA | 38 Montgomery Street | Alterations](#)

Attachment: [Staff Report 16-004689-COA.pdf](#)

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

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to add a basement stair access to the building located at 38 Montgomery Street as requested because the proposed work is otherwise visually compatible and meets the design standards. - PASS

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain

Tess Scheer - Aye

15. [Petition of Dawson/LS3P Architects | 16-004690-COA | 411 East River Street | Alterations](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a new entrance as proposed at 411 East River Street with the following condition:

1. The proposed door must match the height of the adjacent door; - PASS

because the work meets the standards and is visually compatible.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

16. [Petition of Coleman Company | 16-004691-COA | 641 West River Street | Parking Lot and Fences](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petitioned surface parking lot at 641 West River Street because the proposed work is otherwise visually compatible and meets the standards. - PASS

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
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Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

17. [Petition of Lynch Associates Architects | 16-004692-COA | 532 Indian Street | Alterations](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to clad an existing CMU signage wall with horizontal stained wood- PASS butt board at 532 Indian Street because the work is visually compatible and meets the standards.

Vote Results

Motion: Tess Scheer

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

IV. ADOPTION OF THE AGENDA

18. [Adoption of Agenda for September 14, 2016 Meeting](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve to adopt the September 14, 2016 Meeting Agenda. - PASS

Vote Results

Motion: Justin Gunther

Second: Zena McClain, Esq.	
Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

V. APPROVAL OF MINUTES

19. [Approval of August 10, 2016 Meeting Minutes](#)

Attachment: [08-10-2016 Minutes.pdf](#)

Board Action:

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

Vote Results

Motion: Zena McClain, Esq.	
Second: Jennifer Deacon	
Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

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

20. [Petition of Lominack Kolman Smith Architects | 16-004686-COA | 107A Whitaker Street | Awning and Sign](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve to remove the petition from the final agenda. - PASS

Vote Results

Motion: Keith Howington
Second: Zena McClain, Esq.
Debra Caldwell - Aye
Jennifer Deacon - Aye
Justin Gunther - Aye
Keith Howington - Aye
Becky Lynch - Aye
Zena McClain, Esq. - Aye
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Abstain
Tess Scheer - Aye

VII. CONTINUED AGENDA

21. [Continue All Items to Next Regular Meeting](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve to continue all items to the next meeting as requested. - PASS

Vote Results

Motion: Keith Howington
Second: Andy McGarrity
Debra Caldwell - Not Present
Jennifer Deacon - Aye
Justin Gunther - Aye
Keith Howington - Aye
Becky Lynch - Aye
Zena McClain, Esq. - Aye
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Abstain
Tess Scheer - Aye

22. [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 approve to continue this petition as requested. - PASS

Vote Results

Motion: Keith Howington
Second: Andy McGarrity
Debra Caldwell - Aye
Jennifer Deacon - Aye
Justin Gunther - Aye
Keith Howington - Aye
Becky Lynch - Aye
Zena McClain, Esq. - Aye
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Abstain
Tess Scheer - Aye

23. [Petition of Barnard Architects | 16-002725-COA | 202 East Gaston Street | Alterations and Addition](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve to continue this petition as requested - PASS

Vote Results

Motion: Keith Howington
Second: Andy McGarrity
Debra Caldwell - Aye
Jennifer Deacon - Aye
Justin Gunther - Aye
Keith Howington - Aye
Becky Lynch - Aye
Zena McClain, Esq. - Aye
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Abstain
Tess Scheer - Aye

24. [Petition of Gary Sanders | 16-003487-COA | 305 West Wayne Street | New Construction: Part I, Height and Mass](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve to continue this petition as requested - PASS

Vote Results

Motion: Keith Howington

Second: Andy McGarrity	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

25. [Petition of Gunn Meyerhoff Shay Architects | 16-003492-COA | 607 Drayton Street | New Construction: Part II, Design Details](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve to continue this petition as requested - PASS

Vote Results

Motion: Keith Howington
Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

VIII. REGULAR AGENDA

26. [Petition of LS3P Dawson | 16-003490-COA | 10 East Broad Street | New Construction: Part I, Height and Mass](#)

Attachment: [Staff Report 16-003490-COA.pdf](#)
Attachment: [Aerial.pdf](#)
Attachment: [Context - Sanborn Maps.pdf](#)
Attachment: [Previous Drawings.pdf](#)
Attachment: [Submission Packet - Mass Model.pdf](#)
Attachment: [Submission Packet - Photos, Drawings, etc..pdf](#)
Attachment: [Trustees' Garden.pdf](#)

NOTE: Ms. Jennifer Deacon recused from participation in this petition. She is an employee of LS3P Dawson.

Mr. James Gallucci was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval of Part I: Height and Mass of a new, 3-3½ story parking garage and event space on a vacant lot within the Trustees' Garden area at 10 East Broad Street. The building is located on an internal portion of the site and is significantly setback from all public right-of-ways, though it will be visible from East Broad Street, East Bay Street, Randolph Street, General McIntosh Blvd., East Broughton Street, and East St. Julian Street. Access to the site will be through a drive on the north side of the Pirate's House Restaurant parking lot, an easement drive from East Broughton Street, and a private drive which extends East St. Julian Street. The building is divided into two masses that are connected overhead by three vehicular bridges.

Ms. Michalak explained that this project was continued by the Board at the July 13, 2016 HDBR meeting in order for the petitioner to address the following. (The project has been redesigned; therefore, instead of addressing each comment individually an entirely new Part I review is provided):

1. Incorporate additional voids into the ground floor of the west and south facades to be visually compatible.
2. Redesign the west façade entrance configuration to provide a more substantial and compatible view shed from St. Julian Street with less focus on the automobile entrance and more focus on the pedestrian entrances.
3. Divide the one large, 31-foot wide automobile entrance into two smaller entrances on the west façade.
4. Reduce the automobile entrance width on the east and north façades to the minimum allowed or break into two smaller entrances.
5. Reduce the number of parking access points to the building.
6. Add an additional pedestrian entrance into the event space on the north façade;
7. Incorporate gates at all automobile entrances to better form a consistent wall of enclosure.
8. Increase the height of the second story to 12 feet to meet the standard.
9. On the south, east and west facades, redesign the roofline to meet the standard requiring a one-half story variation no less than every 60 linear feet of continuous height.
10. Reduce the width of one bay on the north elevation, and one bay the west elevation to meet the standard requiring bay width to be between 15 and 20 feet.
11. Ensure the following standards are met:
 - a. The storefront glazing extends from a sill;
 - b. Storefront glazing, doors and windows are inset a minimum of four inches from the face of the building;
 - c. The parapet has a stringcourse and coping;
 - d. HVAC units shall be screened from the public right-of-way;
 - e. Refuse storage areas are located within a building or screened from the public right-of-way;
 - f. The curb cut at East Broughton Street is limited to 20 feet wide; and
 - g. The sidewalk serves as a continuous uninterrupted pathway across the driveways in materials, configuration, and height.

Ms. Michalak reported that staff recommends approval of Part I: Height and Mass of a new, 3-3½ story parking garage and event space on a vacant lot within the Trustees' Garden area at 10 East Broad Street with the following conditions to be submitted for review by the Board with Part II Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Incorporate gates at all automobile entrances to better form a consistent wall of enclosure along the west elevation.
2. Reduce the height of the parapet walls to a maximum of 4 feet.
3. Ensure that the metal awnings are not back lit or internally lit.
4. Ensure that each architectural bay is between 15-20 feet wide.
5. Ensure the following standards are met:
 - a. All storefront extends from a sill or an 18-24 inch high base;
 - b. Storefront, doors, and windows (louvers) are inset a minimum of four inches from the face of the building;
 - c. Locate HVAC units on the drawings and ensure they screened from the public right-of-way;
 - d. Locate refuse storage areas on the drawings and ensure they are located within the building or screened from the public right-of-way;
 - e. The curb cuts at East Broughton and East Broad Streets are limited to 20 feet wide;
 - f. The sidewalk serves as a continuous uninterrupted pathway across all three driveways in materials, configuration, and height.

PETITIONER COMMENTS

Mr. Gallucci stated that they took the comments from the Board and staff and redesigned the project. They believe the project meets all the standards. He said they agree with all the staff's recommendations. They had a meeting with Traffic Engineering concerning the curb cut. They have the curb cut at 20 feet wide, but they have been told that it needs to be 24 feet wide. Therefore, he agrees that clarification is needed on the curb cut. They will work with staff to resolve the issue.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they believe that the overall building scale is still too large for the area. The HSF recommends that the louvers and punched openings be restudied.

BOARD DISCUSSION

The Board's discussion focused on the building being out of scale and not in character with the surrounding area. This building will become the primary focus of this area. However, the Board believes the design is greatly improved.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for Part I: Height and Mass of a new, 3-3½ story parking garage and

event space on a vacant lot within the Trustees' Garden area at 10 East Broad Street with the following conditions to be submitted for review by the Board with Part II Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Incorporate gates at all automobile entrances to better form a consistent wall of enclosure along the west elevation.
2. Reduce the height of the parapet walls to a maximum of 4 feet.
3. Ensure that the metal awnings are not back lit or internally lit.
4. Ensure that each architectural bay is between 15-20 feet wide.
5. Ensure the following standards are met:
 - a. All storefront extends from a sill or an 18-24 inch high base; - PASS
 - b. Storefront, doors, and windows (louvers) are inset a minimum of four inches from the face of the building;
 - c. Locate HVAC units on the drawings and ensure they screened from the public right-of-way;
 - d. Locate refuse storage areas on the drawings and ensure they are located within the building or screened from the public right-of-way;
 - e. The curb cuts at East Broughton and East Broad Streets are limited to 20 feet wide; and
 - f. The sidewalk serves as a continuous uninterrupted pathway across all three driveways in materials, configuration, and height.

Vote Results

Motion: Keith Howington

Second: Andy McGarrity

Debra Caldwell	- Nay
Jennifer Deacon	- Abstain
Justin Gunther	- Nay
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain

27. [Petition of Reardon Design | 16-004016-COA | 125 Martin Luther King Jr. Blvd | New Storefront](#)

Attachment: [Staff Recommendation.pdf](#)
Attachment: [Drawings.pdf](#)
Attachment: [Photographs.pdf](#)
Attachment: [Window Spec.pdf](#)
Attachment: [Door Specification.pdf](#)
Attachment: [Petitioner Presentation.pdf](#)

Mr. James Reardon was present on behalf of the petition.

Ms. Sara Farr gave the staff report. The petitioner is requesting approval for alterations at 125 Martin Luther King Jr. Boulevard. The alterations include new windows on the south façade and new storefront doors on the front (east) façade. The front façade's existing openings will be enlarged for three sets of storefront doors. YKK Model 40M doors in Black (UC40577) are proposed with each door divided into 8 lites. The side façade windows will be 3 feet by 6 feet. They are proposed to be Marvin Ultimate Double Hung windows in wood. The awnings shown on the drawings are not included in this application.

Ms. Farr reported that staff recommends to continue the application to address the following:

1. Integrate a more visually compatible storefront with a central entrance;
2. Provide a color sample for the windows;
3. Provide all window and door insets;
4. Specify the muntin sizes and types;
5. Specify the storefront base height;
6. Revise the side façade window spacing to meet the standard requiring windows be spaced no more than 2 times the width of the window apart and raise the location of the window openings.

PETITIONER COMMENTS

Mr. Reardon explained the storefront openings. He pointed out the areas where the windows will be located. From the outside a window will be seen, but a panel will be on the inside. He also pointed out that in one section it looks like a door, but it will be fixed. He pointed out where the central entrance will be located. They will use steel beams.

Ms. Farr clarified that staff was not aware that the petitioner will put sheetrock behind the windows. The walls are to be three feet in the side of the building and, therefore, they cannot be sheetrock.

Ms. Michalak explained that after the Family Dollar store was built on Oglethorpe Avenue, staff received an interpretation from the Zoning Administrator that this falls under the staff's purview and that there should be a three feet minimum between a window and a wall.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board discussed the windows. They agreed with the staff recommendation for a continuance.

Mr. Merriman advised Mr. Reardon that the Board agreed with the staff's recommendation to continue the application. He explained that in order for the Board to be able to continue his petition, he would need to ask for the continue.

Mr. Reardon asked for the continuance.

Board Action:

The Savannah Historic District Board of Review does hereby continue the application to address the following:

1. Integrate a more visually compatible storefront with a central entrance;
2. Provide a color sample for the windows;
3. Provide all window and door insets;
4. Specify the muntin sizes and types; - PASS
5. Specify the storefront base height;
6. Revise the side façade window spacing to meet the standard requiring windows be spaced no more than 2 times the width of the window apart and raise the location of the window openings.

Vote Results

Motion: Zena McClain, Esq.

Second: Debra Caldwell

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

28. [Petition of Sottile & Sottile | 16-004018-COA | 419 West Congress Street | Roof Addition](#)

Attachment: [Staff Report 16-004018-COA.pdf](#)
Attachment: [Previously Proposed Drawings, Photos, etc..pdf](#)
Attachment: [Submittal Packet - Drawings, Photos, etc..pdf](#)
Attachment: [Submittal Packet - Mezzanine Diagram.pdf](#)
Attachment: [Submittal Packet - Original and Revised Mass Model Photos.pdf](#)
Attachment: [Submittal Packet - Site Plans.pdf](#)
Attachment: [Submittal Packet - Variance Request.pdf](#)

Mr. Christian Sottile was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for a rooftop addition for the building located at 419 West Congress Street (also known as 36 MLK, Jr. Blvd.) The building is located on a highly visible corner site on the southeast corner of Congress at MLK. It is an historic brick 3-story commercial building.

Ms. Michalak stated that the petitioner is also requesting a variance from the design standard that states:

Additions to roofs shall not be visible from the front elevation.

More specifically, the applicant is “requesting a variance from the common practice of evaluating this standard from the opposite side of the adjacent right-of-way, instead requesting that the standard be applied from the adjacent sidewalk as the primary pedestrian realm in this specific context.”

Ms. Michalak explained that the project was continued from the August 10, 2016 HDBR Meeting in order for the petitioner to consider the following (the petitioner’s responses are below each item in italics):

1. The proposed addition changes the historic building’s overall form, shape, and alters spatial relationships. The addition should be subordinate to the historic building and should not overpower the historic form.

While the subordinate nature of the addition is definitely more evident in perspective than in elevation, we will restudy positioning the addition one structural bay back, or 9 feet from the front facade rather than the current 4 feet. This will make the addition more subordinate and address the canopy visibility from the front elevation.

2. The height and the footprint of the addition should be reduced and the setback of the addition from both the Congress and MLK facades should be increased to at least one full architectural bay.

After further study, we believe that some height adjustment, approximately 8" [actually is only a 4 inch overall height reduction], is possible while still maintaining a usable mezzanine level and screening mechanical equipment. Also, following the above, the footprint could be pulled back 9 feet from the front (MLK) facade, and the canopy depth decreased. On Congress Street, it was felt that reducing the canopy depth would reduce visibility without the need for additional setback. We believe this approach will preserve a usable footprint while reducing visibility from the front facade.

3. The addition’s canopy should be redesigned to not extend past or overhang the top of the historic building.

The canopy will be reduced to not extend past or overhang the top of the historic building.

4. The south façade of the addition should be redesigned to have a more visually compatible rhythm of solids to voids.

While openings are not feasible due to fire separation distance, we will re-study this facade to develop additional architectural detail due to its visibility from the southern approach.

5. Consider selecting a more visually compatible exterior wall material than the proposed painted flush wood horizontal siding.

With the additional clarification provided, we felt that the restudy of the south facade and the provision of additional precedents in the resubmittal may alleviate concerns regarding the contemporary wood cladding.

6. The addition shouldn't alter the inherent horizontal nature of the building; as currently designed, the addition changes the building's overall directional expression to one that is vertical in nature.

The addition will read as predominantly horizontal when seen in perspective. It was additionally felt that the increased setback from the front elevation may also alleviate this concern.

7. Clarify that the aggregate floor of the mezzanines proposed within each of the 4th floor units are not more than one-third of the area of the room or space in which it is located.

The petitioner provided a diagram clarifying that this standard is met during the August meeting.

8. All addition windows should be an operable type as permitted in the ordinance and not be inset less than 3 inches.

All glazing is operable at reachable height. Windows above the doors are fixed transoms and clerestories. The windows are designed to match the profiles of traditional steel casement windows, which we felt met the intent of the ordinance, while the introduction of operable sashes above door height would result in less desirable profiles.

9. A full size sample and a specification should be provided for review by the Board for the proposed "Kolbe, Vistaluxe Collection" windows as these windows have not been previously approved for use on additions or new construction.

The petitioner provided a full size window sample during the August meeting.

10. The addition's roof design should meet the ordinance roof standards.

Since the roof is a visually flat and does not require parapet screening due to its height above pedestrian vantage and extremely low pitch (1/4":12"), we believe that this meets the intent of the ordinance, and is the same approach that was approved (without requiring a variance) for the Power Plant renovation and the adjacent infill buildings to

the east.

11. The addition should not be visible from the front façade of the building; in this case, the front façade has been determined to be from the west side of MLK Blvd. in front of the Ships of the Sea Museum.

With the additional setback and canopy reduction, the addition can be configured to not be visible from the adjacent sidewalk on MLK Jr. Blvd.

Ms. Michalak reported that staff recommends to approve the petition for a rooftop addition for the building located at 419 West Congress Street as requested because the proposed work is visually compatible and meets the preservation and design standards. She reported additionally that staff recommends approval to the Zoning Board of Appeals for a variance from the design standard that states:

Additions to roofs shall not be visible from the front elevation.
Because two of the variance criteria are met.

PETITIONER COMMENTS

Mr. Sottile thanked the staff and the HSF for their coordination and support. He stated that Mr. Craig Clements, architect and Mr. Ben Tower, property owner, were the team accompanying him today. Mr. Sottile said they took all the comments from the Board and went through each. They reduced the footprint and setback on the MLK façade and Congress Street. Their package shows the elevation correctly. They will revise the drawings and resubmit them to staff.

PUBLIC COMMENTS

Ms. Danielle Muenier of the Historic Savannah Foundation (HSF) stated that they agree with the staff comments and the recommendation for approval of this project. However, they believe that more study needs to be done to see if visibility of the canopy on Congress Street can be reduced.

Mr. Sottile, in response to public comments, stated that they have already reduced the canopy.

BOARD DISCUSSION

The Board's discussion centered around their belief that the design is an improvement. However, the height of the building is more dominant than it should be. But, with the reduced footprint and setback from the façade, this has taken on a more subordinate massing. It meets all the Secretary's of Interior Standards and the Ordinance. Ms. Lynch said the Board must be cognizant because if this petition is approved, they will be approving a highly visible rooftop addition on a three-story building. Would this be setting a precedent? They discussed the justification for the variance.

Mr. Merriman said it appears that the entire Board is in favor of the project, but it appears

that some of the members are not in favor of the variance. He said, however, without the variance, the project cannot go forward. Mr. Gunther said he likes the design of the project. He said they do set a precedent when they make such a decision. Therefore, they need to be careful when a variance request moves forward. He is not sure a special condition is a valid argument to justify the criteria. The Board discussed that each rooftop addition request will be reviewed on a case-by-case basis. Therefore, this approval will not set a precedent for future rooftop proposals.

Board Action:

The Savannah Historic District Board of Review does hereby:

1. Approve the petition for a rooftop addition for the building located at 419 West Congress Street as requested because the proposed work is visually compatible and meets the preservation and design standards.
2. Recommend approval to the Zoning Board of Appeals for a variance from the design standard - PASS that states:

Additions to roofs shall not be visible from the front elevation.

Because two of the variance criteria are met.

The Board also stated that this approval does not set a precedent for future rooftop addition proposals; all future project will be reviewed on a case-by-case basis.

Vote Results

Motion: Keith Howington

Second: Andy McGarrity

Debra Caldwell	- Aye
Jennifer Deacon	- Nay
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Nay
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

29. [Petition of Taylor McMasters | 16-004462-COA | 422 East Gwinnett Street | After-the-Fact Alterations](#)

Attachment: [Project Description.pdf](#)

Attachment: [Photographs.pdf](#)

Attachment: [Staff Recommendation.pdf](#)

Mr. Taylor McMasters was present on behalf of the petition.

Ms. Sara Farr gave the staff report. The petitioner is requesting approval for a fence replacement, color change, foundation alterations, and replacing the front porch in kind. Much of this work is already complete; therefore, the petitioner requesting an after-the-fact approval. The fence replaced an existing fence and ranges in height from 8 feet to 10 ½ feet. It is constructed of wood with lattice screening on the top. The fence will be stained Sherwin Williams Banyan Brown (3522).

Ms. Farr stated that the house will be painted the same yellow as existing. Hog penning will be installed between the porch piers but no inset is specified for this. The applicant removed the front porch due to deterioration and proposes to replace it in kind. The existing porch handrails are temporary and are planned to be replaced before work is complete. Some metal and trim were salvaged, which will be reused. The remaining pieces will be replaced in kind.

Ms. Farr reported that staff recommends to approve an after-the-fact COA for a fence and alterations at 422 East Gwinnett Street with the following conditions:

1. The hog penning infill is inset a minimum of three inches from the foundation piers;
2. A final design for the front porch is provided for staff approval to ensure it matches the historic front porch;
3. The fence is moved back to ensure it is behind the front façade of 412 East Gwinnett Street;

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

PETITIONER COMMENTS

Mr. McMasters stated that this was a safety issue. His mother recently moved to the first floor. There was a problem with people living under the house. Mr. McMasters said he secured the house as quickly as he could. He is in agreement with the staff recommendations. He replaced the existing fence; the new fence is about five feet higher. He said that the end of the front fence extends beyond the porch, but it does not extend beyond the bay window or the four feet of porch in front of it. Mr. McMasters said he is working closely with two different salvage companies to replace the porch in-kind.

Mr. Merriman asked Mr. McMasters if he said why this is an after-the-fact request.

Mr. McMaster explained that they had a certain time for his mother to move. He secured the house so that his mother would have a place to live. He was not aware of getting prior approval from the Review Board.

PUBLIC COMMENTS

None.

BOARD DISCUSSION:

The Board found that several elements of the project did not meet the standards. These included the hog penning, which was not visually compatible, and the location of the fence. The Board determined that a different type of infill must be used for the foundation and the fence moved back to behind the corner board of the neighboring house. They reminded the petitioner that going forward, all projects in the Historic District should come to the Review Board prior to beginning the work.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for an after-the-fact COA for a fence and alterations at 422 East Gwinnett Street with the following conditions:

1. The foundation infill is revised for staff approval and is inset a minimum of three inches from the foundation piers;
2. A final design for the front porch is provided - PASS for staff approval to ensure it matches the historic front porch;
3. The fence is moved back to ensure it is behind the front façade of 412 East Gwinnett Street;

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

Vote Results

Motion: Andy McGarrity

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

30. [Petition of Erin Wessling | 16-004566-COA | 347 Abercorn Street | Alterations](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

Attachment: [Project Description.pdf](#)

Attachment: [HistoricBuildingExamples.pdf](#)

Ms. Erin Wessling was present on behalf of the petition.

Ms. Sara Farr gave the staff report. The petitioner is requesting approval for alterations at 347 Abercorn Street. The proposed alteration is the installation of stainless steel, internally threaded mechanical sleeve anchors to allow for installation of art pieces. These anchors will be spaced evenly on the front facade of the building, approximately 4 feet apart. When not in use the anchors will be capped with covers painted to match the color of the building. The cover material is not specified. This will also prevent water intrusion.

Ms. Farr said the building owner consulted with an engineering firm, which provided the required size and load requirements for the anchors. The applicant also provided examples of other public art projects that involved historic buildings, but none of the examples appear to involve the same anchoring system as proposed, though no detailed description of the attachment methods are provided. Staff was unable to find examples of this anchoring system used on other historic buildings.

Ms. Farr reported that staff recommends to continue the petition to install anchors for art at 347 Abercorn Street in order to consider the following:

1. Reduce the amount of material loss by reducing the number of anchors and the diameter of each to the minimum possible;
2. Provide a sample installation of one anchor in an inconspicuous location, including the cap, for staff to review if the Board decides the project is appropriate.

PETITIONER COMMENTS

Ms. Wessling said their engineer created the rendering. They want to create a universal structure anchoring system because when artists submit art projects, they will have the perimeters for what they are allowed to do. Ms. Wessling clarified that what the Board sees are not the actual anchor holes, but the optimum areas where the anchors would work. She said they look to the staff and Board to tell them how many anchors could actually be placed in the building. They want to create the anchors so that they will be reversible. Ms. Wessling asked their engineer to come forward and clarify the anchor installation.

Mr. Cody Thorpe stated that their company does a lot of installations in the downtown historic area. They work with three different anchors. The anchors they use will be coordinated with the size of the joints and are easy to pull out. They will probably use half of the anchors as shown. They will not cause any structural damage to the brick or surrounding area.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they agree with the staff comments and recommendation. The HSF is concerned about locating the mortar joints, but they have worked with Mr. Thorpe and are aware of his ability. The HSF is in favor of using less anchors and not add more. The work needs to be monitored to ensure there is no cracking or erosion to the building.

Mr. Thorpe, in response to public comments, stated that monitoring will be done throughout the work on this building.

BOARD DISCUSSION:

The Board found that this project could meet the standards if done properly. The applicant also clarified the they could likely complete it with far less anchors than shown on the application and that they would ensure all anchors were in mortar joints. The Board was comfortable approving the project with staff making the final decisions on whether or not it was appropriate.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to install anchors for art at 347 Abercorn Street with the following conditions:

1. Reduce the amount of material loss by reducing the number of anchors and the diameter of each to the minimum possible;
 2. Provide a sample installation of one anchor in an inconspicuous location, including the cap, for staff to review;
 3. Staff has the final approval for all anchor locations;
- PASS

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

Vote Results

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

31. [Petition of Ralph Anderson | 16-004597-COA | 526 East Harris Street | Appeal of a Staff Decision](#)

Attachment: [Staff Report 16-004597-COA.pdf](#)

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

Attachment: [Approved COA 16-001113-COA.pdf](#)

Attachment: [Approved COA 16-001667-COA.pdf](#)

Attachment: [Staff amendment approval by email.pdf](#)

Attachment: [Staff Photo - Subject Property.pdf](#)

Attachment: [Staff Photos - Historic Examples.pdf](#)
Attachment: [Staff Photos - Similar Projects.pdf](#)
Attachment: [Historic Resource Survey and 1986 Photograph.pdf](#)
Attachment: [Approved paint color samples.pdf](#)

Mr. Ralph Anderson was present on behalf of the petitioner.

Ms. Leah Michalak gave the staff report. The petitioner is appealing two separate staff decisions which approved paint color changes and the installation of a divider board in the middle of the duplex at 526 East Harris Street. The petitioner is the owner of the other side of the duplex at 524 East Harris Street. He contends that the divider board “will take away from the historic integrity of the house” and that “the colors currently on the home were researched in 1985 and found to be historically similar which is the specific reason the homes are painted the current color.”

Ms. Michalak explained that on February 24, 2016, staff approved a Certificate of Appropriateness (COA) for a color change and new shutters for the eastern half of the historic building located at 526 East Harris Street [File No. 16-001113-COA]. The approved colors include: The trim will be New York City Winter (VRO95E), the siding will be Ganymede (VRO88C), the door will be Green Willow (VRO74C), and the shutters will be Portland Twilight (VR108B). On April 13, 2016, the Board approved a COA for a rear porch addition, alterations, and repairs to the same property [File No. 16-001667-COA]. On August 2, 2016, the property’s contractor contacted staff about adding a “2x4 flat divider board, vertical on center line of door (horse door) on the front and rear.” Staff replied that “this board is approved as an amendment to the original COA [File No. 16-001667-COA], but please ensure you do not cut any of the siding or damage it while installing the board. It will need to go on top of the siding.” Currently, all approved work is underway and consistent with all COA approvals.

Ms. Michalak said staff was contacted by the petitioner several times regarding what work was approved for this property. He expressed concerns about the approvals, especially with regard to the divider board, and requested instructions to appeal the staff decision. He applied for an appeal to the HDBR on August 12, 2016. Staff verified with the Assistant City Attorney, Denise Cooper, that the petitioner had standing to appeal. She replied that he does because “any action that is taken regarding the entire duplex would directly impact the resident’s interest in his portion of the property.”

Ms. Michalak summarized that staff approved the color changes and the divider board at 526 East Harris Street. It is up to the Board to determine if these decisions should be reversed.

PETITIONER COMMENTS

Mr. Anderson stated he believes the colors alter the defining character features of the house. He showed the Board pictures of similar row houses in the area. 524 East Harris Street/526 East Harris Street were renovated and restored in 1985. The colors on the house were researched in 1985 and found to be historically similar which is the specific reason the homes were painted the colors. There is an original historic horse door between 524 East Harris Street and 526 East Harris Street. The entire horse door is located on his property and there is not enough room to put a divider board between the horse door and the 526 East Harris Street property. He believes that the divider board will take away from the historic

integrity of the house.

PUBLIC COMMENTS

Mr. Gordon Taylor thanked the staff for their presentation. He did the construction on 526 East Harris Street. Ms. Davis has, from her closing attorney, a survey that shows the property as having 22 feet in width. If you go the corner of East Harris measure back towards Mr. Anderson's property, you will end up in the center section of the horse door. Therefore, the horse door is roughly centered on the elevation. On the carriage house on the lane side of the property there are divider boards on the lane elevation and the Harris Street elevation.

Mr. Ken Zapp stated that he has done historic preservation. He won Tybee Island Historic Society's Best Preservation Award in 2012. He said that when he heard of this challenge, he contacted Daniel Carey of the Historic Savannah Foundation. Mr. Carey informed him that there are many examples of row houses painted different colors not just in the Beach Institute area, but throughout the Historic District. There is no economic harm done to the other unit if the color or the exterior siding is different. Mr. Zapp said Ms. Davis has done a marvelous job in enhancing not only the value of her property, but also the neighbor's property.

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) stated that they do not have an issue with the color change. As Mr. Carey told Mr. Zapp, it is not uncommon to have different colors. They see some of the issues as Mr. Anderson pointed out about how the divider board could negatively impact the historic siding. Therefore, the HSF does not believe that it is necessary to have the divider board on the property.

Mr. Anderson, in response to the public comments, said the divider board was approved approximately one month ago. He appealed it a week later. The following week he went on vacation and during this time, the color change was done. He did not attend the meeting when the color change was approved.

BOARD DISCUSSION

The Board was in agreement with the paint color changes because the work is visually compatible and meets the preservation standards. But they saw no need to have the divider board on the property because the alteration is not visually compatible and does not meet the preservation standards.

Board Action:

The Savannah Historic District Board of Review does hereby:

1. Approve the petition for the appeal of the staff decision to add the divider board because the alteration is not visually compatible and does not meet the

preservation standards.

- PASS

2. Deny the petition for the appeal of the staff decision for paint color changes because the work is visually compatible and meets the preservation standards.

The decision partially reverses the issuance of the Certificate of Appropriateness for File No. 16-001667-COA which is hereby denied.

Vote Results

Motion: Justin Gunther

Second: Keith Howington

Debra Caldwell - Aye

Jennifer Deacon - Aye

Justin Gunther - Aye

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

32. [Petition of Hansen Architects | 16-004678-COA | 255 East Perry Street | Amendments to New Construction](#)

Attachment: [Staff Report 16-004678-COA.pdf](#)

Attachment: [Submittal Packet - Before and After Drawings, Specifications.pdf](#)

Attachment: [Submittal Packet - Ground floor plan drawing.pdf](#)

Attachment: [Petitioner Presentation - South Building.pdf](#)

Mr. Paul Hansen was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for amendments to a previously approved Certificate of Appropriateness for new construction of a hotel at 255 East Perry Street. This is the south building in the two building complex. The proposed amendments are as follows:

1. At the roof level, the railing has been changed to a horizontal pipe rail.
2. The hanging planters have been relocated to flank the main entry, one on each side. Other hanging planters have been completely removed.
3. The material for the primary entry canopy has been changed from copper to zinc.
4. A canopy has been added above the central door on the Floyd Street (east) elevation.
5. Two doors have been removed from the north end of the Floyd Street (east) elevation.
6. The vertical mullion profile has been reduced in width on the transoms at the main entry. The profiles now match those in the arched ground floor windows.
7. More exterior lighting has been added and the fire protection and gas meter locations

are indicated.

Ms. Michalak said the project was approved by the Board on January 15, 2016 [File No. 15-002751-COA] and amendments were approved by the Board on June 27, 2016 [File No. 16-003453-COA].

Ms. Michalak reported that the staff recommends approval for amendments to a previously approved Certificate of Appropriateness for new construction of a hotel at 255 East Perry Street with the following condition because the proposed changes are otherwise visually compatible and meet the standards:

- Do not remove the two doors from the Floyd Street elevation.

PETITIONER COMMENTS

Mr. Hansen said they have maintained the primary entrance on Perry Street off of Floyd Street. Their proposal plan expands the length of the façade. The doors shown in red on the screen are the ones they want to remove. Floyd Street is shown as a street, but it is really a lane. The garages front the north and south building. From a practical and architecture standpoint, they do not see Floyd as a street that will be used by the public to enter the hotel.

Mr. Hansen explained that they are asking that the door that is now shown directly off of Floyd Street into the meeting room be eliminated and main the door that is on Floyd Street into the pre-function space. They are asking that the two doors on the north end of Floyd Street be eliminated.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they do not support the reduction of entrances. They recognize that Floyd Street is not much of a pedestrian street, but they believe it is important to maintain an active space on Floyd Street.

Mr. Hansen, in response to the public comments, said they are showing an entrance on Floyd Street into the meeting room lobby. Therefore, they are maintaining an active entrance on Floyd Street.

BOARD DISCUSSION

The Board's discussion centered around the staff recommendations. They saw that active doors are here. The ordinance states that there should be a door every 60 feet. A door is shown going into the meeting room. The staff explained that the bonus story was approved with the criteria that says all street fronting elevations should be entrances. The door goes into a hallway and not to a specific space.

Ms. Michalak explained that during the initial review of this petition, one of the Board's conditions for approval of this petition was to ensure entrances on front elevations. The Board discussed also that when they reviewed the petition in January, 2016, they maintained that Floyd Street is a street and not a lane. Ms. Lynch asked staff if a minimum number of doors have to be here in order to maintain the bonus story. Ms. Michalak explained that there is not a minimum number of uses, but each different use is to maintain its own primary entrance.

Mr. Hansen wanted to make a statement. The Board voted to hear from him. He stated that the sixth story was totally contingent upon having an active first floor, spaces of retail

and restaurant; not having more doors on the first floor. Ms. Michalak explained that the standards state both. For clarification, she read the standards pertaining to this section.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for amendments to a previously approved Certificate of Appropriateness for new construction of a hotel at 255 East Perry Street with the following condition - **PASS** because the proposed changes are otherwise visually compatible and meet the standards:

- Do not remove the two doors from the Floyd Street elevation.

Vote Results

Motion: Zena McClain, Esq.

Second: Debra Caldwell

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Nay
Zena McClain, Esq.	- Aye
Andy McGarrity	- Nay
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Nay

33. [Petition of Hansen Architects | 16-004679-COA | 256 East Perry Street | Amendments to New Construction](#)

Attachment: [Staff Report 16-004679-COA.pdf](#)

Attachment: [Submittal Packet - Before and After Drawings, Specifications.pdf](#)

Attachment: [Submittal Packet - Ground floor plan drawing.pdf](#)

Attachment: [Petitioner Presentation - North Building.pdf](#)

Mr. Paul Hansen was present on behalf of the petition.

Ms. Michalak said the petitioner is requesting approval for amendments to a previously approved Certificate of Appropriateness for new construction of a hotel at 256 East Perry Street. This is the north building in the two building complex. The proposed amendments are as follows:

1. At the roof level, the railing has been changed to a horizontal pipe rail.
2. The poolside cabanas have been removed from the south side of the roof.
3. The hanging planters have been relocated to flank the main entry, one on each side. Other hanging planters have been completely removed.

4. The material for the primary entry canopy has been changed from copper to zinc.
5. A canopy has been added above the central door on the Floyd Street (east) elevation.
6. Two doors have been removed from the Floyd Street (east) elevation.
7. A canopy has been added above the central door on the Drayton Street (west) elevation.
8. Two doors have been removed from the Drayton Street (west) elevation.
9. The vertical mullion profile has been reduced in width on the transoms at the main entry. The profiles now match those in the arched ground floor windows.
10. More exterior lighting has been added and the fire protection and gas meter locations are indicated.
11. Mechanical louvers have been added to the transoms of one bay of storefront along the McDonough Street (north) elevation for ventilation from the kitchen.

Ms. Michalak said the project was approved by the Board on January 15, 2016 [File No. 15-002751-COA] and amendments were approved by the Board on June 27, 2016 [File No. 16-003453-COA].

Ms. Michalak reported that staff recommends approval for amendments to a previously approved Certificate of Appropriateness for new construction of a hotel at 256 East Perry Street with the following condition because the proposed changes are otherwise visually compatible and meet the standards:

- Do not remove the two doors from the Floyd Street elevation.

PETITIONER COMMENTS

Mr. Hansen explained that the staff is recommending that the two doors on the Drayton Street elevations are removed, but not Floyd Street. He explained they have the same argument with this petition as the previous petition. They believe they have met the ordinance requirement of having the primary entrances.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board discussed that this petition is almost the same as the previous petition. Ms. Scheer said the doors on this petition are different from the setup of the previous petition. She said going into a lobby is not going into a function. She supports the staff's recommendation.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for amendments to a previously approved Certificate of Appropriateness for new construction of a hotel at

256 East Perry Street with the following condition - PASS
because the proposed changes are otherwise
visually compatible and meet the standards:

- Do not remove the two doors from the Floyd
Street elevation.

Vote Results

Motion: Zena McClain, Esq.

Second: Tess Scheer

Keith Howington - Aye

Debra Caldwell - Aye

Jennifer Deacon - Aye

Justin Gunther - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

IX. REQUEST FOR EXTENSION

34. [Petition of Harold Yellin | 15-004236-COA | Various - 12 Locations | 12-month extension](#)

Attachment: [Email Request.pdf](#)

Attachment: [Staff Report 15-004236-COA 12-month extension request.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 September 9, 2015 to install - PASS
concealed wireless cellular communications
equipment in 12 locations. The COA will expire on
September 9, 2017.

Vote Results

Motion: Justin Gunther

Second: Tess Scheer

Debra Caldwell - Aye

Jennifer Deacon - Aye

Justin Gunther - Aye

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Abstain

Tess Scheer - Aye

35. [Petition of Harold Yellin | 15-005065-COA | Various - 6 Locations | 12-month extension](#)

Attachment: [Staff Report 15-005065-COA 12-month extension request.pdf](#)

Attachment: [Email Request.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 November 12, 2015 to install - PASS concealed wireless cellular communications equipment in 6 locations. The COA will expire on November 12, 2017.

Vote Results

Motion: Justin Gunther

Second: Tess Scheer

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Justin Gunther	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Abstain
Tess Scheer	- Aye

X. APPROVED STAFF REVIEWS

36. [Petition of Sam Carroll for Carroll Construction | 16-004233-COA | 404 East Bryan Street | Staff Approved - Repairs](#)

Attachment: [COA - 404 East Bryan Street 16-004233-COA.pdf](#)

Attachment: [Submittal Package.pdf](#)

No action required. Staff approved.

37. [Petition of Jessica Mock | 16-004447-COA | 3 East Perry Lane | Staff Approved - Color Change](#)

Attachment: [COA - 3 East Perry Lane 16-004447-COA.pdf](#)

Attachment: [Submittal Packet - 3 East Perry Lane 16-004447-COA.pdf](#)

No action required. Staff approved.

38. [Petition of Thomas Olson for Kern & Company | 16-004459-COA | 220 Whitaker Street | Staff Approved - Alterations](#)

Attachment: [220 Whitaker Tenant Upfit.pdf](#)

Attachment: [COA - 220 Whitaker Street 16-004459-COA.pdf](#)

No action required. Staff approved.

39. [Petition of Richard Mopper | 16-004460-COA | 31 West Congress Street | Staff Approved - Sign Face Change](#)

Attachment: [COA - 31 West Congress Street 16-004460-COA.pdf](#)

Attachment: [Submittal Packet - 31 West Congress Street 16-004460-COA.pdf](#)

No action required. Staff approved.

40. [Petition of Twila Davis | 16-004473-COA | 526 East Harris Street | Staff Approved -Front Door](#)

Attachment: [Submittal Packet - 526 East Harris Street 16-004473-COA.pdf](#)

Attachment: [COA - 526 East Harris Street 16-004473-COA.pdf](#)

No action required. Staff approved.

41. [Petition of Doug Patten for City of Savannah | 16-004491-COA | 301 Martin Luther King Jr. Boulevard | Staff Approved - Repair Retaining Wall](#)

Attachment: [COA - 301 MLK Jr. Blvd 16-004491-COA.pdf](#)

Attachment: [Submittal Info 301 MLK JR. Blvd 16-004491-COA \[Louisville Rd Retaining Wall - Issued for Construction - 2016-08-08 \(003\)\].pdf](#)

No action required. Staff approved.

42. [Petition of Tim Riley for THD at Home Services | 16-004501-COA | 301 East Huntingdon Street | Staff Approved - Gutters](#)

Attachment: [COA - 301 East Huntingdon Street 16-004501-COA.pdf](#)

Attachment: [Gutter material.pdf](#)

No action required. Staff approved.

43. [Petition of Doug Patten for the City of Savannah | 16-004517-COA | 301 Martin Luther King Jr. Boulevard | Staff Approved - Wall Demolition](#)

Attachment: [COA - 301 Martin Luther King Jr. Boulevard 16-004517-COA.pdf](#)

Attachment: [Submittal Packet - 301 Martin Luther bKing Jr. Boulevard 16-004517-COA.pdf](#)

No action required. Staff approved.

44. [Petition of Sam Carroll for Carroll Construction | 16-004543-COA | 608 & 610 Price Street | Staff Approved - Rehabilitation](#)

Attachment: [COA - 608 and 610 Price Street 16-004543-COA.pdf](#)

Attachment: [Submittal Packet - 608 and 610 Price Street 16-004543-COA.pdf](#)

No action required. Staff approved.

45. [Petition of Luis Burgos for Hansen Architects, PC | 16-004565-COA | 212-218 West Broughton Street | Staff Approved - Windows](#)

Attachment: [212-218 West Broughton Street 16-004565-COA.pdf](#)

Attachment: [Submittal Packet - 212-218 West Broughton Street 16-004565-COA.pdf](#)

No action required. Staff approved.

46. [Petition of Ricky Barrow for Mainsail Renovation | 16-004596-COA | 548B East McDonough Street | Staff Approved - Window](#)

Attachment: [COA - 548B East McDonough Street 16-004596-COA.pdf](#)

Attachment: [Submittal Packet - 548B E. McDonough Street 16-004596-COA.pdf](#)

No action required. Staff approved.

47. [Petition of John Herdina for Raymond Engineering | 16-004599-COA | 20 East Gordon Street | Staff Approved - Stucco Repair](#)

Attachment: [COA - 20 East Gordon Street 16-004599-COA.pdf](#)

Attachment: [Submittal Packet - 20 East Gordon Street 16-004599-COA.pdf](#)

No action required. Staff approved.

48. [Petition of Martin Smith for SCAD | 16-004621-COA | 1 North Fahm Street | Staff Approved - Color Change](#)

Attachment: [COA - 1 North Fahm Street 16-004621-COA.pdf](#)

Attachment: [Submittal Packet - 1 North Fahm Street 16-004621-COA.pdf](#)

No action required. Staff approved.

49. [Petition of Katherine Allen Culp | 16-004635-COA | 127 East Gordon Street | Staff Approved - Color Change](#)

Attachment: [COA - 127 East Gordon Street 16-004635-COA.pdf](#)

Attachment: [Submittal Packet - 127 East Gordon Street 16-004635-COA.pdf](#)

No action required. Staff approved.

50. [Petition of Jeanie Groover for Johnson Construction Ext. Inc. | 16-004638-COA | 306 East Liberty Street | Staff Approved - Stucco Repair](#)

Attachment: [COA - 306 East Liberty Street 16-004638-COA.pdf](#)

Attachment: [Submittal Packet - 306 East Liberty Street 16-004638-COA.pdf](#)

No action required. Staff approved.

51. [Petition of Tonya Meushaw for Coastal Contractors | 16-004660-COA | 222 East Jones Street | Staff Approved - Paint Colors](#)

Attachment: [COA - 222 East Jones Street 16-004660-COA.pdf](#)

Attachment: [Submittal Packet.pdf](#)

No action required. Staff approved.

52. [Petition of Stephanie Sweeney | 16-004677 | 402 East Liberty Street | Staff Approved - Color Change](#)

Attachment: [COA - 402 East Liberty Street 16-004677-COA.pdf](#)

Attachment: [Color Sample.pdf](#)

No action required. Staff approved.

53. [Petition of Rebecca Fenwick for Lominack Kolman Snith Architects | 16-004687-COA | 2 West Bay Street | Staff Approved - Metal Screens](#)

Attachment: [COA - 2 West Bay Street 16-004687-COA.pdf](#)

Attachment: [Submittal Packet - 2 West Bay Street 16-004687-COA.pdf](#)

No action required. Staff approved.

54. [Amended Petition of Josh Bull for Homeline Architecture | 16-004703-COA | 20 West Jones Street | Staff Approved - Addition](#)

Attachment: [COA - 20 West Jones Street 16-004703-COA.pdf](#)

No action required. Staff approved.

55. [Petition of Donnie Rushing for Coastal Canvas Products | 16-004732-COA | 36 East Broad Street | Staff Approved - Awnings](#)

Attachment: [COA - 36 East Broad Street 16-004732-COA.pdf](#)

Attachment: [Submittal Packet - 36 East Broad Street 16-004732-COA.pdf](#)

No action required. Staff approved.

56. [Petition of Brendan Sheehan for Dan J. Sheehan Co. | 16-004745-COA | 213-219 East Broad Street | Staff Approved - Roof Replacement](#)

Attachment: [COA - 213-219 East Broad Street 16-004745-COA.pdf](#)

Attachment: [Submittal Packet - 213-219 East Broad Street 16-004745-COA.pdf](#)

No action required. Staff approved.

57. [Petition of Eric Davenport for Savannah Construction & Preservation | 16-004756-COA | 346](#)

Lincoln Street | Staff Approved - Restoration Work

Attachment: [COA - 346 Lincoln Street 16-004756-COA.pdf](#)
Attachment: [346 Lincoln St. Photo Doc.-signed.pdf](#)

No action required. Staff approved.

58. Petition of David B. Kelley for Historic Preservation Consulting | 16-004766-COA | 41 Habersham Street | Staff Approved - New Roof and Gutters

Attachment: [COA - 41 Habersham Street 16-004766-COA.pdf](#)
Attachment: [Submittal Packet - 41 Habersham Street 16-004766-COA.pdf](#)

No action required. Staff approved.

59. Amended Petition of Neil Dawson for LS3P Dawson | 16-004779-COA | 570 East York Street | Staff Approved - Windows, Fence

Attachment: [COA - 570 East York Street 16-004779-COA.pdf](#)
Attachment: [Submittal Packet - 570 East York Street 16-004779-COA.pdf](#)

No action required. Staff approved.

60. Amended Petition of Scott Cook for LS3P Dawson | 16-004885-COA | 140 West Ann Street | Staff Approved - Color Changes

Attachment: [COA - 140 West Ann Street 16-004885-COA.pdf](#)
Attachment: [Submittal Packet - 140 West Ann Street 16-004885-COA.pdf](#)

No action required. Staff approved.

61. Amended Petition of Scott Cook for LS3P Dawson | 16-004887-COA | 135 Martin Luther King Jr. Boulevard | Staff Approved - Fence

Attachment: [COA - 135 Martin Luther King Jr. Boulevard 16-004887-COA.pdf](#)
Attachment: [Submittal Packet - 135 Martin Luther King Jr. Boulevard 16-004887-COA.pdf](#)

No action required. Staff approved.

62. Petition of Luis Burgos for Hansen Architects, P.C. | 16-004928-COA | 220 West Broughton Street | Staff Approved - Entrance Door

Attachment: [COA - 220 West Broughton Street 16-004928-COA.pdf](#)
Attachment: [Submittal Packet - 220 West Broughton Street 16-004928-COA.pdf](#)

No action required. Staff approved.

63. Petition of Ray Hoover | 16-004998-COA | 104 West Broughton Street | Staff Approved - Roof

Attachment: [COA - 104 West Broughton Street 16-004998-COA.pdf](#)

Attachment: [Submittal Packet - 104 West Broughton Street 16-004998-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

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

Attachment: [HDBR Michalak Work Without a COA 9-14-16.pdf](#)

Ms. Michalak explained that the Report on Work Performed Without a Certificate of Appropriateness (COA) is shown in a new format. The Citizens Office has been disbanded and is now being handled by the Tourism Ambassadorship Unit. Ms. Bridget Lidy is the director. Staff met with Ms. Lidy and informed her of the process. They have made the report more user friendly with adding check boxes in front of each item.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Notices

65. [Next Case Distribution and Chair Review Meeting - Thursday, September 15, 2016 at 3:30 p.m. in the Meyer Conference Room, MPC, 110 East State Street](#)

Mr. Merriman informed the Board that today is the last meeting that the MPC Executive Director, Mr. Tom Thomson, will be in attendance at the Review Board meeting. Mr. Thomson is retiring on September 30, 2016. The Board expressed their appreciation and congratulations to Mr. Thomson.

Mr. Thomson said it was great sitting in on the Review Board proceedings. A lot of good things are happening because of the Historic District Board of Review. He extended his appreciation to the Preservation Staff for doing a great job.

66. [Next Regular Meeting - Wednesday, October 12, 2016 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

XIV. OTHER BUSINESS

New Business

67. [Discussion on Hog Penning and Divider Board](#)

Mr. Merriman explained that since he has been on the Review Board, this is the second time that they have received an appeal. Since they are reviewing and

making changes in the ordinance, he feels this is a good time to put something in place that tells what happens when a staff decision is appealed.

Ms. Michalak stated that this is in the by-laws. An appeal of staff, comes to the Review Board and an appeal of the Board, goes to the Zoning Board of Appeals. Ms. Michalak said staff is now sending appeals of staff decisions to the Assistant City Attorney, Ms. Denise Cooper, to ensure that the individual has standing prior to bringing it to the Review Board.

Ms. Michalak asked the Board if they want petitions for the divider boards to come to them for review.

Mr. McGarrity said he believes that the hog penning and divider board petitions should be handled by the Preservation Staff. Maybe they need to wait until the Preservation Director returns from maternity leave to discuss this further.

Mr. Gunther said he believes the Board discussed during the ordinance revisions regarding a building having two front facades.

Ms. Michalak answered she believes they did. She knows they discussed the corner façade and the primary façade.

Mr. Thomson stated that if this was an issue, it could be defined whether the façade is on an arterial street or a collector street.

Ms. Michalak said all of the revisions will come back to the Board when Ms. Harris returns.

XV. ADJOURNMENT

68. [Adjournment](#)

There being no further business to come before the Historic District Board of Review, Mr. Merriman adjourned the meeting at 5:45 p.m.

Respectfully Submitted

Leah G. Michalak
Preservation Planner

LGM:mem