



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
December 13, 2017 1:00 p.m.
Meeting Minutes

DECEMBER 13, 2017 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

A Pre-Meeting will be held at 12:00 PM in the Jerry Surrency Conference Room, 112 East State Street. Items on the Agenda will be presented by Staff, as time permits, and the Board may ask questions. No testimony will be received and no votes will be taken.

Members Present: Stephen Merriman, Jr., Chair
Zena McClain, Esq., Vice-Chair
Scott Cook
Jennifer Deacon
Kellie Fletcher
Keith Howington
Becky Lynch
Mic Matson
Dwayne Stephens

Member Absent: Debra Caldwell

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

I. CALL TO ORDER AND WELCOME

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

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.

II. SIGN POSTING

III. CONSENT AGENDA

[2. Approve Consent Agenda Items](#)

Motion

The Savannah Historic District Board of Review does hereby approve the Consent Agenda Items

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[3. C1 - Petition of R. Michael LaRue | 17-006191-COA | 511 East Perry Street | Color Change](#)

[📎 Staff Recommendation 17-006191-COA.pdf](#)

[📎 Submittal Packet - 511 East Perry Street 17-006191-COA.pdf](#)

[📎 Paint Colors - 511 East Perry Street 17-006191-COA.pdf](#)

[📎 Previous Color Approval - 12-001328-COA.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the color change for the property located at 511 East Perry Street as requested because the proposed work is visually compatible and meets the preservation standards.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

Mic Matson - Aye

[4. C2 - Petition of Oceanway Construction | 17-006248-COA | 301 West Jones Street | Fence and Storage Shed](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a shed and fence at 301 West Jones Street, because the work meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[5. C3 - Petition of Doug Bean Signs | 17-006626-COA | 109 Jefferson Street | Sign](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the proposed signs with the following conditions:

1. The zoning administrator approves the content of the window signs;
2. The sign clearance is a minimum of 10 feet above the sidewalk;

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

Vote Results (Approved)

Motion: Kellie Fletcher
Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[6. C4 - Petition of Doug Bean Signs | 17-006629-COA | 112 Whitaker Street | Signs](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the proposed supplemental ID sign at 112 Whitaker Street with the condition a material specification is provided for staff approval, because otherwise the work meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Kellie Fletcher
Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[7. C5 - Petition of Doug Bean Signs | 17-006627-COA | 120 Whitaker Street | Sign](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the proposed principal use projecting signs at 120 Whitaker Street with the condition they are for two separate businesses, because otherwise they meet the standards and are visually compatible.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[8. C6 - Petition of Steve Smerick | 17-005879-COA | 414 East Gaston Street | Alterations](#)

[17-005879-COA Staff Recommendation.pdf](#)

[Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the property located at 414 East Gaston Street with the condition that the new doors and window be inset not less than three inches because the proposed work is otherwise visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[9. C7 - Petition of Jasper Design Services, LLC | 17-006647-COA | 223 Martin Luther King Jr. Blvd. | Alterations](#)

- [Aerial View.pdf](#)
- [South Oglethorpe Ward.pdf](#)
- [Sanborn Maps - Historic Context.pdf](#)
- [Submittal Packet.pdf](#)
- [Staff Recommendation .pdf](#)

Motion

The Savannah Historic District Board of Review does hereby: approve the alterations at 223 Martin Luther King Jr. Boulevard with the following conditions:

- 1.Ensure that the windows are inset a minimum of three inches from the exterior of the building façade and that the storefront windows and doors are inset a minimum of four inches from the exterior of the building;
- 2.Preserve the existing architectural patterning above the proposed storefront on the east elevation;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[10. C8 - Petition of Ellsworth-Hallett Home Professionals | 17-006617-COA | 601 Whitaker Street | Additions and Alterations](#)

- [Context - Sanborn Maps.pdf](#)
- [Submittal Packet - Additional Information.pdf](#)
- [17-006617-COA Staff Recommendation.pdf](#)
- [Submittal Packet - Drawings.pdf](#)
- [Submittal Packet - Photographs.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for an addition and

alterations to the property located at 601 Whitaker Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1.Ensure that the two new windows and the new door are inset not less than three inches or that the inset match that of the existing windows and doors.

2.Ensure that the screening is the minimum height necessary to screen the equipment.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

IV. ADOPTION OF THE AGENDA

[11. Adopt the December 13, 2017 Agenda](#)

Motion

The Savannah Historic District Board of Review does hereby adopt December 13, 2017 Agenda

Vote Results (Approved)

Motion: Zena McClain, Esq.

Second: Becky Lynch

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

Mic Matson - Aye

V. APPROVAL OF MINUTES

12. Approval of November 8, 2017 Briefing Minutes and Regular Meeting Minutes

[November 8, 2017 HBR Briefing Minutes.docx](#)

[11-08-2017 Minutes.pdf](#)

Motion

Savannah Historic District Board of Review does hereby approve November 8, 2017 Briefing Minutes and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Becky Lynch

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Abstain
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

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

VII. CONTINUED AGENDA

13. Continue All Items to Next Regular Meeting

Motion

Continue All Items to Next Regular Meeting

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye

Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

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

Motion

The Savannah Historic District Board of Review does hereby continue the petition to the next regular meeting as requested..

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[15. Petition of Gunn Meyerhoff Shay | 16-006847-COA | 405 Martin Luther King Jr. Blvd. | New Construction Part I: Height and Mass](#)

Motion

Continue to the next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain

Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[16. Petition of Gunn Meyerhoff Shay | 16-006851-COA | 620 East River Street \(Hilton Hotel\) | New Construction Part II: Design Details](#)

Motion

Continue to the next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[17. Petition of Greenline Architecture | 17-002904-COA | 63 Martin Luther King Jr. Blvd. | New Construction Part I: Height and Mass](#)

Motion

Continue to the next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

Mic Matson - Aye

[18. Petition of Gunn Meyerhoff Shay Architects | 17-003634-COA | 300 and 326 West Bay Street | New Construction Hotel: Part I, Height and Mass](#)

Motion

Continue to next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[19. Petition of Christian Sottile | 17-003637-COA | 200-500 West River Street | Master Sign Plan](#)

Motion

Continue to the next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[20. Petition of Smith Dalia Architects | 17-003644-COA | 701 Montgomery Street | New Construction: Part II,](#)

[Design Details](#)

Motion

Continue to the next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[21. Petition of Gunn, Meyerhoff, Shay | 17-002122-COA | 620 East River Street \(Hotel Anne\) | New Construction](#)
[Part 1: Height and Mass](#)

Motion

Continue to next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[22. Petition of Sanders, Trowell & Associates Architecture | 17-004925-COA | 123 West Charlton Street | Carriage House New Construction Part 1: Height and Mass](#)

Motion

Continue to next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[23. Petition of The Bohemian Hotel | 17-005051-COA | 102 West Bay Street | Sign](#)

Motion

Continue due to incomplete application.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[24. Petition of LS3P and Gunn Meyerhoff Shay | 17-004307-COA | 630 Indian Street | New Construction Part I Height and Mass](#)

Motion

Continue to next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[25. Petition of Whitfield Signs | 17-006556-COA | 412 Williamson Street | Signs](#)

Motion

Continue to next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[26. Petition of KRA Architecture | 17-006600-COA | 27 Barnard Street | Demolition & Porch Addition](#)

Motion

Continue to next meeting.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Keith Howington

Debra Caldwell	- Not Present
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Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

VIII. REGULAR AGENDA

[27. D1 - Petition of Sanders Architecture | 16-003487-COA | 305 and 315 West Wayne Street | New Construction: Part II, Design Details](#)

- 📎 [16-003487-COA Staff Recommendation.pdf](#)
- 📎 [Aerial Map.pdf](#)
- 📎 [Context-Sanborn Map.pdf](#)
- 📎 [Berrien Ward Map.pdf](#)
- 📎 [Part I Drawings.pdf](#)
- 📎 [Submittal Packet - Mass Model.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Submittal Packet - Photographs.pdf](#)
- 📎 [Submittal Packet - Renderings and Materials.pdf](#)

Mr. Gary Sanders was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction, Part II: Design Details of a new 3-story apartment building at 305-315 West Wayne Street. The property is located within the center of the block on the south side of Wayne Street. There is no access to a lane. The building features a central bay main entrance flanked by two bays with individual secondary entrances. The building has a raised stoop configuration with parking located on the ground floor which is accessed from two points off Wayne Street. The petitioner is requesting a variance from the structured parking setback standard which reads:

Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).

To allow for the ground floor structured parking to be setback between 18'-10" and 27'-6" inches from the front property line.

Ms. Michalak stated that at the September 2017 HDBR Meeting, the Board approved Part I: Height and Mass with conditions as follows (*responses are italicized below each item*):

1. Incorporate transoms above all entrance doors.

Transoms have been incorporated above all three entrance doors.

2. Redesign the space between the central bay, third floors windows on the front façade.

The space has been reduced between the windows.

3. Incorporate additional voids on the ground floor front façade and redesign the central vent shape to more compatible with openings in similar locations on contributing buildings.

Additional voids have not been incorporated; however, the central vent shape has been changed to a door opening.

4. Either remove the side façade pilasters or center the windows within each bay between the pilasters.

The side façade pilasters have been removed.

5. Ensure that the door frames are inset not less than three inches.

This information has been provided on the drawings.

6. Redesign the “basket weave” railing.

The railing has been redesigned to a simple straight baluster design.

7. Redesign the foundation and fence/wall to be seamless.

The foundation and fence/wall are now designed to be seamless.

Ms. Michalak said the Board also continued the variance request from the structured parking setback standard until the text amendment to reduce the parking requirements in the R-B-C-1 zoning district could be approved. This text amendment was adopted by City Council on October 12, 2017 [File No. 17-004799-ZA]; therefore, the required number of parking spaces for this development has been reduced to 17 spaces.

Ms. Michalak reported that staff recommends approval for New Construction: Part II, Design Details for a new building at 305-315 West Wayne Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Incorporate additional voids on the ground floor front façade.
2. Provide color selections for louvers, windows, human doors, and garage doors.
3. Provide a specification for the garage doors.
4. Redesign the balconies to be supported by brackets or another type of architectural support.

Ms. Michalak additionally reported that staff recommends approval to the Zoning Board of Appeals for a variance from the structured parking setback standard which reads:

Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).

To allow for the ground floor structured parking to be setback between 18'-10" and 27'-6" inches from the front property line.

Motion

The Savannah Historic District Board of Review does hereby:

Approve New Construction: Part II, Design Details for a new building at 305-315 West Wayne Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Incorporate additional voids on the ground floor front façade.
2. Provide color selections for louvers, windows, human doors, and garage doors.
3. Provide a specification for the garage doors.
4. Change the center main entrance door on the front façade to have a cast stone header.

The Board recommends approval to the Zoning Board of Appeals for a variance from the structured parking setback standard which reads:

Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).

To allow for the ground floor structured parking to be setback between 18'-10" and 27'-6" inches from the front property line.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[28. D2 - Petition of Studio Architects | 17-005582-COA | 601 Indian Street | New Construction Part I: Height and Mass](#)

📎 [17-005582-COA Staff Recommendation.pdf](#)

📎 [Submittal Packet- Drawings.pdf](#)

📎 [Aerial.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [Petitioner's response- drawings.pdf](#)

📎 [Petitioner's response- narrative.pdf](#)

Mr. Chris Kacena was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval Part I Height and Mass of a new six story building at the northwest corner of Indian and Fahm Streets. The

project provides two levels of structured parking, one of which is underground. Access to the parking will be from Fahm Streets. The building is essentially a “C” shape and the footprint is 43,000 square feet. The building features a prominent one-story entrance Fahm Street, similar to the Derenne Apartments, a corner entrance at the intersection of Fahm and Indian Streets, and several entrances along Indian Street.

Ms. Harris stated that the proposal also includes a request for variances from the following standard:

Residential balconies shall not extend more than three feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.

This petition was reviewed by the Historic District Board of Review at the October 11, 2017 meeting and the Board approved the request to demolish the existing building on the site.

Ms. Harris stated that the HDBR continued the request for New Construction: Part I, Height and Mass in order for the petitioner to consider the following:

1. Revise the storefronts on the sixth floor be revised to punched openings more similar to other openings throughout the structure;

The condition has been met. The storefronts have been revised on the sixth floor. However storefronts have been incorporated into the tower element.

2. Restudy the circular tower element at the southwest corner of the building and the colonnade on the north facade to better relate to the historic industrial context;

The condition has been met. The circular tower has been redesigned to a square tower with a recessed corner entrance.

3. Incorporate additional openings on the south and west elevations, which will be highly visible;

The condition has been met. Additional voids have been incorporated.

4. Restudy the balconies which wrap the northeast and southwest corners of the building to ensure the building corners stay prominent;

The condition has been met. The balconies no long wrap the building.

5. Reposition the building forward to the lot lines on both the north and east property lines to better establish the urban street pattern;

The condition has been met. The building is built to the property line along Fahm Street. It is setback approximately three feet, three inches along Indian Street. High voltage power lines exist along Fahm Street requiring a setback. The existing context in the area (limited sidewalk area, lack of historic context, the proposed taller buildings) support a limited setback.

6. Reestablish Indian Lane (or semblance of) in order to provide a “back of house” area to accommodate parking access, utilities, and trash pick up;

The condition has been met. Access to parking will be from Fahm Street in the southern portion of the lot. Parking and parking access will be within and below the proposed

structure.

7. Revise the balconies be partially recessed to provide greater useable space and only extend three feet from the face of the building to meet the standard;

The condition has not been met. Balconies are proposed to extend three feet ten inches from the façade. The petitioner has requested a variance from the standard.

8. Redesign the parapets to be no greater than four feet tall;

The condition has not been met. Parapet heights vary from four to seven feet.

9. Reduce the height of the ground floor and floors three through five to reduce the overall height of the building; increase the height of the second story three inches to meet the standard;

The condition has been met. The overall height has decreased two feet.

10. Revise the window and door alignments on the ground and sixth floor to ensure that the centerlines of all windows and doors align;

The condition has been met. The window and doors align.

11. Increase the storefront areas along Fahm and Indian Streets to 55%;

The condition has been met.

12. Reduce curb cuts to no greater than 20 feet and ensure that the sidewalk serves as a continuous uninterrupted pathway across the driveway in materials, configuration and height;

The condition has been met.

13. Incorporate additional variation in the roofline along Fahm Street;

The condition has been met.

14. Incorporate at least three primary entrances on both Fahm and Indian Streets;

The condition has not been met. Two primary entrances are provided on Indian Street and one corner entrance. Only one primary entrance is provided on Fahm Street.

15. Revise bay width to not exceed 15 feet or more than 20 feet;

The condition has not been met. Bay widths frequently exceed 20 feet in width.

16. Relocate all utilities on secondary or rear facades;

The condition has been met. All utilities have been relocated, with the exception of the AT&T equipment which is not possible to relocate. It has been screened.

17. Ensure the height of the fence does not exceed 11 feet; the HVAC units are screened; and windows, doors and storefronts are inset a minimum of four inches.

The condition has been met.

Motion

The Savannah Historic District Board of Review does hereby continue the request for New Construction: Part I, Height and Mass and the variance request in order for the petitioner to consider the following:

1. Revise the window placement in the building features two stair towers along Fahm Street to correspond to the window placement in the rest of the structure. At the sixth floor of each stair tower, provide a larger window, more similar to the adjacent large windows on the sixth floor.
2. Revise the window and door openings on the first bay on the Indian Street façade, adjacent to the corner entrance, to be more symmetrical, similar to the window patterning in adjacent bays.
3. Redesign the ground floor of the Indian Street elevation as storefront and ensure it extends from a sill or 18-24 inch base.
4. Revise the storefront area along Fahm Street to extend from a sill or 18-24 inch base. Increase the glazing area on the Fahm Street façade.
5. Provide elevations of the interior courtyard facades.
6. Revise the rhythm of windows and doors at the western half of the south courtyard elevation to be more similar to the windows in the other bays.
7. Provide at least three primary entrances on both the Fahm and Indian Street façades.
8. Revise the heights of the parapets to be no taller than four feet.
9. Revise the balcony depth to three feet.
10. Increase the height of the fence screening the open parking to 11 feet to provide better screening.
11. Select an additional massing device to incorporate, as the multiple volume massing standard is not met.
12. Revise the bay widths to not be less than 15 feet or more than 20 feet in width.

Vote Results (Approved)

Motion: Zena McClain, Esq.

Second: Dwayne Stephens

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[29. D3 - Petition of Greenline Architecture | 17-005984-COA | 112-114-116 West Congress Street | Rehabilitation, Additions](#)

📎 [Aerial View.pdf](#)

📎 [Decker Ward Map.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [Various photographs MPC files.pdf](#)

- 🔗 [Historic Photos.pdf](#)
- 🔗 [Project Narrative.pdf](#)
- 🔗 [Drawings.pdf](#)
- 🔗 [Renderings.pdf](#)
- 🔗 [Material Spec List.pdf](#)
- 🔗 [Staff Recommendation.pdf](#)

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

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

Ms. Alyson Smith gave the staff report. The petitioner is requesting approval for a rooftop addition and rehabilitation at 112-116 West Congress Street. The buildings are located on a highly visible site bordering West Congress Street, West Saint Julian Street and Barnard Street. The addition will contain a rooftop bar, restrooms, a kitchen and an elevator shaft. The existing non-original stepped parapets over 116 West Congress Street are proposed to be demolished and replaced with reconstructed parapets to match the original historic condition as documented in historic photographs.

Ms. Smith reported 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.

Motion

The Savannah Historic District Board of Review does hereby: approve the rooftop addition at 112-116 West Congress Street, demolition of the existing stepped parapets over 116 West Congress Street, and reconstruction of the building's original parapets at 116 West Congress Street with the following conditions:

- a.Reduce the height of the elevator overrun;
- b.Submit color selections of all materials for review;

Because the project is visually compatible and meets the standards.

The Board 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 three of the variance criteria are met.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Mic Matson

Debra Caldwell - Not Present

Jennifer Deacon - Aye

Kellie Fletcher	- Aye
Keith Howington	- Abstain
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[30. D4 - Petition of General Services Administration | 17-006639-COA | 120 and 124 Barnard Street | New Construction Part 1: Height and Mass](#)

- 📎 [17-006639-COA Staff Recommendation.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [1997 Approved Design.pdf](#)
- 📎 [Submittal Packet- Civil Drawings.pdf](#)
- 📎 [Submittal Packet- Drawings.pdf](#)
- 📎 [Submittal Packet- Project Description.pdf](#)
- 📎 [Historic Photographs- staff research.pdf](#)
- 📎 [Submittal packet- Photos sm.pdf](#)
- 📎 [Hodges Comment.pdf](#)
- 📎 [Durso Comment.pdf](#)
- 📎 [Owens Comment.pdf](#)
- 📎 [Renzi Comment.pdf](#)
- 📎 [Scarborough Comment.pdf](#)
- 📎 [Williams Comment.pdf](#)
- 📎 [Matulys Comment.pdf](#)
- 📎 [Petitioner's Presentation sm.pdf](#)
- 📎 [Hill Comment.pdf](#)

Mr. Bill Huie and Ms. Audrey Entarf were present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval to demolish the two existing buildings located at 120 and 124 Barnard Street, on the northeast and southeast Trust Lots of Telfair Square in Heathcote Ward. These two buildings are part of a set of three buildings collectively known as the Juliette Gordon Low Federal Building Complex. The third building in the complex is on the Tything Block to the south and is not part of this project. The project is an annex building to the federal Tomochichi Courthouse building on Wright Square.

Ms. Harris explained that the petitioner is also requesting approval for Part I Height and Mass of a new building to be located on both Trust Lots and over President Street. The new building is proposed to be two stories tall with a footprint of 25,537 square feet. Two distinct masses are proposed on each of the Trust Lots, connected by a recessed glass structure serving as the public lobby and main entrance into the building. An entry plaza is proposed in front of the main entrance and a secure "vehicle courtyard" is provided off Whitaker Street. Parking is also proposed on the ground floor of the north and south wings of the building. The proposed project is a federal project and as such is exempt from the HDBR's review

process, provided that an opportunity to comment has been provided. However, the General Services Administration is committed to going through the HDBR's review process. The submittal packet does not include certain elements which would normally be part of a Part I Height and Mass review including a mass model, General Development Plan and floor plans. Floor plans will not be provided due to security concerns.

Ms. Harris reported that staff recommends approval of the request to demolish the existing buildings with the condition that a demolition permit not be issued until a Certificate of Appropriateness for the new construction has been issued. Staff recommends denial of the request for Part 1 Height and Mass because the proposed building is not visually compatible in terms of height, proportions of width to height, rhythm of solids to voids, rhythm of structure on the street, rhythm of the entrance and colonnade, wall of continuity along Whitaker Street, scale, and directional expression; and the design standards are not met.

Motion

The Savannah Historic District Board of Review does hereby continue the request for demolition and New Construction: Part I, Height and Mass at the request of the petitioner.

Vote Results (Approved)

Motion: Keith Howington

Second: Kellie Fletcher

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

[31. Amended Petition of Andrew Lynch for Lynch Associates, PC | 17-000402-COA | 7 Drayton Street | Staff Approved - Storefront and Awnings](#)

[COA - 7 Drayton Street 17-000402-COA.pdf](#)

No action required. Staff approved.

[32. Petition of Anthony Debreceny | 17-005908-COA | 9 Drayton Street | Staff Approved -Recover Existing Awning](#)

[COA - 9 Drayton Street 17-005908-COA.pdf](#)

[17603 P1.pdf](#)

No action required. Staff approved.

33. Petition of Marlon Marchena | 17-006106-COA | 175 West Bay Street | Staff Approved - Wall Repairs and Repointing

- ☞ [COA - 175 West Bay Street 17-006106-COA.pdf](#)
- ☞ [Submittal Packet 2 - 175 West Bay Street 17-006106-COA.pdf](#)
- ☞ [Submittal Packet - 175 West Bay Street 17-006106-COA.pdf](#)

No action required. Staff approved.

34. Petition of Richard Wissmach for Wissmach Architects | 17-006295-COA | 225 East Bay Street | Staff Approved - Light Fixtures

- ☞ [COA - 225 East Bay Street 17-006295-COA.pdf](#)
- ☞ [Submittal Packet - 225 East Bay Street Charleston Lighting Fixture 1 17-006295-COA.pdf](#)
- ☞ [Submittal Packet - East Bay Inn Charleston Lighting Fixture 2 17-006295-COA.pdf](#)
- ☞ [Submittal Packet -East Bay Inn Light Fixtures 17-006295-COA.pdf](#)

No action required. Staff approved.

35. Petition of David B. Kelley for Historic Preservation Consulting | 17-006305-COA | 41 Habersham Street | Staff Approved - Windows and Doors

- ☞ [COA - 41 Habersham Street 17-006305-COA.pdf](#)
- ☞ [Submittal Packet - 41 Habersham Street 17-006305-COA.pdf](#)

No action required. Staff approved.

36. Petition of Chris Proellochs for Coastal Canvas Products | 17-0063316-COA | 204 West Broughton Street | Staff Approved - Awning Replacement

- ☞ [COA - 204 West Broughton Street 17-006316-COA.pdf](#)
- ☞ [Submittal Packet - 204 West Broughton St. 17-006316-COA.pdf](#)

No action required. Staff approved.

37. Petition of Chris Proellochs for Coastal Canvas Products | 17-006317-COA | 220 Whitaker Street | Staff Approved - Awning

- ☞ [COA - 220 Whitaker Street 17-006317-COA.pdf](#)
- ☞ [Submittal Packet - 220 Whitaker Street 17-006317-COA.pdf](#)

No action required. Staff approved.

38. Petition of Anthony Debrcey | 17-006318-COA | 9 Drayton Street | Staff Approved - Enlarge Existing Window Opening

- ☞ [COA - 9 Drayton Street 17-006318-COA.pdf](#)
- ☞ [Submittal Packet - 9 Drayton Street 17-006318-COA.pdf](#)

No action required. Staff approved.

39. Petition of Joseph J and Susan G. Dockman | 17-006339-COA | 229 East Broad Street | Staff Approved - Color Changes

No action required. Staff approved.

[40. Petition of Sherry Brannen for Brannen Construction Company | 17-006345-COA | 511 East Perry Street | Staff Approved - Concrete Stoop Deck](#)

☞ [COA - 511 East Perry Street 17-006345-COA.pdf](#)

☞ [Submittal Packet - 511 East Perry Street 17-006345-COA.pdf](#)

No action required. Staff approved.

[41. Petition of First Tabernacle Missionary Baptist Church | 17-006356-COA | 310 Alice Street | Staff Approved - Window Sashes](#)

☞ [COA - 310 Alice Street 17-006356-COA.pdf](#)

☞ [Submittal Packet - 310 Alice Street 17-006356-COA.pdf](#)

No action required. Staff approved.

[42. Petition of Stewart Dohrman for Dohrman Construction | 17-006403-COA | 20 West Taylor Street | Staff Approved - 20 West Taylor Street](#)

☞ [COA - 20 West Taylor Street 17-006403-COA.pdf](#)

No action required. Staff approved.

[43. Petition of Derek Adams | 17-006221-COA | 102 West Hall Street | Staff Approved - Replace Roof](#)

☞ [COA - 102 West Hall Street 17-006221-COA.pdf](#)

☞ [Submittal Packet - 102 West Hall Street 17-006221-COA.pdf](#)

No action required. Staff approved.

[44. Petition of Michael Whitmore | 17-006506-COA | 21 West York Street | Staff Approved - Exhaust Fan](#)

☞ [21 West York Street Photo.pdf](#)

☞ [COA - 21 West York Street 17-006506-COA.pdf](#)

No action required. Staff approved.

[45. Petition of Paul Robinson | 17-006518-COA | 127-129 Abercorn Street | Staff Approved - Color Change](#)

☞ [COA - 127-129 Abercorn Street 17-006518-COA.pdf](#)

No action required. Staff approved.

[46. Petition of Jennifer Jenkins | 17-006523-COA | 321 Habersham Street | Staff Approved - Color Change](#)

☞ [321 Habersham Photo.pdf](#)

☞ [COA - 321 Haersham Street 17-006523-COA.pdf](#)

No action required. Staff approved.

[47. Petition of Cate Browne | 17-006528-COA | 537 East Charlton Street | Staff Approved - Front Porch Repairs and Painting.](#)

☞ [COA - 537 East Charlton Street 17-006528-COA.pdf](#)

No action required. Staff approved.

[48. Petition of Matthew Hallett for Ellsworth Hallett Home Professionals | 17-006546-COA | 417 East Gaston](#)

Street | Staff Approved - Mechanical Screening

🔗 [COA - 417 East Gaston Street 17-006546-COA.pdf](#)

🔗 [Submittal Material.pdf](#)

No action required. Staff approved.

49. Petition of James Devine for Basket Place d/b/a Fannie's Your Aunt | 17-006598-COA | 305 East River Street | Staff Approved - Repairing Storefront

🔗 [305 East River - storefront.pdf](#)

🔗 [COA- 17-006598-COA 305 East River Street.pdf](#)

No action required. Staff approved.

50. Petition of Matthew Hallett for Ellsworth Hallett Home Professional | 17-006618-COA | 115 East Jones Street | Staff Approved - Window Sashes

🔗 [115 East Jones Street 17-006618-COA.pdf](#)

🔗 [Submittal Packet - 115 East Jones Street 17-006618-COA.pdf](#)

No action required. Staff approved.

51. Petition of Dorothy Rich Miles | 17-006677-COA | 111 West Perry Street | Staff Approved - New Rear Porch Railing

🔗 [Decision.pdf](#)

🔗 [Application.pdf](#)

No action required. Staff approved.

52. Petition of Susan W. Mason | 17-006682-COA | 602 Habersham Street | Staff Approved - Color Changes

🔗 [COA - 602 Habersham Street 17-006682-COA.pdf](#)

🔗 [Submittal Packet - 602 Habersham Street 17-006682-COA.pdf](#)

No action required. Staff approved.

53. Petition of Johnson Construction, Inc. | 17-006723-COA | 225 East River Street | Staff Approved - Balcony Repairs

🔗 [COA - 225 East River Street 17-006723-COA.pdf](#)

🔗 [Submittal Packet - 225 East River Street 17-006723-COA.pdf](#)

No action required. Staff approved.

54. Amended Petition of Matthew Hallett for Ellsworth Hallett Home Professional | 17-006730 | 213 East Gaston Street | Staff Approved - Window

🔗 [COA - 213 East Gwinnett Street 17-006730-COA.pdf](#)

🔗 [Submittal Packet - 213 East Gston Street 17-006730-COA.pdf](#)

No action required. Staff approved.

55. Petition of Kim Malphrus | 17006773-COA | 16 Price Street | Staff Approved - Window Replacement

🔗 [COA - 16 Price Street 17-006773-COA.pdf](#)

No action required. Staff approved.

[56. Petition of Tony Hensley | 17-006802-COA | 201 West Oglethorpe Avenue | Staff Approved - Partial Roof and Railing Replacement](#)

[COA - 201 West Oglethorpe Avenue 17-006802-COA.pdf](#)

[Submittal Packet - 201 West Oglethorpe Avenue 17-006802-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

[57. Report on Work Performed without a COA](#)

[12-13-17 HDBR Report on Work Without a COA.pdf](#)

Mr. Merriman explained that staff has attached the report on the work performed without a COA.

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[58. Next Case Distribution and Chair Review Meeting - Thursday, December 14, 2017 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[59. Next Pre-Meeting - Wednesday, January 10, 2018 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[60. Next Regular Meeting - Wednesday, January 10, 2018 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street](#)

XIV. OTHER BUSINESS

[61. Officer Elections](#)

Motion

The Savannah Historic District Board of Review does hereby elect the following members as officers for 2018: Chair - Becky Lynch and Dwayne Stephens - Vice-Chair.

Vote Results (Approved)

Motion: Keith Howington

Second: Kellie Fletcher

Debra Caldwell	- Not Present
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

62. 2018 Historic Preservation Department Calendar

📎 [2018 Calendar.pdf](#)

Ms. Michalak gave the report on the 2018 Savannah's Historic District Calendar. The 2018 Calendar is entitled "Savannah: Mid-Century Modernism." Mid-Century Modern architecture is often referred to as the "architecture of ideas" and is most closely associated with the time period from the 1950s to the 1970s. In America, Modernism was a reaction to and result of the prosperous post World War II era. Influenced by the International and Bauhaus movements, this type of architecture is characterized by flat roofs, angular details, large expanses of glass, and clean lines. There is an intentional focus to bring the outdoors in and to integrate with nature to encourage people to "be healthy." Modernist architecture is beginning to find its way into the National Register of Historic Places, solidifying its importance to our country's history. The Board members were given a calendar.

Mr. Merriman, on behalf of the Board, thanked the staff for the calendar. They are beautiful and informative.

XV. ADJOURNMENT

63. Adjournment

This is the last Board meeting that Mr. Howington, Ms. McClain, and Mr. Merriman will attend as their term ends December 31, 2017. There being no further business to come before the HDBR, Mr. Merriman adjourned the meeting at 5:30 p.m.

Respectfully Submitted,

Ellen I. Harris
Director of Urban Planning and Historic Preservation

EIH:mem

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.