



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
September 12, 2018 1:00 P. M.
Meeting Minutes

SEPTEMBER 12, 2018 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: Becky Lynch, Chair
 Dwayne Stephens, Vice-Chair
 Debra Caldwell
 Scott Cook
 Jennifer Deacon
 Kevin Dodge
 Kellie Fletcher
 Mic Matson
 Nan Taylor

Members Absent: David Altschiller
 Melissa Memory

MPC Staff Present: Ellen Harris, Director of Urban Planning and Historic Preservation
 Leah Michalak, Senior 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](#)

Ms. Lynch called the meeting to order at 1:05 p.m. and welcomed everyone in attendance. She 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. Petition of Massie Heritage Center | 18-003927-COA | 207 East Gordon Street | Sign](#)

📎 [Staff Recommendation.pdf](#)

📎 [Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a fascia sign at 207 East Gordon Street with the following condition:

- Reduce the size of the fascia sign so that the sign area does not exceed 20 square feet;

Because otherwise the sign is visually compatible and meets the preservation and sign district standards.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[3. Petition of BW Signs Inc. | 18-003997-COA | 300 West Broughton Street | Signs](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for signage for Walgreens at 300 West Broughton Street to include a principal use projecting sign and fascia sign with the following condition:

- Ensure an encroachment permit is obtained from the City of Savannah;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye

Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[4. Petition of Palmetto State Sign Installation | 18-004486-COA | 2 West Bay Street | Signs](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign and a supplemental ID sign at 2 West Bay Street with the following conditions:

1. Submit a specification for the sign mounted light fixture to staff for review;
2. Provide an updated drawing of the supplemental ID sign indicating that the sign does not exceed three square feet;
3. Ensure an encroachment permit is obtained from the City;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[5. Petition of Doug Bean Signs, Inc. | 18-004548-COA | 301 West Congress Street | Sign](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign at 301 West Congress Street with the following conditions:

- Submit a Certificate of Appropriateness application for the supplemental identification signs that have been installed without approval or remove the signs;
- Ensure an encroachment permit is obtained from the City of Savannah;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[6. Petition of Hansen Architects | 18-004558-COA | 255 East Perry Street \(South Building\) | Revisions to New Construction](#)

- 📎 [18-004558-COA Staff Recommendation.pdf](#)
- 📎 [Staff image.pdf](#)
- 📎 [Submittal Packet - 255 East Perry Street 18-004558-COA.pdf](#)
- 📎 [Original roof plan.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the revisions to new construction at 255 East Perry Street with the condition that vegetative screening is provided to screen the HVAC units on the west façade visible from Drayton Street, as the project is otherwise visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye

Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

IV. ADOPTION OF THE AGENDA

[7. Adopt the September 12, 2018 Agenda](#)

Motion

The Savannah Historic District Board of Review does hereby adopt the September 12, 2018 Agenda

Vote Results (Approved)

Motion: Nan Taylor

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

V. APPROVAL OF MINUTES

[8. Approval of August 8, 2018 Briefing Minutes and August 8, 2018 Regular Meeting Minutes](#)

📎 [August 8, 2018 HBR Briefing Minutes.docx](#)

📎 [08-08-2018 Minutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve August 8, 2018 Briefing Minutes and August 8, 2018 Regular Meeting Minutes.

Vote Results (Approved)

Motion: Kevin Dodge

Second: Kellie Fletcher	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

VII. CONTINUED AGENDA

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

Motion	
The Savannah Historic District Board of Review does hereby approve to continue the petition as requested.	
Vote Results (Approved)	
Motion: Dwayne Stephens	
Second: Kellie Fletcher	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

Motion	
The Savannah Historic District Board of Review does hereby approve to continue the petition as requested.	
Vote Results (Approved)	
Motion: Dwayne Stephens	
Second: Kellie Fletcher	
Debra Caldwell	- Aye

Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

Motion

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

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

Motion

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

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye

Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

Motion

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

VIII. REGULAR AGENDA

[14. Petition of Barnard Architects | 17-005487-COA | 204 East Hall Street | Additions and Alterations](#)

- ☞ [Context - Sanborn Maps.pdf](#)
- ☞ [Historic photographs.pdf](#)
- ☞ [Staff Recommendation.pdf](#)
- ☞ [Submittal Packet- photographs.pdf](#)
- ☞ [Submittal Packet- Revised Drawings.pdf](#)
- ☞ [Submittal Packet- specifications.pdf](#)
- ☞ [Submittal Packet 3D Street Views.pdf](#)

Mr. Kevin Russell was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval to alter 204 East Hall Street as follows:

1. Add new three-story porch addition to east façade. The ground floor is proposed to be solid while the upper two floors have an open porch configuration and surround an elevator enclosure. The elevator extends to the attic and is enclosed at the roof level with a large dormer.
2. Add new two-bay garage to north of building, accessed from Abercorn Street, with a deck and second story trellis/porch above.

3. Two spiral staircases are proposed- one from the deck to the backyard, and one from the second floor to the third-floor porch.
4. Add shutters to the west façade.
5. Enclose the ground floor porch at the southwest corner of the building with wood shutters.
6. Revise the gate/fence configuration on the west façade to widen the existing gate from 9 feet to 10 feet, taking the 12" from the adjacent brick column. Add approximately 20 inches to the top of the fence to better conceal the garage addition behind.

Ms. Harris explained that the HDBR reviewed this petition at the July 11, 2018 meeting and continued it in order for the petitioner to consider the following:

1. *Reduce the height, mass and scale of the proposed porch addition on the east façade so that it is subordinate to the height of the primary historic building, minimizes loss of historic fabric, is reversible, and allows the historic building to retain its essential form, roof shape and vertical character.*

The proposed porch addition has been reduced in height so that its roofline connects to the main structure below the cornice and eaves. The elevator continues to extend to the attic and is enclosed by a large dormer.

2. *Redesign the detailing on the porch addition to ensure it does not create a false sense of history.*
- The proposed detailing has been simplified.

3. *Eliminate or redesign the double-wide dormer and revise all window configurations in the ground floor east addition.*

The double-wide dormer has not been eliminated or substantially redesigned. Its width has been reduced by four inches. The window configurations on the ground floor east addition have been revised.

4. *Reduce the scale of the garage addition in width and height and/or increase the height of the fence along Abercorn Street to reduce the visibility along Abercorn Street. Reduce the height of the trellis to a maximum of 11 feet tall.*

The height of the fence along Abercorn Street has been increased by approximately 20 inches and reduces the visibility of the addition. The trellis has been reduced by slanting away from the building but remains taller than 11 feet.

5. *Consider providing access to the parking from Huntingdon Lane.*

This request was considered and determined to not be feasible by the petitioner.

6. *Select a different garage door without a faux grain wood finish and without transom windows and reduce the metal roof seam from 1 ½ inch to 1 inch.*

The garage door is no longer visible due to the increased height of the fence. The metal roof is no longer part of the project.

7. *Provide the header material for the arched openings, a stucco sample, a full size sample of the Permex Shutter for evaluation, and fence details for the fence that is internal to the site.*

The header materials are proposed to be brick; stucco is no longer proposed, and wood shutters are proposed instead of Permex.

8. *Retain the open porch on the southwest corner of the building.*

The petitioner has declined to incorporate this condition.

9. *Eliminate the covered portico addition over the main entrance.*

The covered portico has been eliminated.

10. *Ensure that all door and window frames are inset not less than three inches.*

The condition has been illustrated in the sections.

11. *Remove the East Hall Street curb cut and restore the tree lawn.*

The petitioner has removed the proposal to re-lay the brick sidewalk on this façade and is therefore not proposing to remove the curb cut or restore the tree lawn.

Ms. Harris reported that due to the complexity of the project and design related concerns, staff has broken the recommendation into parts.

1. Staff recommends approval of the following alterations with the conditions to be reviewed by staff: Fence alterations; The addition of the shutters on the west façade windows provided that they are hinged and operable; The rear garage/trellis addition with the condition that the trellis is reduced to 11 feet; Two spiral staircases; The porch addition on the east façade with the condition that the width of the porch be reduced significantly (to a maximum of six feet) and the setback from the front façade be increased significantly (at least 20 additional feet);

Because the alterations are otherwise visually compatible and meet the preservation and design standards.

2. Staff recommends denial of the following: Dormer enclosing the elevator and stair to the attic; Elevator shaft on the exterior of the building; Enclosure of the porch at the southwest corner of the building with shutters and a solid wall;

Because the alterations are not visually compatible and do not meet the preservation and design standards.

Mr. Russell explained that one of the issues they have with the house is the only way out of the house from the top two floors is the front door. This is why their plan is to take the side porch and turn one of the windows into a glass door to allow them to get out of the top floor and save the staircases. They put the elevator outside because if it was on the inside they would have to do major alterations. Instead of taking the elevator all the way to the attic, they will be willing to eliminate the problem of the dormer; and thus the roofline on the third floor will be where it is now. This will eliminate a visual issue coming from Hall Street side. The reason why they don't want to push the porch back any further is because of the access to the window on the third floor. If they were to move the access to the porch back somewhere, the persons in the front bedrooms would have to go all the way through the master bedroom and then go out the back door. The kitchen is located below the master bedroom, so if there was a fire, this probably is where it would start and then the escape would be directly above this area. This is why they wanted the front most window on the third floor to become the access to the porch. The reason they have the porch the size and width is because they don't want it to look like a fire escape, but look like a functional porch.

Mr. Russell stated with regards to the lower porch on the southwest corner, the reason they are closing this is because it is dead space. He realizes it is an original feature, but it was built when they had horses and buggies. They are basically just covering up the holes that are here in the brick. The idea is to make it into useful space instead of a porch because presently it is dumping grounds for trash for their neighbors across the street. They intend to fix the sidewalk and streetscape in the front and bring it back to its original condition. They will also treat the house, clean the bricks and do the other things that have been neglected for years. They want to bring the house back to its original splendor.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said they agree and support the staff recommendations. It is a very thorough report. The staff gave justification for the visual compatibility standards and the standards that are applied locally. The porch presents a problem and the dormer is an issue, but the owner is agreeable to compromise. Mr. Carey believes there is room here for movement. He wanted to underscore the thoroughness of the staff's report and their recommendations.

Mr. Russell in response to the public comments stated that it has been said that a lot is proposed to be done to the building, but he wanted to say that a lot of things are needed. They are hopeful of getting the house renovated and bring the brick back to its original condition. He said they are willing to compromise on a lot of things, but they are looking at the safety aspects, too. They want to ensure that the house presents long term compatibility for them.

BOARD DISCUSSION

The Board agreed with staff recommendations. They discussed the southwest corner shutters. They were pleased that the petitioner is willing to compromise.

Motion

The Savannah Historic District Board of Review does hereby approve the following alterations with the conditions to be reviewed by staff:

1. Fence alterations;
2. The addition of the shutters on the west façade windows provided that they are hinged and operable;
3. The rear garage/trellis addition with the condition that the trellis is reduced to 11 feet;
4. Two spiral staircases;
5. The porch addition on the east façade with the condition that the width of the porch be reduced significantly (to a maximum of six feet) and the setback from the front façade be increased significantly (at least 20 additional feet);

Because the alterations are otherwise visually compatible and meet the preservation and design standards.

The Savannah Historic District Board of Review does hereby deny the following alterations:

1. Dormer enclosing the elevator and stair to the attic;
2. Elevator shaft on the exterior of the building;
3. Enclosure of the porch at the southwest corner of the building with shutters and a solid wall;

Because the alterations are not visually compatible and do not meet the preservation and design standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[15. Petition of Charleston Sign LLC | 18-001896-COA | 512 West Oglethorpe Avenue | Signs](#)

📎 [Submittal Package.pdf](#)

📎 [Staff Recommendation.pdf](#)

Ms. Alyson Smith received notice that the petitioner asked for a continuance.

Motion

The Savannah Historic District Board of Review does hereby continue the proposed signage at 512 West Oglethorpe Avenue at the request of the petitioner.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Debra Caldwell

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[16. Petition of BDG Architects | 18-004554-COA | 1 East Broughton Street | Alterations, Signs](#)

📎 [Staff Recommendation.pdf](#)

📎 [Signage Plan - Submittal Packet.pdf](#)

📎 [Plans - Submittal Packet.pdf](#)

📎 [Specifications.pdf](#)

📎 [Sample Panel - Materials.pdf](#)

📎 [Aerial View.pdf](#)

Ms. Trish Nearhoof and Ms. Jennifer Carr were present on behalf of the petition.

Ms. Smith gave the staff report. The petitioner is requesting approval for new signage, awnings and alterations of the existing storefront configuration at 1 East Broughton Street. The petitioner is proposing to install one principal use fascia sign along East Broughton Street, one principal use fascia sign along the Bull Street Façade, and one projecting principal use sign at the northwest corner of the building at East Broughton and Bull Street. One announcement sign is proposed at the Broughton Street entrance. The four existing awnings are proposed to be recovered and are located above each storefront bay. The canvas awnings are proposed to feature Chase's octagon logo on all side elevations.

Alterations to the existing storefront configuration includes infilling the corner entrance with storefronts and replacing the existing paired storefront bays along East Broughton and Bull Street. Only one entrance to the use is proposed in the northwest bay along East Broughton Street.

Ms. Smith reported that staff recommends approval of signage, awning recovering, and alteration of the existing storefront configuration at 1 East Broughton Street with the following conditions:

1. Eliminate the projecting principal use sign;
2. Maintain the current corner storefront entry configuration or add a storefront entrance to the Bull Street façade;
3. [If condition (2.) is not included in the HDBR's decision]: A principal use sign at the Bull Street elevation shall not be permitted;
4. Eliminate the side elevation awning logos at every awning that is not located above an entrance

- providing public access or reduce the height of the logos, so they do not exceed six inches;
5. Revise the material of the base of the storefront to be constructed of bronze, wood, masonry, glazed brick or tile;
 6. Ensure the storefront is inset a minimum of four inches from the face of the building. Ensure all glazing besides the opaque transoms is transparent;
 7. Ensure storefronts are not substantially blocked by interior walls or built-in furniture, these may be considered, under the HDBR's jurisdiction, part of the exterior wall if they are built within three feet of the exterior wall;

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

PUBLIC COMMENTS

Ms. Nearhoof said they received the staff report and they are in agreement with most of the recommendations. She explained that the issue surrounding the storefront in this area requires a secure vestibule. Ms. Nearhoof said removing this far entrance was the main focus. They looked at adding another entrance. this solves staff's recommendation #2. They have no problem revising the material of the base of the storefront to be bronze.

Ms. Carr, signage manager, stated regarding the projecting sign, they would like for it to be considered with the storefront door going in on the Bull Street side. She explained that they can do one of two things. They can put the letter sign above the door and have the two channel letters or have the projecting sign without the letters on Bull Street and keep the sign on Broughton Street. They will consider making the projecting sign smaller. The logos could go on the awnings over the entrances.

Mr. Dodge asked the petitioners if they were planning to add the entrance on Bull Street and reduce the size of the projection sign.

Ms. Carr answered yes to Mr. Dodge's question.

Ms. Lynch asked staff if this would meet the sign ordinance if they have two entrances.

Ms. Smith answered if the petitioner has two entrances, they can have two principal use signs. They can have one projecting sign and one fascia sign.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board discussed the signs. They are in agreement with the staff recommendations and the changes that the petitioners are willing to make. They want the petitioner to understand that the material does not necessarily have to be bronze as it could be any of the materials that the staff has recommended. It would need to be a contrasting material or design.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for signage, awning recovering, and alteration of the existing storefront configuration at 1 East Broughton Street with the following conditions:

1. Maintain the current corner storefront entry configuration or add a storefront entrance to the Bull Street façade and provide drawings for the two proposed principal use signs that shall meet the sign standards to staff for review;

2. Eliminate the side elevation awning logos at every awning that is not located above an entrance providing public access or reduce the height of the logos, so they do not exceed six inches;
3. Revise the material of the base of the storefront to be constructed of bronze, wood, masonry, glazed brick or tile;
4. Ensure the storefront is inset a minimum of four inches from the face of the building. Ensure all glazing besides the opaque transoms is transparent;
5. Ensure storefronts are not substantially blocked by interior walls or built-in furniture, these may be considered, under the HDBR's jurisdiction, part of the exterior wall if they are built within three feet of the exterior wall;

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

Vote Results (Approved)

Motion: Scott Cook

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[17. Petition of Hansen Architects | 18-04557-COA | 256 East Perry Street \(North Building\) | Revisions to New Construction](#)

- 🔗 [18-004557-COA Staff Recommendation.pdf](#)
- 🔗 [Jan 2016 Project Description.pdf](#)
- 🔗 [January 2016 Drawings.pdf](#)
- 🔗 [Application - 256 East Perry Street 18-004557-COA.pdf](#)
- 🔗 [Submittal Packet - 256 East Perry Street 18-004557-COA.pdf](#)
- 🔗 [September 2016 Revisions to Part II Drawings.pdf](#)

NOTE: Mr. Cook recused himself from participating in this petition.

Mr. Marvin Labis was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for an amendment to new construction of the north hotel at 256 East Perry Street. A double door on the north, Perry Street elevation is blocked by kitchen equipment (sink and counter) thereby making the façade non-compliant regarding the following standards:

-Bonus Story Criterion: Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street

fronting elevations (not including lanes) and maintain individual primary exterior entrances.

-Entrances: A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet.

The petitioner is requesting variances from these standards.

Ms. Harris reported that staff recommends denial of the proposed revisions to the new construction project at 256 East Perry Street because they are not visually compatible and do not meet the design standards.

Ms. Harris additionally reported that staff recommends denial of the variances from the following standards:

-Bonus Story Criterion: Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.

-Entrances: A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet.

Because the variance criteria have not been met.

PETITIONER COMMENTS

Mr. Labis gave the history behind the change from the original petition submittal where the kitchen equipment was added. It was a 3rd party kitchen consultant that handled this and at this time it is not feasible for them and the kitchen staff to relocate this equipment. At this time the owner is requesting a variance based on the fact that the door remains intact and the appearance is not changed. Mr. Labis entertained questions from the Board.

Mr. Dodge asked how would this affect the staff if the sink is removed.

Mr. Labis answered that he is not sure. He was told that the sink was added for some extra function.

PUBLIC COMMENTS

Mr. Bob Rosenwald of the Downtown Neighborhood Association [DNA] said this is a very big deal for them. The notion of getting a bonus floor for a commitment to have active uses is a big deal. They do not know how this was allowed to go as far as it is because the building should have been inspected. There are several other doors here. Active uses are supposed to be at the side door and at the back door, but they active uses are not there. What they have here is similar to another hotel downtown that has lots of doors that do not work. This is not the intent of the ordinance and was not the commitment that the petitioner made when he initially agreed to get the bonus floor. Mr. Rosenwald said the DNA is in agreement with the staff's recommendations.

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said a very successful building is here. The building was well received in the community and is being used and embraced. The building was designed and built for this spot. Therefore, in doing this, all of this should have been considered upfront. The HSF understands that things change, but he believes that Mr. Rosenwald and the staff are correct. The integrity and standards that are allowed for the bonus story needs to be adhered to. He does not believe that operation has anything to do with this matter as it is about visual compatibility. As the staff has pointed out, this needs to be correct. Therefore, they should not get a variance.

Mr. Labis did not wish to comment on the public comments.

BOARD DISCUSSION

The majority of the Board members were in agreement with the staff, the Downtown Neighborhood Association, and the Historic Savannah Foundation. If this petition is not denied, it will open the door for other situations such as this to come forth for approval. Mr. Dodge appreciated the staff's

recommendations and the public comments, but he had somewhat an issue in seeing what would happen if the variance was denied. If the petitioner removes the sink from in front of the door, it will probably remain locked and not be used for any purpose because it opens directly into the kitchen. No tables nor chairs are here to serve the public. He could see the removal of the sink and the door would not be allowed to be used for any other purpose.

Since this project has passed and with the changes of the ordinance has passed, the requirements for a bonus story have become more strict. They appreciated the staff's vigilance on this matter.

Ms. Lynch explained that this is an after-the-fact petition. The petitioner has petitioned to get a variance in order to keep the sink. The Historic Board is saying that a variance should not be approved for the petitioner to keep the sink. This would violate two standards of the ordinance. One is the entrance which is not tied to the bonus story and the other is the active use of the bonus story. Consequently, this would be in violation of two design elements that were a part of the approval for this building.

Motion

The Savannah Historic District Board of Review does hereby deny the proposed revisions to the new construction project at 256 East Perry Street because they are not visually compatible and do not meet the design standards.

The Savannah Historic District Board of Review does hereby recommend denial of the variances from the following standards to the Zoning Board of Appeals:

- Bonus Story Criterion: Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.
- Entrances: A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet.

Because the variance criteria have not been met.

Vote Results (Approved)

Motion: Nan Taylor

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

- 🔗 [Context - Sanborn Maps.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Submittal Packet - Window Specification.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)

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

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for alterations to the property located at 134 Whitaker Street. The alterations include: altering three windows bays on the York Street façade to accommodate four human doors, adding granite sills and steps at each of these new doors, adding planter boxes between these new doors, and altering two garage doors openings on the lane façade to accommodate windows and one human door.

Ms. Michalak reported that staff recommends to approve the alterations to the property located at 134 Whitaker 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. Reduce the number of new human door openings on the Whitaker Street façade to a maximum of two (reduced from four).
2. Return the ground floor lane façade to its original configuration (as much as possible).
3. Redesign the new lane windows to be metal and single-paned rather than aluminum clad double-paned because this is an historic façade. Ensure that the windows are inset a minimum of 3 inches from the façade.
4. Ensure that any new electric meters are on the lane façade and minimally visible. Ensure that the refuse storage area is located within the building or screened from the public right-of-way.

PETITIONER COMMENTS

Mr. Sottile stated that he was pleased to bring this project forward. They have reviewed the staff comments and will address them. They are seeking to add entrances on Whitaker Street; four new apartments are being added. Each entrance goes to an individual apartment. Some of the entrances provide access to the apartments that are below street level and, therefore, need light. This building was built in 1951. They see this as an opportunity to make this building better. They are open to returning the lane openings to its configuration with a brick face. As staff pointed out, the windows are not original; they were installed in 1980. They are doubled glazed windows. They are open to putting in single glazed windows. They agree with staff conditions numbers 2 - "Return the ground floor lane façade to its original configuration (as much as possible)", 3. Redesign the new lane windows to be metal and single-paned rather than aluminum clad double-paned because this is an historic façade. 3. Ensure that the windows are inset a minimum of 3 inches from the façade and ensure that any new electric meters are on the lane façade and minimally visible. and 4. Ensure that the refuse storage area is located within the building or screened from the public right-of-way.

Mr. Sottile said they are not in agreement with staff's recommendation for #1 - "Reduce the number of new human door openings on the Whitaker Street façade to a maximum of two (reduced from four)." As he has stated, they want to add four more new apartments to this building.

PUBLIC COMMENTS

NONE.

BOARD DISCUSSION

The Board was in agreement with having four openings as stated by the petitioner. The Board is in agreement with the staff recommendations for numbers 2, 3, and 4.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the property located at 134 Whitaker 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. Return the ground floor lane façade to its original configuration (as much as possible).
2. Redesign the new lane windows to be metal and single-paned rather than aluminum clad double-paned because this is an historic façade. Ensure that the windows are inset a minimum of 3 inches from the façade.
3. Ensure that any new electric meters are on the lane façade and minimally visible. Ensure that the refuse storage area is located within the building or screened from the public right-of-way.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[19. Petition of Sottile & Sottile | 18-004571-COA | 315 East Huntingdon Street | Addition](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [Staff Analysis of Building Evolution.pdf](#)

📎 [Staff Research - Images.pdf](#)

📎 [Submittal Packet - Drawings \(revised\).pdf](#)

📎 [Submittal Packet - Photos and Drawings \(without revisions\).pdf](#)

📎 [18-004571-COA Revised.pdf](#)

Mr. Christian Sottile was present on behalf of the petition

Ms. Harris gave the staff report. The applicant is requesting approval for a two-story addition to be constructed on the rear of the building located at 315 East Huntingdon Street. The rear of the building is proposed to be altered, including removing the decks and alterations to and removal of several the exterior walls and door and window openings. Although the addition is on the rear of the building and there is a carriage house at the rear of the property, the project will be highly visible from the lane because the adjacent parcel to the west is a parking lot.

Ms. Harris reported that staff recommends continuance for a two-story addition to be constructed on the rear of the building located at 315 East Huntingdon Street in order for the petitioner to consider the following:

1. Redesign the addition to be reversible and minimize the loss of historic materials, openings and

- form of the building;
2. Revise the upper roof to an approved roofing material, if visible;
 3. Revise the balcony on the addition to be 3 feet deep;
 4. Recess the infill between the piers.

PETITIONER COMMENTS

Mr. Sottile said this is truly a project that exemplifies a building's need to live. He appreciated that the staff noted that the design addition is compatible, but they are respectfully disagreeing with some of the staff's recommendations. This building includes a carriage house. They are mindful of the main house, courtyard and carriage house configuration. They have looked at the best ways this home could be enhanced for the next 100 years. The design is simple. He pointed out the front of the home and said all the work will be done behind the home. They are proud of the design and believe it is a good design. The details are differentiated from the home.

Mr. Sottile explained the work that is being done is behind the home and has limited visibility from the street. The only visibility is approximately 80 feet across an adjacent lot which he expects will have a carriage house on it someday. He said that everything seen here is non-historic material. He pointed out the original footprint of the home, which they have studied extensively. The home was constructed in 1893 and some time between 1893 and 1916 a room was added. A later addition was added in the 1970s. The doors and windows are tempered glass. They have confirmed this and their restoration contractor Brian Robin as looked at the original beams and piers and has confirmed their understanding from the Sanborn maps regarding the original rear of the home. They also went back to the preservation brief.

Mr. Sottile said all the original walls will remain; therefore, they believe they are reversible. They are not losing character defining features. They are not changing rooflines, dormers, nor chimneys. They are in agreement with staff's recommendations 2 - "Revise the upper roof to an approved roofing material, if visible;" 3. "Revise the balcony on the addition to be 3 feet deep," and 4. - "Recess the infill between the piers." They are not in agreement with staff's recommendation 1. - "Redesign the addition to be reversible and minimize the loss of historic materials, openings and form of the building." Mr. Sottile stated that he respectfully request that the Board approve the design as submitted.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said he believes this is a good proposal. He believes that anytime building materials are removed, they must be cognizant of retaining historic materials. The petitioner has made a good argument, but he believes the staff is right in pointing this out to the Board. The tough part is for the Board to say what to do with this. The HSF did not make a decision on this, but he hopes this is discussed by the Review Board and entered into the records today to be kept in mind for future endeavors whichever way this goes.

Mr. Sottile, in response to public comments, thanked the HSF for their comments.

BOARD DISCUSSION

The Board discussed that they agree with the staff's recommendation for numbers 2, 3, and 4. They discussed how the roof is nestled within the roof. Most additions are an appendage and this is somewhat inserted into the main mass. The Board said recommendation #1 presents a problem. The design is thoughtful, how do you reverse it? The petitioner has presented a good design for this addition and is respectful of the original condition of the historic building. Buildings change over time and this is something that the Board comes up against often. What the petitioner has proposed to do would be successful and the staff report also supports the design. The Board believed that the way the design is presented is acceptable.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for an addition to 315 East

Huntingdon 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. Revise the upper roof to an approved roofing material, if visible;
2. Revise the balcony on the addition to be 3 feet deep;
3. Recess the infill between the piers.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Nay
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[20. Petition of Lynch Associates Architects, PC | 18-004572-COA | 501 Whitaker Street | Addition](#)

[📎 18-004572-COA Staff Recommendation.pdf](#)

[📎 Submittal Packet - Drawings.pdf](#)

[📎 Submittal Packet - Material Selections.pdf](#)

[📎 Submittal Packet - Narrative, Photos, and Renderings.pdf](#)

[📎 Staff Research.pdf](#)

NOTE:

Ms. Lynch recused herself from participating in this petition. She is owner of the business acting as petitioner for the project.

Ms. Deacon recused herself from participating in this petition. She is an employee of Lynch Associates Architects.

Mr. Stephens, Vice-Chair, chaired this hearing.

Mr. Andrew Lynch was present on behalf of the petition.

Ms. Michalak gave the staff report. The applicant is requesting approval for an addition to the Georgia Historical Society's archive library located at 501 Whitaker Street. The addition will be located to the south of the main building; it will be attached to the east façade of another addition that was constructed in 1970. It is two-stories and over 1,000 square feet plus a portico on the front façade. This is considered a monumental building.

Ms. Michalak reported that staff recommends to approve an addition to the Georgia Historical Society's archive library located at 501 Whitaker Street as requested because the proposed work is visually compatible and meets the preservation and design standards.

PETITIONER COMMENTS

Mr. Lynch came forward and introduced Mr. Pat Robinson of the Georgia Historical Society who was accompanying him at today's meeting. He said they had no objections to the staff's recommendation. He entertained questions from the Board.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said the HSF wanted to congratulate the petitioner on what they believe is a very good design. It meets all the criteria and is a handsome addition to a prominent corner, Mr. Carey asked, however, if they will lose any of the fencing material or will it be used as a hinged and used as a gate? Will you retain as much of the material as possible?

Mr. Lynch, in response to public comments, said they will look into this. They are concerned about the ADA access.

BOARD DISCUSSION

The Board believes this is a good project. They were in agreement with the staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for an addition to the Georgia Historical Society's archive library located at 501 Whitaker Street as requested because the proposed work is visually compatible and meets the preservation and design standards.

Vote Results (Approved)

Motion: Debra Caldwell

Second: Nan Taylor

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[21. Petition of Lynch Associates Architects | 18-004573-COA | 224 West Boundary Street | Demolition](#)

[📎 Staff Recommendation.pdf](#)

[📎 Project Narrative.pdf](#)

[📎 Submittal Packet.1.pdf](#)

[📎 Submittal Packet.2.pdf](#)

Ms. Lynch recused herself from participating in this petition. She is owner of the business acting as petitioner for the project.

Ms. Deacon recused herself from participating in this petition. She is an employee of Lynch Associates Architects.

Mr. Stephens, Vice-Chair, chaired this hearing.

Mr. Andrew Lynch was present on behalf of the petition.

Ms. Alyson Smith gave the staff report. The petitioner is requesting approval to demolish two attached, two-story buildings, and one single story building at 222 West Boundary Street. The complex of buildings is currently referred to as the SCAD Turner House Annex, and historically known as the Howard Johnson's Downtown Motor Lodge. The property extends from Oglethorpe Avenue to the north, Turner Boulevard to the south, Fahm Street to the east, and Boundary Street to the west. The northwest portion of the block is a separate parcel and includes the original Howard Johnson's Restaurant, but is separate from this review.

Ms. Smith said the subject property includes two, two-story attached motel wings used for overnight lodging, and an A-frame single story gate house. The petitioner is requesting approval to demolish the attached motel lodging structures, as well as the A-frame gate house. The property's owner intends to build a new building for the use of Savannah College of Art and Design students. New construction plans have not been submitted and are not a part of this review.

Ms. Smith explained that on November 23, 2010, the Mayor and Aldermen of the City of Savannah amended the Historic Building Map to include 112 eligible structures of historic or architectural significance that met the criteria for historic designation per Section 8-3030 (f), Classification of Structures. The group of structures contained well preserved examples of buildings that represent the physical development pattern of downtown Savannah and/or are of a distinctive type and period of architecture significant to Savannah's history. They represented works constructed from 1820 to 1964. Among the structures that were designated as historic, nine well preserved examples of Mid 20th century Modernism structures built between 1950 and 1960 were designated. [Z-101012-36582-2].

Ms. Smith said two additional properties that were constructed in 1964 were also identified for their historic integrity. These properties included the Greyhound Bus Station at 610 West Oglethorpe Avenue (c.1964) and the Thunderbird Inn at 611 West Oglethorpe Avenue (c. 1964). Though the structures were not fifty years or older at the time, they were identified to be of exceptional importance. These properties have been determined by the State Historic Preservation Office to be eligible for listing in the National Register of Historic Places under Criteria A and C for their contributions to the development of Savannah and as a well-preserved example of roadside architecture associated with tourism. Staff contends that the Howard Johnson structures (c.1964) meet the same criteria as well.

Ms. Smith explained that staff recommends that the structures be designated as historic, and that the Historic Building Map be amended to include the structures that are requested to be demolished. No further action on the demolition request shall be taken until the Mayor and Aldermen acts on the text amendment. Staff further recommends that the adjacent Howard Johnson's restaurant at 214 West Boundary Street be evaluated for historic significance and included in the text amendment. However, if the Historic District Board of Review approves the demolition, staff recommends the following conditions: A building permit for the demolition is not issued until the new construction has received approval from the HDBR, and the building is documented per the MPC's Documentation Policy.

Ms. Smith reported that staff recommends approval to direct the Preservation Officer to prepare a text amendment to amend the Historic Building Map to include the two attached buildings known as Howard Johnson's Downtown Motor Lodge Motel, and the A-frame single story gate house at 224 West Boundary Street, as well as the Howard Johnson's restaurant at 214 West Boundary Street because the structures retain historic and architectural significance and meet the criteria for historic designation per Section 8-3030 (f), Classification of Structures.

Ms. Smith additionally reported that staff recommends to continue the request for demolition of the attached hotel structures and single story gate house at 224 West Boundary Street until the Mayor and Aldermen acts on a text amendment to amend the Historic Building Map.

Mr. Dodge asked staff what is the gate house being used for?

Ms. Smith answered this is a question that the petitioner will be able to answer during his presentation.

PETITIONER COMMENTS

Mr. Lynch came forward and stated that Attorney Harold Yellin and Mr. Martin Smith were accompanying him at today's meeting. He said Attorney Yellin and Mr. Smith want to address the Board. Therefore, they were asking for more than the allowed 10 minutes to make their presentation.

Mr. Lynch explained that the building is currently not occupied by SCAD. The building that Mr. Dodge referred to was used as an office, but it is not occupied as well. Mr. Lynch said they started this project early during the year. It has gone through a long programmatic design to try to address SCAD's growing housing needs. SCAD purchased the property in 2005 and used the property until last year for student housing, but they never intended to use the property as a motel building. Their intention was always to redevelop the site to the highest and best use given its prominent location.

Mr. Lynch said they have come up with a few different design schemes. In June, they came to the staff and wanted to review the schemes with them to see how they would work with the existing Historic District Board of Review [HDBR] requirements for a project of this magnitude. They quickly learned that Savannah has concerns about the demolition of structures. As staff mentioned during the Pre-meeting, these buildings were eligible in 2010 for historic designation when the Thunderbird Inn and the Greyhound Bus Station were designated historic, but they were not included. Mr. Lynch said eight years later not much changes have been made. Therefore, they are not sure what has changed during the eight years to make the structures contributing.

Mr. Lynch said they are cognizant of the National Park Service's report in preserving the integrity of the National Landmark District, but this parcel actually falls outside of the Landmark District. Therefore, they believe that this is not the purview of National Park Service. But, nevertheless, they are still cognizant of it. This property was developed in 1964 as a highly typical roadside hotel, but had little to do with the history of the city. It really ignored the development patterns that occurred in the area. They were designed to be highly standardized. As you went from town to town, exit to exit on highways, they all looked and operated the same. Therefore, they believe these buildings do not have much to do with Savannah's history. As staff has mentioned, there were three other Howard Johnson's built in Savannah. The one on Ogeechee Road is still there and the other is at I-95 and 204.

Mr. Lynch stated the property was developed during the time when parking decks were put in squares, and bulldozing neighborhoods after neighborhoods bringing in projects such as the I-16 overpass, the Civic Center and so forth, all of which he does not believe they are actually proud of. They were developed without the benefit of development standards, design standards, and without any regard for the city.

Mr. Lynch said they have concerns about the staff's findings and believe they are off base. He said the first criterion is that it is associated with the events that have made significant contributions to the broad patterns of the national history. They do not believe this has anything to do with Savannah's history than some of the larger products that they talk about. The second criterion that the staff focused on embodied distinctive architecture and the type and of method of construction that represents a master. He explained that the difference here is when comparing it with the Greyhound Bus Station or the Thunderbird Hotel, it is one piece of architecture symbolic of the time. They are talking about a prototype that has been redeveloped many times across the nation at every exit along the highway. Therefore, they believe there is a big difference in trying to compare these two buildings with that building or to other better examples within the Mid-Century Modern Architecture is not quite accurate. He said Mr. Smith will talk about the hardship aspect.

Mr. Martin Smith corrected that SCAD did not purchase the property in 2005, but leased it. They actually purchased the property in 2014. The Howard Johnson property was purchased as part of the multi-year capital plan. The buildings were not considered contributing to the Historic District so they could be developed. The first phase of their multi-year capital plan was redeveloping two other motel sites on the opposite side of West Boundary Street, what is now known as the Hive. Over a three year period, two worn out and dilapidated motel buildings were demolished and replaced with new state of the art residency halls which significantly improved students' satisfaction and a key recruiting tool in SCAD's efforts to bring talented students to Savannah. The new buildings at the Hive also revealed to the students many of the problems that they manage day-to-day at the Howard Johnson Motel. The students' satisfaction at the Howard Johnson Motel was very low compared to their new facilities and operating student housing in the motel building has become in many ways counter to their mission in providing the finest facilities to students at SCAD. This is really causing hardship to SCAD and its students. The entire building was built like a garage.

Mr. Smith said his intent in representing SCAD at this meeting, was to illustrate some of the many hardships involved with operating a motel as a permanent residence for students and reiterate that SCAD purchased this

property in 2014 as a part of a long term plan and to raise the bar for housing facilities in Savannah. This property was purchased because it was clearly not designated as a contributing structure to the district.

Attorney Yellin said he heard in the staff's report that in 2010 that there were 112 structures that were included in the historic building map as eligible structures. Nine of the 112 are Mid-20 Century Modernism, two of the 112 were built in 1964 being the Thunderbird Inn and the Greyhound Bus Station. At no time did anyone ever consider adding Howard Johnson to that list, even though, the Thunderbird is next door and the bus station is across the street. Attorney Yellin said he did not hear any explanation from staff to why it was excluded from the map. However, he suspects the reason it was excluded was because it was not historic. Staff is now recommending that the Howard Johnson motel be added to the building map and that this petition be continued. Attorney Yellin said for the record, they would like to object on simple fairness and certainly on constitutional reasons. Their rights are governed by the rules in effect involving the petition, not the rules that may happen to take place. As an alternative, they are asking that it be found that this structure is simply not historic and there is no need to amend the historic map.

Attorney Yellin said in his limited experience with the Historic Review Board, he does not come here often, he's been before them on a handful of demolitions. It is apparent that some buildings should not be demolished; but it is also apparent that some buildings do qualify. He was here when the SEPCO building on Bay Street was demolished in part because of environmental issues. Structural problems were also involved. He is also familiar with the Firestone building on Martin Luther King Jr. Boulevard at Broughton Street. This building was built as an automotive service complex; it was 49 years and ten months old when it became before the Review Board. This building was a typical building as Howard Johnson is today. In this particular petition, staff concluded that there was no historical or architectural significance. The demolition was approved by the Review Board on its Consent Agenda. Attorney Yellin said his point is that some buildings, not all buildings, should be eligible for demolition. The Howard Johnson Motel fits the description of a building that is eligible for demolition. As was stated, this building was not a part of the Historic District when it was bought and was not subject to the Historic Review Board's review. The building that they see now architecturally and design wise is not compatible with what they call urban design. It was built for highway traffic; is setback from the street; has a service parking lot located on the street; and motel doors that face the parking lot. It is a totally suburban design, which is probably why the other two Howard Johnson's were built on Ogeechee Road and the other on Hwy 204. This is not one of a kind, it is one of 300. If the Board looks at what they were building during this period of time, it is more than likely one of 1,000.

Attorney Yellin stated they respectfully request that this building be found to be not historic; there is no need to amend the map and that they be given permission to demolish this building. This property will come before the Review Board for height and mass and design details.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] thanked the petitioner for the proactive nature they took with this petition. SCAD's intentions are good and we all know that their track record is outstanding. But, this is a difficult matter. He wanted to offer a little more context and maybe put a final point on one or two things that Attorney Yellin said. This is a part of what he would call mod-quad where you come into the city and it is a lot of Mid-century modern buildings and a lot of that is due to the additions that were made to the district in 2010. He believes that this building, itself, does not reflect the best time in our country's history of evolution.

Mr. Carey said this was done very intentionally as a complex. This is a rare surviving example. There may have been 1,000 built or 300, but how many are left now. He believes that staff said only one is left. He said regardless of what decision is made, do not make it under the guise that there are hundreds of these throughout as they are not; certainly not in Georgia and even less in Savannah. Mr. Carey said he believes history is continual and there are examples throughout town, Drayton Tower, Jen Library, and Levy Jeweler's. He believes that bringing attention to the evolution of our history streetscape, and architecture. Something to bear in mind that might be a little disapproved, but is certainly capable of making decisions, he believes that some other explanation or expert opinions might be helpful. Mr. Carey said he believes in fairly short order they can get a determination of eligibility from the State Preservation Office. Maybe another opinion is needed from the State Preservation Office.

Mr. Lynch, in response to public comments, thanked Mr. Carey for his comments. They agree that there is some great Mid-Century modern architecture in the city as has been mentioned. But, they go back to the premise that they are unique singular works of art versus this property across the county and state. They are concerned about what precedent this would set for buildings like the Civic Center, fast food restaurants that are older than 50 years all along Martin Luther King Jr. Boulevard. What does this mean for those

buildings? Therefore, they just want the Board to think about this. Also, what is the viability of this building if they are not able to redevelop it. He does not know if the building is viable as a motel given the location and the use thereof. Mr. Lynch said they would like for the Board to consider those factors.

BOARD DISCUSSION

Staff recommends that the structures be designated as historic, and that the Historic Building Map be amended to include the structures that are requested to be demolished. No further action on the demolition request shall be taken until the Mayor and Aldermen acts on the text amendment. Staff further recommended that the adjacent Howard Johnson's restaurant at 214 West Boundary Street be evaluated for historic significance and included in the text amendment.

The majority of the Board did not find that the Howard Johnson's Downtown Motor Lodge gate house or attached motel buildings had achieved historic significance and did not support a text amendment to the Historic District Building Map to include the structures as contributing buildings.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for demolition of the Howard Johnson's Downtown Motor Lodge Motel and the A-frame single-story gate house at 224 West Boundary Street with the following condition:

- The building is documented per the MPC's Documentation Policy;

Vote Results (Approved)

Motion: Kevin Dodge

Second: Mic Matson

Debra Caldwell	- Not Present
Jennifer Deacon	- Abstain
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Nay
Mic Matson	- Aye
Nan Taylor	- Nay
Kevin Dodge	- Aye

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

- 🔗 [17-006639-COA Staff Recommendation.pdf](#)
- 🔗 [Submittal Packet- application.pdf](#)
- 🔗 [Submittal Packet- Civil Drawings.pdf](#)
- 🔗 [Submittal Packet- Cover letter.pdf](#)
- 🔗 [Submittal Packet- Arch Drawings.pdf](#)
- 🔗 [Submittal Packet- Project description memo.pdf](#)
- 🔗 [Submittal Packet- Renderings.pdf](#)

- 📎 [Submittal Packet- Photos sm.pdf](#)
- 📎 [Historic Photographs- staff research.pdf](#)
- 📎 [1997 Approved Design.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)

Ms. Marie Smith, Audrey Entorf, Bill Huie were present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval to demolish the existing building located at 124 Barnard Street, on the southeast Trust Lot of Telfair Square in Heathcote Ward. The building is part of a set of three buildings collectively known as the Juliette Gordon Low Federal Building Complex. The project is an annex building to the federal Tomochichi Courthouse building on Wright Square.

Ms. Harris said the petitioner is also requesting approval for Part I Height and Mass of a new building to be located on the south Trust Lot. The new building is proposed to be three stories tall with a footprint of 11,842 square feet. The building features a two-story recessed glass entrance facing Telfair Square. President Street will retain its existing security configuration, allowing limited vehicle access from Whitaker Street into two private, secured parking spaces on the north façade. Limited pedestrian access will be retained. The building on the north Trust Lot is proposed to remain.

Ms. Harris stated that 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 physical mass model, General Development Plan and floor plans. Floor plans will not be provided due to security concerns.

Ms. Harris said this project, with a different design, was reviewed by the Historic District Board of Review on December 13, 2017 and was continued at the request of the petitioner. Concerns expressed by the Board and the public at the meeting focused primarily on the building footprint which included both the north and south Trust Lots and built over President Street. The design, at that time, was a two-story building. Subsequently, the petitioner has held numerous stakeholder meetings through the Section 106 process and has substantially revised the design of the building based on feedback and comments. The result is the preservation of the Oglethorpe Plan and a more visually compatible building on one Trust Lot.

Ms. Harris explained that the following comments are related to Part II: Design Details but are provided here so that they may be considered as the design develops:

1. Revise the oversized lintels on all windows which appear out of scale.
2. The brick banding provides texture and pedestrian scale detailing but is typically found on ground floor levels only. Consider limiting it to the ground floor. At a minimum, the brick banding should not continue above the stringcourse.
3. The change in materials from marble to brick occurs at vertical intervals on the building. It is more typical for changes in materials to occur on horizontal planes or in response to architectural features. Consider revising the location of material changes.
4. Revise the stucco portion of the building on the north façade around the vehicle entrances to brick.

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. However, staff is withdrawing the condition due to this being a federal contract and they are funded through the government. The funds have been issued. They are concerned about the timing. The project has gone through significant design which delayed the construction schedule. They were scheduled to demolish the building this Fall, but this date has been pushed back. As she has said, staff believes the project will move ahead as scheduled.

Ms. Harris additionally reported that staff recommends approval of the request for Part 1 Height and Mass with the following conditions to be submitted with Part II Design Details because the project is otherwise visually compatible and meets the standards:

1. Add additional design elements to the third floor on the front (west) façade to increase the vertical appearance of the building.
2. Increase the height of the first story or decrease the height of the third story to ensure that the first story height is not less than the height of any other story.
3. Increase the size of the second floor windows to be the same as or greater than the size of the third floor windows so as to avoid a “top heavy” appearance.
4. Incorporate additional voids on the ground floor of the north elevation.
5. Redesign the protruding bays to better integrate into the overall building massing.
6. Redesign the porch to be symmetrical and restudy the treatment of the window with glazing on the porch.

PETITIONER COMMENTS

Ms. Entorf, GSA Regional Preservation Officer, thanked Ms. Harris for her assistance with the project and the community for their input. They are pleased to come back to the Board with a new project. She said they have eliminated the exterior parking from the project.

Mr. Huie said President Street and York Street remain as they are. The sidewalk will be rebuilt. He said pointing to an area that a building will be here; trees along the street will be added. There will be a pedestrian walkway. Entry into the building will be centered. The recessed porches that Ms. Harris spoke about will be double height curtain wall. There will be great transparency, great light into a gracious lobby with a monumental stair that leads up through the building. Mr. Huie said one important thing to keep in mind about the north elevation of this building is, although they had to obscure this, it is a lot of ancillary program required. They have a room for the US Marshall service without windows. A loading dock is in the secure parking area. There is a kind of housing program along the north wall. He showed a view of the building from Telfair Square. He wanted to correct some graphic errors. No glass will be in the recessed porch. Brick will be all along the north elevation of the building. He showed the view from York Street. They believe that overhang volume dimensions are inspired by the projecting volumes of Tomochichi. This view shows how those visually relate to each other. The building is governed by the spatial data management required by GSA. This maximizes the efficiency of the building. Where they need extra space to accommodate programs as effectively as possible, they have created volumes where they had to find places to connect to the interior. He showed the view from the east façade and view down Whitaker Street.

Mr. Huie said staff has recommended to them how to build the windows. Factually, he said, they have already started with their ideas. He said their submissions with design details will show how this is will be treated. The lobby security screening and the monumental stairs go up to the mezzanine and to the second and third floors. No windows are permitted behind the bench. Therefore, this is one of the things that is driving the west elevation. They are thinking about design detail changes that will provide more verticality. But functional windows cannot be on level three the west side. The signage for the court and the CO for the southern district are still in the development stage.

Mr. Huie said they will come back in Part II with the design details.

PUBLIC COMMENTS

Dr. Robin Williams, a member of the Local Consulting Committee, was unable to attend the meeting today. He sent a letter to Ms. Harris outlining his concerns about the project. A copy of Dr. Williams' memo was given to each Board member.

Mr. Jerry Lominack came forward and said he is concerned about the assurance that north building will not end up as a surface parking lot. The National Park Service recently released its findings. A part of the Oglethorpe plan is public access, street access and automobile vehicular access. It is his understanding that President Street will be closed. He believes this will be a mistake. The doors on the north side of the building concerns him also. He is curious as to how many parking spaces will be here for the judges.

Mr. Bob Rosenwald of the Downtown Neighborhood Association (DNA) stated that Mr. Scott Barnard was instrumental in getting them where they are. The DNA appreciates how far everyone has come. Mr. Rosenwald thanked the GSA for its flexibility, he thanked the staff for working with GSA and thanked the

Congressional delegation for getting involved. Consequently, there are a lot of people making this project much better than it was initially. He, too, wanted President Street to remain a public street as much as humanly possible. He believes we will get a building that relates well to the Tomochichi building.

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said he agrees with Mr. Lominack's and Mr. Rosenwald's comments. He was hopeful that their conversation would continue when they meet for the Section 106 discussion. Mr. Carey thanked GSA; they have negotiated in good faith. He agrees with the openness of President Street. The community has been a part of and needs to continue to be a part of this project. Mr. Carey said he would be pleased to hear the petitioner's responses to the staff's recommendations.

Mr. Huie said they were not presently prepared to respond in detail to the staff's recommendations. He said he spoke to some of the staff's recommendations during his presentation. He said regarding #1 pertaining to the design elements, he had no specific response today; #2 - they cannot decrease the height of the third story as it is a requirement for the ceiling height of the courtroom; they will investigate increasing the height of the 1st floor; #3. They are looking at increasing the size of the windows; #4 - Adding additional voids on the ground floor of the north elevation will be difficult to do; #5 - They are presently in discussion with GSA on redesigning the protruding bays; and #6 - Redesigning the porch to be symmetrical will be a challenge. They are looking at the options. However, GSA cannot make any promises on any of this.

BOARD DISCUSSION

The agreed with the staff recommendations. They thanked the petitioner for working with the community. Ms. Lynch thanked the GSA for reconsidering the previous design and making it a one block building. The south side is a more perfect place. She realizes the private street is for safety reasons; but, she believes that as long as the space of the street is there, she believes it is a step in the right direction. Ms. Lynch said the general height and mass is good. However, she encouraged the architect that when they move into the next phase to remember that this is a very important mission. This building has the potential to be a great building; it is a monumental building. She challenged the GSA to truly push the limits and try to make this more than just a background building. It is not always about fancy grandeur and fancy historical details. The banding is overwhelming to the building and she believes it takes away from the monumental character a little bit.

Ms. Lynch challenged the designers as they move into the design details to try to take this building to a higher level. The building has come along way, but she believes it could be a lot better.

Motion

The Savannah Historic District Board of Review does hereby approve the request to demolish the existing building.

The Savannah Historic District Board of Review does hereby approve the request for Part 1 Height and Mass with the following conditions to be submitted with Part II Design Details because the project is otherwise visually compatible and meets the standards:

1. Add additional design elements to the third floor on the front (west) façade to increase the vertical appearance of the building.
2. Increase the height of the first story or decrease the height of the third story to ensure that the first story height is not less than the height of any other story.
3. Increase the size of the second floor windows to be the same as or greater than the size of the third floor windows so as to avoid a "top heavy" appearance.
4. Incorporate additional voids on the ground floor of the north elevation.
5. Redesign the protruding bays to better integrate into the overall building massing.
6. Redesign the porch to be symmetrical and restudy the treatment of the window with glazing on the porch.

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Scott Cook
Debra Caldwell - Not Present
Jennifer Deacon - Aye
Kellie Fletcher - Not Present
Becky Lynch - Abstain
Scott Cook - Aye
Dwayne Stephens - Aye
Mic Matson - Aye
Nan Taylor - Aye
Kevin Dodge - Aye

IX. REQUEST FOR EXTENSION

[23. Petition of Lynch Associates Architects | 16-006855-COA | 301 Tattnall Street | 12 Month Extension](#)

📎 [301 Tattnall - Liberty Street Hotel Request for extension.pdf](#)

📎 [Request for extension Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve a 12 month extension of the Certificate of Appropriateness (COA) issued on September 20, 2018 for the new construction of a hotel at 301 Tattnall Street [File No. 16-006855-COA].

Vote Results (Approved)

Motion: Mic Matson

Second: Kevin Dodge

Debra Caldwell - Not Present
Jennifer Deacon - Abstain
Kellie Fletcher - Not Present
Becky Lynch - Abstain
Scott Cook - Aye
Dwayne Stephens - Aye
Mic Matson - Aye
Nan Taylor - Aye
Kevin Dodge - Aye

X. APPROVED STAFF REVIEWS

[24. Petition of Christian Sottile for Sottile & Sottile |18-003543-COA | 200-500 West River Street | Staff Approved - Signage](#)

📎 [200 - 500 West River Street 18-003543-COA.pdf](#)

📎 [Plant Riverside Tenant Signage_Revised Signs #13 and #20_07-27-2018.pdf](#)

No action required. Staff approved.

25. Petition of Paul Miller | 18-004267-COA | 432 Habersham Street | Staff Approved - Color Change and Exterior Light Fixtures

☞ [COA - 432 Habersham Street 18-004267-COA.pdf](#)

☞ [Submittal Packet.pdf](#)

No action required. Staff approved.

26. Amended Petition of Josh Bull for Homeline Architecture | 18-04316-COA | 221 East Gaston Street | Staff Approved - Alterations to the Carriage House

☞ [COA - 221 East Gaston Street 18-004316-COA.pdf](#)

☞ [Submittal Packet - 221 East Gaston Street 18-004316-COA.pdf](#)

No action required. Staff approved.

27. Petition of Matthew Garappolo | 18-004390-COA | 318 Drayton Street | Staff Approved - Awning Signs

☞ [COA - 318 Drayton Street 18-004390-COA.pdf](#)

☞ [Picture 1.jpg](#)

☞ [Picture 2.jpg](#)

☞ [Picture 3.jpg](#)

☞ [Picture 4.jpg](#)

☞ [Picture 5.jpg](#)

☞ [Picture 6.jpg](#)

No action required. Staff approved.

28. Petition of Andrew Barber | 18-004426-COA | 29 Abercorn Street | Staff Approved - Awning

☞ [COA - 29 Abercorn Street 18-004426-COA.pdf](#)

☞ [Stamped Drawings 8-14-18.pdf](#)

No action required. Staff approved.

29. Petition of John and Patricia Bishop | 18-004436-COA | 424 East Charlton Street | Staff Approved - Shutters

☞ [COA - 424 East Charlton Street 18-004436-COA.pdf](#)

☞ [attachment 1.pdf](#)

☞ [Charlton St.jpg](#)

☞ [Price St.jpg](#)

No action required. Staff approved.

30. Petition of Little Italy Abercorn Inc. | 18-004441-COA | 606 Abercorn Street | Staff Approved - After-the-fact Fence

No action required. Staff approved.

31. Petition of Mike Wolfe for Ace Construction & Remodeling Services, Inc. | 18-004475-COA | 421-425 East St. Julian Street | Staff Approved - Wood Decking

☞ [COA - 421-425 East St. Julian Street 18-004475-COA.pdf](#)

☞ [Submittal Packet - 425 East St. Julian Street 18-004475-COA.pdf](#)

No action required. Staff approved.

[32. Petition of David B. Kelley for Historic Preservation Consulting | 18-004477-COA | 322-324 East Broughton Street | Staff Approved - Alterations.](#)

No action required. Staff approved.

[33. Petition of Bill Van Heulen for Forsyth Parkside Condos | 18-004487-COA | 106 West Gwinnett Street | Staff Approved - Storefront Doors](#)

☞ [Application & Submittal Packet.pdf](#)

☞ [COA - 106 West Gwinnett Street 18-004487-COA.pdf](#)

No action required. Staff approved.

[34. Petition of John Sullivan | 18-004539-COA | 431 East York Street | Staff Approved - Electric Meter](#)

☞ [COA - 431 East York Street 18-004539-COA.pdf](#)

No action required. Staff approved.

[35. Petition of Ellsworth Design Build | 18-004628-COA | 213 East Gaston Street | Staff Approved - Color Change](#)

☞ [COA - 213 East Gaston Street 18-004628-COA.pdf](#)

☞ [Submittal Packet - 213 East Gaston Street 18-004628-COA.pdf](#)

No action required. Staff approved.

[36. Petition of Chris Norman | 18-004764-COA | 506 East Taylor Street | Staff Approved - Shed Awning](#)

☞ [COA - 506 East Taylor Street 18-004764-COA.pdf](#)

☞ [Submittal Packet - 506 East Taylor Street 18-004764-COA.pdf](#)

No action required. Staff approved.

[37. Petition of James Iler | 18-004774-COA | 429 Habersham Street | Staff Approved - Install Gutter System](#)

☞ [COA - 429 Habersham Street 18-004774-COA.pdf](#)

☞ [Photos.pdf](#)

☞ [Photos.2.pdf](#)

☞ [Photo.3.pdf](#)

No action required. Staff approved.

[38. Petition of Stephanie Harris | 18-004779-COA | 120 West Taylor Street | Staff Approved - Replace Roof](#)

☞ [COA - 120 West Taylor Street 18-004779-COA.pdf](#)

☞ [Submittal Packet - 120 West Taylor Street 18-004779-COA.pdf](#)

No action required. Staff approved.

[39. Petition of Billy Lawson for Lawson Project, Inc. | 18-004826-COA | 506 East State Street | Staff Approved - Wood Elements](#)

☞ [COA - 506 East State Street 18-004826-COA.pdf](#)

No action required. Staff approved.

[40. Petition of Tony Hensley for SCAD | 18-004846-COA | 516 Abercorn Street | Staff Approved - Color Changes](#)

☞ [COA - 516 Abercorn Street 18-004846-COA.pdf](#)

☞ [Submittal Packet - 516 Drayton Street 18-004846-COA.pdf](#)

No action required. Staff approved.

[41. Petition of Donnie Rushing for Coastal Canvas | 18-004895-COA | 101 Martin Luther King Jr. Boulevard | Staff Approved - Canopy](#)

☞ [COA - 101 MLK Jr. Boulevard 18-004895-COA.pdf](#)

☞ [Submittal Packet.pdf](#)

No action required. Staff approved.

[42. Petition of Thu Tran | 18-004952-COA | 38 Barnard Street | Staff Approved - Color Change](#)

☞ [COA - 38 Barnard Street 18-004952-COA.pdf](#)

☞ [Photo.docx](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[43. Report on Work Performed Without a COA for the September 12, 2018 HDBR Meeting](#)

☞ [9-12-18 HDBR Report on Work Without a COA.pdf](#)

Ms. Lynch stated that the staff has given the Board the report on work performed without a COA.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[44. Next Case Distribution and Chair Review Meeting - Thursday, September 13, 2018 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

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

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

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[47. Adjournment](#)

There being no further business to come before the Historic District Board of Review, Ms. Lynch adjourned the meeting at 5:40 p.m.

Respectfully Submitted,

Ellen I. Harris, Director
Urban Planning and Historic Preservation

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.