



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
August 12, 2009 - 2:00 P.M.
Meeting Minutes

AUGUST 12, 2009, HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Brian Judson, Vice-Chairman
Reed Engle
Ned Gay
Dr. Nicholas Henry
Sidney J. Johnson
Richard Law, Sr.
Linda Ramsay
Joe Steffen

HDRB Members Not Present: Dr. Malik Watkins, Chairman
Gene Hutchinson
James Overton

MPC Staff Present: Thomas L. Thomson, P.E./AICP, Executive Director
Beth Reiter, Historic Preservation Director, AICP
Sarah Ward, Historic Preservation Planner, LEED AP
Janine N. Person, Administrative Assistant

City of Savannah Staff Present: Tiras Petrea, City Zoning Inspector

I. CALL TO ORDER AND WELCOME

1. [The meeting was called to order at 2:10 p.m.](#)

II. REFLECTION

III. APPROVAL OF MINUTES

2. [Approval of Minutes of Previous Meeting - July 8, 2009](#)

Attachment: [Minutes 07-08-09.pdf](#)

Board Action:

Approval of meeting minutes as submitted. - PASS

Vote Results

Motion: Linda Ramsay

Second: Reed Engle

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Sidney Johnson - Aye

Brian Judson - Abstain

Richard Law, Sr - Aye

Linda Ramsay - Aye

Joe Steffen - Aye

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

3. There were none.

V. SIGN POSTING

4. All signs were properly posted.

VI. CONTINUED AGENDA

5. Continued Petition of BWBF, Incorporated - Richard Guerard - H-09-4118-2 - 342 Drayton Street - New Construction Design Details - Part II - Continue to September 9, 2009, at the request of the petitioner.

Board Action:

Approval of continued item as submitted. - PASS

Vote Results

Motion: Ned Gay

Second: Sidney Johnson

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Sidney Johnson - Aye

Brian Judson - Abstain

Richard Law, Sr - Aye

Linda Ramsay - Aye

Joe Steffen - Not Present

VII. CONSENT AGENDA

6. [Petition of Stephen Morton - H-09-4164-2 - 558 East Jones Street - Fence](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Presentation.pdf](#)

7. [Petition of Old Town Trolley Tours of Savannah, Inc. - dba Perkins & Sons - Ed Swift - H-09-4165-2 - 213 West River Street - Sign](#)

Attachment: [Presentation.pdf](#)

Attachment: [Staff Report.pdf](#)

Board Action:

Approval of a consent agenda items as submitted. - PASS

Vote Results

Motion: Ned Gay

Second: Linda Ramsay

Reed Engle	- Aye
Ned Gay	- Aye
Nicholas Henry	- Aye
Sidney Johnson	- Aye
Brian Judson	- Abstain
Richard Law, Sr	- Aye
Linda Ramsay	- Aye
Joe Steffen	- Not Present

VIII. REGULAR AGENDA

8. [Continued Petition of Gunn, Meyerhoff & Shay - Pat Shay - H-09-4121-2 - 0 Barnard Street - New Construction Part II - Design Details](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Description and Drawings.pdf](#)

Present for the petition was Mr. Patrick Shay.

Ms. Ward gave the Staff report.

Mr. Johnson asked about the glass canopy.

Ms. Ward stated that a more substantial canopy over an entrance to a commercial building was appropriate. She said that the metal bracket with a glass canopy was appropriate but the color should be shown on a sample panel next to the brick.

Mr. Johnson asked about safety glass.

Ms. Ward stated that they would have to meet all building codes and get a permit from the City for the awning to extend over the sidewalk.

Mr. Johnson asked if Staff was still waiting for the color sample.

Ms. Ward stated that was correct. She said they wanted to do a red glass and it is expensive to get a small sample for the Review Board, but when they get a permit for the product that the petitioner felt the company would provide a sample. If the color did not appear appropriated against the brick then Staff would work with the petitioner to find a suitable color.

Dr. Henry asked what the grey area was over the windows on the far right.

Ms. Ward stated that it was a cast stone cornice. She said that on the A12 drawing there were cast stone panels that go over the entrances, define the corner, and break up the ground floor from the top floor which was similar to the Guckenhimer building elements.

Mr. Judson asked if there would be lighting details in addition to the color samples.

Ms. Ward stated that lighting would be brought back to the Board with a sign package, and, in addition, the mosaic panel on the recessed corner. would also be brought back.

PETITIONER'S COMMENTS:

Mr. Patrick Shay (Gunn, Meyerhoff & Shay) stated that the area over the door would have a mural sign reading, "The Corner Market" in tile and lit from the outside. He said that it would be brought back to the Board. He was hoping they could get natural stone and would be using cast stone to attempt to get a match close to the Guckenhimer building. The glass in the canopy was a two-layer heat-strengthened laminated glass similar to a car windshield so that if anything would break the glass, no shards of glass would fall out. The canopies face south and would allow daylight to enter the building. The idea was that the red laminated glass would have a tint to it. Until they build the sample panel it would be premature to pick the exact color of the glass.

Mr. Johnson asked what kind of heat could the glass withstand.

Mr. Shay stated that it was heat resistant.

Ms. Ramsay asked why the color red was chosen. She said that awnings were usually a contrasting color and that she was concerned that the red and the brick would clash.

Mr. Shay stated that his client requested red canvas awnings and that he wanted to try it in a different way. He said if it clashed he would be able to maneuver it then.

Mr. Steffen arrived at approximately 2:30 p.m.

Mr. Judson asked if the mosaic with the design would be curved or angled, or parallel to Bryan Street, and perpendicular to Barnard Street.

Mr. Shay stated that it was a curved wall and that was one of the reasons they wanted to try the mosaic technique.

PUBLIC COMMENTS:

Ms. Cassie Dolecki (Historic Savannah Foundation representing the Architectural Review Committee - HSF/ARC) stated that the HSF commented on Part I at the July meeting and have since met with the petitioner resolving the issues regarding the mixing and matching of materials. She said that the elimination of some of the materials had created a simplified and more cohesive building and that they are satisfied with the results.

BOARD DISCUSSION:

Dr. Henry commended Mr. Shay for a nice redesign and said that it was an improvement that would add to the city.

Board Action:

Approval of New Construction Part II Design
Details for a two-story mixed-use building with the
condition that a sample panel with the proposed
materials (including brick, stone, cast stone, red
glass) be erected on-site and approved by Staff
prior to installation. - PASS

Vote Results

Motion: Reed Engle

Second: Ned Gay

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Sidney Johnson - Aye

Brian Judson - Abstain

Richard Law, Sr - Aye

Linda Ramsay - Aye

Joe Steffen - Aye

9. [Petition of The Time Machine Portrait Company - Kefren B. Arjona - H-09-4163-2 - 19 Barnard Street - Sign](#)

Attachment: [presentation-print.pdf](#)

Attachment: [Staff Report.pdf](#)

Present for the petition was Mr. Kefron Arjona.

Ms. Reiter gave the Staff report.

PETITIONER'S COMMENTS:

Mr. Engle asked if the lights on the elevation were to-scale.

Mr. Kefron Arjona stated that they weren't to-scale. He said that they were there to represent the lamp but that it was a standard sized lamp from the lighting store.

Ms. Ramsay asked about the size.

Mr. Arjona stated that it was approximately 18 inches from the bottom point to the upper point. He said it didn't protrude out any more than 10 1/2 inches from the wall.

BOARD DISCUSSION:

Ms. Ramsay stated that it would be important to bring back the size of the lamp to Staff for review. She said that the Board could approve the design but without knowing the dimensions it left it open-ended. **saMs. Ramsay** stated that the Board didn't have anything stating that it was 18 inches.

Board Action:

Approval of a non-illuminated principal use fascia sign; approval of two wall-mounted side lights; approval for Staff to review gooseneck sign lighting if applicable. - PASS

Vote Results

Motion: Joe Steffen

Second: Linda Ramsay

Reed Engle	- Aye
Ned Gay	- Aye
Nicholas Henry	- Aye
Sidney Johnson	- Aye
Brian Judson	- Abstain
Richard Law, Sr	- Aye
Linda Ramsay	- Aye
Joe Steffen	- Aye

10. [Petition of Cowart Coleman Group - David Kelley - H-09-4166-2 - 323 East Broughton Street - Fence/New Construction of a Shed](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Plan and elevations.pdf](#)

Present for the petition was Jerry Cowart.

Ms. Reiter gave the Staff report.

Ms. Ramsay stated that the Davenport brick fence had a coping cap (drip edge) that extended beyond the bricks below, and that there was no drawing that indicated it, and asked if that was the case with this petition.

Mr. Gay stated that it looked like it would because if you looked at the bricks on the top they were turned sideways so that you would think they would stick out.

Ms. Ramsay asked if there were any structures in the Historic District with the suburban garden shed structure out back.

Ms. Reiter stated that she didn't know of a prototype for the shed roof.

Mr. Engle stated that he didn't see any detail of the coping on the wall at all. He said that there should be a drip edge but it was just showing a vertical surface.

Ms. Ramsay asked if the outhouses behind the Massie building have a similar shed roof.

Ms. Reiter stated that they were much bigger and she wasn't sure if they had shed or a gable roofs.

Mr. Judson stated that there were concerns behind the pharmacy that needed to be answered by Mr. Kelley. He said if someone felt strongly and wanted to make a motion it was fine, but he would like to call a recess until Mr. Kelley arrived. (The petition was reopened with Mr. Cowart arrived).

Mr. Judson recognized and asked Mr. Jerry Cowart for the Cowart Coleman Group to come forward. He said that Staff had given their report and that Board members had questions.

PETITIONER'S COMMENTS:

Ms. Ramsay stated that the fence was supposed to be like the fence from the Davenport house. She said that there was no section showing if the top row of bricks projected like the bricks at the Davenport house.

Mr. Jerry Cowart (Cowart Coleman Group) stated that it was a simpler detail that wasn't intended to copy the Davenport detail but to refer to it. He said that it's a slight slope.

Ms. Ramsay asked if the top row extended over the bricks below.

Mr. Cowart stated that it did.

Mr. Gay stated that it was underneath the metal.

Mr. Cowart answered that was correct. He said that underneath the metal you would not have a section through and that the section would mimic the section at the top and extended slightly over. He said that the section would be the same as what was seen at the top of the wall.

Ms. Ramsay asked if it would have some slope to it and if it would overlap.

Mr. Cowart said yes. He said that the elevation referred to it but didn't show it clearly. The low piece of the wall was intended to have a rolock that has a slight slope.

Ms. Ramsay asked if the shape of the shed roof had reference to anything in the Historic District. She said it looked like a suburban garden shed.

Mr. Cowart stated that the inspiration was to keep it simple with a low profile and that they didn't look for a model in the Historic District. He said the slope and plate height was minimal to make it purely utilitarian by the function.

Ms. Ramsay stated that the slope was not minimal and looked more like a 3 and 12 that looked severe.

Mr. Cowart stated that it was maybe a 4 and 12.

Mr. Gay asked if Ms. Ramsay was thinking of an alternative.

Ms. Ramsay stated that it should be more flat and not a pronounced garden shed.

Mr. Gay stated that he thought the big slope was to keep it from leaking.

Ms. Ramsay stated that it was a metal roof, that she was not adding to the cost and that being behind the Davenport house is an important place.

Mr. Cowart stated that there was only a six-foot plate in the back and a seven-foot plate in the front so it was a 3 and 12. He said it wasn't listed but that they would make it a 3 and 12.

Mr. Engle stated that it became a very dominant feature on the elevation and it truncated the fence. He said that if the fence continued all of the way over and the roof was recessed behind two or three feet that it would soften it substantially.

Mr. Cowart stated that it was the farthest distance.

Ms. Ramsay stated that it could be seen from the Davenport garden. She said it was an unusual shed roof shape and drew your attention.

Mr. Cowart stated that it was similar to the outhouse building on the back of the Massie building. He said they used it as a model.

Ms. Ramsay stated that she mentioned earlier that it was her reference in the Historic District.

Mr. Engle stated that they were trying to make a silk purse out of a sow's ear. He said it was a commercial property that is a drug store and that they're trying to turn it into the Davenport garden. He asked if it was appropriate and consistent. He felt better with a vertical pine fence since it was a commercial property, and it bothered him to take

something that was one thing and turn it into something else.

Dr. Henry stated that he appreciated the idea to keep it authentic because it was a storage shed but to keep it as obscured as possible. He asked if a brick shed that was all the way around it and the shed behind it would solve the problem.

Mr. Engle stated that was what he was thinking. He said it was a very expensive, elegant wrought iron fence and asked why it was on a drug store because nothing was on there originally. He asked if it would be turned into an ornate garden with garden tours. It didn't feel right to him.

Dr. Henry stated that Mr. Cowart had done a splendid job on the drug store but agreed with Mr. Engle that a brick wall might solve the whole thing.

Mr. Engle stated that they had to respect the commercial landscape.

Mr. Johnson asked what was the use of the shed.

Mr. Cowart stated that it was possibly for garden storage or lawn furniture. He said that the building would be used in conjunction with the Davenport house, it's owned by the Davenport house, and the connection between the two should functionally be something that took place regularly. Having a transparent fence was more conducive to the public using it.

Mr. Steffen asked if they could soften the slope of the shed so that it would drain water but not be visually noticable. He asked Mr. Cowart if the portion of the shed could come back to Staff would it be something that they could do.

Mr. Cowart answered absolutely. He suggested that they put up a flat parapet wall on the garden side.

Mr. Steffen stated that was even better because that was what the Board was talking about.

Mr. Cowart stated that they would let one end of the wall go up and the roof hit the wall rather than the roof being above the wall.

Ms. Ramsay stated that was a much more natural Savannah solution to that kind of problem. She said she would like to see it on both sides but didn't know if it was that visible.

Mr. Cowart stated that they could keep a reasonable slope on it and that maintenance might be less with brick.

Mr. Judson asked Dr. Henry if he was clear.

Dr. Henry stated that he didn't understand what a parapet wall was and asked if they were talking about a brick wall going all the way around the garden.

Mr. Cowart stated that both of the short walls that faced the lane and the building would go up and be flat-topped and that down inside they would slope the roof.

Mr. Steffen said that if the Board approved it that the final drawings would come back to Staff, and that if there was a problem with it that it could come back to the Board.

Board Action:

Approval of a brick and iron picket fence with
integral brick shed. With the condition that the - PASS
petitioner continue the wall and disguise the shed.

Vote Results

Motion: Joe Steffen

Second: Ned Gay

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Sidney Johnson - Aye

Brian Judson - Abstain

Richard Law, Sr - Aye

Linda Ramsay - Aye

Joe Steffen - Aye

11. [Petition of Thomas Sign & Awning - Ronen Navon - H-09-4168-2 - 111 West Congress Street - Sign](#)

Attachment: [Elevation.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Staff Report.pdf](#)

No one was present for the petition.

Ms. Ward gave the Staff report.

Mr. Steffen asked if the Board had any purview over the color on the signs.

Ms. Ward stated that they did. She said typically a white illuminated background could create a milk-glass effect. However this sign does not have an illuminated background and the Board has previously approved some white backgrounds (Outback Steakhouse). She said the petitioner could use gray or a similar color to mute the background if requested by the Board.

PUBLIC COMMENTS:

Ms. Cassie Dolecki (Historic Savannah Foundation - HSF) stated that regulating signage in the Historic District can be difficult. She said that the Board was constantly challenged with the review of wide varieties of sign technology including neon, internally-illuminated, wooden, and LED lighted signs. The Board needed to ensure that they were

visually compatible with the Historic District's character without diminishing the commercial creativity and visibility for the business. With the new technology came the need to update and review the sign ordinance because of the proliferation of sign proposals with a negative, aggravate effect on the commercial district. They should be emphasizing less not more, smaller, less bold for everyone. The proposed sign for 111 West Congress Street may meet the ordinance as have many signs that have come before it. HSF believes that this type of sign fits better in a more modern metropolitan area than in the Historic District.

BOARD DISCUSSION:

Mr. Steffen stated that he was in agreement with HSF's position and was troubled by the bright whiteness of the sign because there was a question of historic compatibility with the rest of the street. He said there was signage on the street and he didn't have a problem with the petitioner having the sign or the size, he thought it would create an incompatibility with the softness of the rest of the architecture on that street. He felt that it was a matter that should be continued and that the petitioner should revisit it further with Staff.

Mr. Gay stated that unfortunately the petitioner had to ask the Board for a continuance.

Mr. Steffen stated that he didn't if he wasn't present.

Mr. Engle stated that he agreed with Mr. Steffen and Ms. Dolecki. He said he had a hard time understanding what it was about because it's not for that store but for the store around the corner. He said it's being put on the building where the store was not located.

Mr. Gay stated that it was a part of the same building.

Mr. Engle stated that it was a dress store where the sign for the ice cream was going. He said the photograph showed there was an existing free-standing sign post that would be a more appropriate location. The entire elevation was nice and the sign wouldn't add to it, but would just make it glitzy. He could live with a plain wooden sign, but not an electric sign.

Dr. Henry asked Ms. Dolecki what she recommended in the way of coloring.

Ms. Dolecki stated that Mr. Engle's suggestion of a wooden sign would be more appropriate on the front of the building and maybe even uplit.

Mr. Gay stated that there was a sign post and they could hang something there.

Ms. Dolecki stated that a wooden sign would be appropriate for that as well. She said that anything smaller and less flashy was what they would recommend.

Mr. Gay stated that there was nothing on that post right now because it was just a sign post.

Ms. Dolecki stated that it would look better with a sign.

Mr. Engle asked if the Board could give them the option of going with a sign of the same size and design.

Mr. Judson stated that it substantially changed the petition and that the Board should move to continue or deny the petition. He said that someone could make a motion to approve the petition as well, but he thought that the Board needed to deal with the petition before them rather than provide them with design expertise.

Mr. Steffen stated that this was why it was prudent for the Board to have this discussion because the minutes would be shared with the petitioner and they would have the gist of what the Board was thinking as they try to adapt it.

Mr. Engle stated that he would like to make a motion that the petition be denied based upon incompatibility. The motion died.

Ms. Reiter stated that the sign post on the deck was stuck in a flower pot that was rolled in and out. She said that they would have to make it a permanent sign if it was to be used.

Mr. Steffen suggested that the Board make a motion to continue because the petitioner would have to come back, get with Staff, and hear the Board's discussions. He said by denying it that would require the petitioner to file again and pay another fee.

Mr. Gay asked if they would have to wait a year.

Mr. Steffen answered no. He said they would have to refile. The petitioner had the benefit of all of the Board's comments, get back with Staff, and come up with something that can be approved.

Mr. Gay stated that if it was in a big flower pot that was moved in and out, then what difference did it make. He said it was fine to hang the sign on it and they could remove it everyday.

Ms. Reiter stated that it would have to be made permanent to be legal.

Board Action:

Motion to continue to September 9, 2009. - PASS

Vote Results

Motion: Ned Gay

Second: Sidney Johnson

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Sidney Johnson - Aye

Brian Judson - Abstain

Richard Law, Sr - Aye

Linda Ramsay - Aye

Joe Steffen - Aye

IX. REQUEST FOR EXTENSIONS

12. [There were none.](#)

X. APPROVED STAFF REVIEWS

13. [Petition of Greenline Architecture for Paula Deen - H-09-4157\(S\)-2 - Jan de Voest - 112 West Congress Street - Windows/Doors](#)

Attachment: [Existing&proposed elevations.pdf](#)

Attachment: [Photo 108.pdf](#)

Attachment: [Staff Decision.pdf](#)

14. [Petition of Coastal Canvas Products - Jennifer Wall - H-09-4158\(S\)-2 - 24 Habersham Street - Awning](#)

Attachment: [Decision, elevations.pdf](#)

15. [Petition of Marjorie C. Gordon - H-09-4159\(S\)-2 - 400 East Jones Street - Garage Doors](#)

Attachment: [Staff Decision & photo.pdf](#)

16. [Petition of Kelli Baxendale - H-09-4160\(S\)-2 - 546 East Charlton Lane - Color Change/Roof](#)

Attachment: [Staff Decision & Photo.pdf](#)

17. [Petition of Sidney J. Johnson - H-09-4161\(S\)-2 - 536 & 538 East Hall Street - Color Change](#)

Attachment: [Staff Decision & photo.pdf](#)

18. [Petition of Greenline Architecture - Gretchen O. Callejas - H-09-4162\(S\)-2 - 406 - 416 West Gaston Street - Rehabilitation](#)

Attachment: [Staff Decision.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

19. [Fat Pat's Pizzeria - 18 East State Street - Installation of an awning without prior approval.](#)

Mr. Engle stated that the Fat Pat's Indian restaurant had an awning that was not appropriate and wanted to know what was being done. He said that he spoke with Staff.

Ms. Reiter stated that the awning was done without a Certificate of Appropriateness and that three stop work orders had been issued. She said that they would have to eventually take the awning down to repair it, and they were told that it was not to have all of the writing on it when it went back up.

Mr. Judson thanked Mr. Engle for mentioning it because these things needed to be

brought to peoples attention and it was gratifying to know that Staff was aware.

XII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Notices

20. [Retreat - August 27, 2009 - MPC Arthur A. Mendonsa Hearing Room - 1:00 - 5:00 P.M.](#)

Attachment: [E-agendascheduleHBR.pdf](#)

Attachment: [Tentative Agenda.pdf](#)

Mr. Judson reminded Board members about the retreat scheduled for August 27th and said that it was particularly important for those who had not received the e-agenda training to attend. He said that if there was any reason a Board member had not received training and could not attend the retreat to contact Staff to arrange a tutorial session.

XIII. OTHER BUSINESS

XIV. ADJOURNMENT