

**HISTORIC DISTRICT BOARD OF REVIEW
REGULAR MEETING
112 EAST STATE STREET**

ARTHUR A. MENDONSA HEARING ROOM

May 14, 2008

2:00 P.M.

MINUTES

HDRB Members Present:

**Dr. Malik Watkins, Chairman
Brian Judson, Vice-Chairman
Ned Gay
Dr. Nicholas Henry
Gene Hutchinson
Joseph Steffen
Richard Law, Sr.
Linda Ramsay
Swann Seiler**

HDRB Members Not Present:

**Sidney J. Johnson
Eric Meyerhoff**

HDRB/MPC Staff Members Present:

**Thomas L. Thomson, P.E./AICP, Exec. Director
Beth Reiter, Historic Preservation Director
Janine N. Person, Administrative Assistant**

RE: CALL TO ORDER AND WELCOME

The meeting was called to order at 2:00 p.m.

RE: REFLECTION

RE: SIGN POSTING

All signs were properly posted.

RE: CONTINUED AGENDA

**RE: Continued Petition of Gunn, Meyerhoff & Shay
Patrick Shay
H-07-3784-2
PIN No. 2-0016-04-003
501 West Bay Street
New Construction Part I Height and Mass –
Hotel/Condominium**

Continue to June 11, 2008, at the petitioner's request.

**RE: Continued Petition of Houston & Oglethorpe, LLC
Richard Guerard
H-07-3832-2
PIN No. 2-0005-30-002
143 Houston Street
New Construction/Rehabilitation/Addition Part I, Height &
Mass, Three-Story Condominium**

Continue to June 11, 2008, at the petitioner's request.

**RE: Continued Petition of Gunn, Meyerhoff & Shay
Patrick Shay
H-07-3916-2
PIN No. 2-0015-01-001
225 East President Street
New Construction, Part I Height and Mass for a Five-Story
Condominium**

Continue to June 11, 2008, at the petitioner's request.

HDRB ACTION: Ms. Seiler made a motion that the Savannah Historic District Board of Review approve the Continued Agenda items as submitted. Ms. Ramsay seconded the motion and it passed unanimously.

**RE: CONSENT AGENDA

Amended Petition of DC4 Design
Luke Dickson
H-07-3829-2
PIN No. 2-0015-19-002
204 East Liberty Street
Amend Previous Porch Approval**

The Preservation Officer recommends **approval**.

HDRB ACTION: Ms. Seiler made a motion that the Savannah Historic District Board of Review approve the Consent Agenda items as submitted. Mr. Steffen seconded the motion and it passed unanimously. Ms. Ramsay disclosed that she had done prior work with this applicant.

**RE: REGULAR AGENDA

RE: Petition of Art2Go
Billy Nelson
H-08-3984-2
PIN No. 2-0045-23-011C
523 Tattnell Street
Covered Porch Addition**

The Preservation Officer recommends **approval**.

NATURE OF REQUEST:

The applicant is requesting approval to build a screened enclosure over the existing garage and tie the roof into the main roof structure.

FINDINGS:

The roof will be a grey standing seam metal and guttered on the adjacent neighbor side. Six-inch by Six-inch wood posts with a picket railing are proposed. All visible wood will be stained Behr “Light Lead” DP-542.

STAFF RECOMMENDATION:

Approval

HDRB ACTION: Ms. Seiler made a motion that the Savannah Historic District Board of Review approve the petition as submitted. Ms. Ramsay seconded the motion and it passed unanimously

RE: REQUEST FOR EXTENSIONS

Petition of Peter H. Wilford
H-05-3506-2
PIN No. 2-0015-05-005
311 East York Street
Addition and Alteration
One-Year Extension

The Preservation Officer recommends **approval**.

NATURE OF REQUEST: Extension of previous approval for:

1. Demolish existing non-historic extension and deck.
2. Erect a two-story carriage house with two seven-foot garage doors.
3. Install custom made true divided-light wood windows in the main building and double-pane to meet ordinance standards in the carriage house and addition. Doors to be brought back to Staff for review.
4. Restore iron balcony and install a bronze cap rail similar to others in the block.
5. Install louvered shutters by Atlantic “Manchester”.
6. Add third-story to rear two-story addition.

FINDINGS:

The applicant is requesting a one-year extension of a previously approved application. The original approval has expired. There are no changes in the proposal or adjacent properties.

STAFF RECOMMENDATION:

Approval with double-paned window specifications and door specifications to be brought to Staff before ordering them.

HDRB ACTION: Mr. Steffen made a motion that the Savannah Historic District Board of Review approve the petition as submitted. Ms. Seiler seconded the motion and it passed unanimously

RE: Petition of Steve Day
 H-06-3747-2
 PIN No. 2-0045-31-009
 210 – 216 West Gwinnett Street
 New Construction
 One-Year Extension

The Preservation Officer recommends **approval**.

NATURE OF REQUEST:

The applicant is requesting a one-year extension to February 14, 2009, of the Part I Height and Mass and Part II Design approval for two new condominium buildings at 210-216 West Gwinnett Street. It is proposed to build Building “B” (eastern building) first.

The original approval was February 14, 2007. No changes have been made to the plans or adjacent properties.

FINDINGS:

The following Part I Height and Mass Standards Apply:

Standard	Proposed	Comment
Setbacks: No setbacks are required in RIPA zone.	A zero lot line setback is proposed.	The previous apartment building on the site, oriented to Tattall Street was built basically to the 0-lot line.
Dwelling Unit Type:	A residential high stoop dwelling unit type has been proposed.	See below.
Street Elevation Type: A proposed building located on an east-west through street shall utilize a historic building street elevation type fronting the same street within the same ward or in an adjacent ward.	High stoops are proposed.	High stoops on historic structures are not found in this block, however, high stoops on historic structures do exist behind the property on Hall Street and on Barnard Street. High stoop new construction exists in the same block face and in the block face across Barnard Street.
Entrances: Should face the primary street or the same street that the majority of other historic buildings on the block face.	The entrances are to face Gwinnett Street.	This standard is met. The historic structure entrances face Gwinnett Street.
Building Height:	The proposed structures have a 10'-6" first story (9'-6" stoop), a 13' second story and a 13.5 third story (to eave). The over all height is 42'-4 1/2" to the ridge.	The buildings are situated next to a two-story house. There are three story structures on Barnard and Hall and two new rows of three-story structures on Gwinnett in the same block and adjacent block across Barnard Street.

Tall Building Principles and Large-Scale Development:	NA	
Proportion of Structure’s Front Façade:	The applicant has revised his submission to achieve a more appropriate proportion of elements in the front façade relative to nearby historic properties.	
Proportion of Openings:	The applicant has revised his previous submission from French doors to rectangular, vertically aligned double-hung windows.	The window proportions and size are more compatible with historic precedent than those previously submitted.
Rhythm of Solids-to-Voids:	The applicant has altered his previous submission to reflect a six-bay rhythm of openings.	The six-bay rhythm is compatible with nearby historic properties.
Rhythm of Structure on Street:	The buildings are sited consistent with the historic lot patterns in this block.	The rhythm of the structures on the street is compatible.
Rhythm of Entrances, Porch Projections, Balconies:	The false balconies have been removed from the front façade. A double stoop is proposed which appears more compatible with the width of the proposed structure.	
Scale:	The revised arrangement of the windows helps reduce the elements of scale to better reflect the surrounding structures.	

The following Part II Design Standards Apply:

Standard	Proposed	Comments
Commercial Design Standards:	N A	
Windows and Doors:	The front doors are custom, raised wood panel doors with top and sidelights. Windows are Weathershield SDL in Craftsman Bronze color.	Staff met with the applicant. The top lights and sidelights are plain, not beveled. The windows have been approved previously by the Board for new construction.
Roof Shape:	Hip, 3:12. Elk Prestige shingles “Sandalwood”	
Balconies, Stoops, Stairs, Porches:	Building “A” has square posts and Building “B” has round posts. The stoop is 9’-6” tall.	There are discrepancies in the drawings of the entryways as to placement of elements of the entryways. Also, the column placement is not historically accurate. The entryways and porticos need to be reconsidered and new drawings presented to Staff for approval. In addition, a metal security gate design for under the front stoop should be presented to Staff for approval.
Fences:	Six-foot-high shadow box fence painted to match siding.	The fence appears compatible.
Overlay District Standards:	NA	
Materials:	Stair treads, balcony, spindles	Wood is a prominent material in this

	handrails, newel posts, fences, and gates - Pressure treated wood. Siding and trim: Smooth finish Hardiplank.	area.
Textures:	Smooth HardiPlank	
Color:	<p>Building “B”: Three piece cornice painted Benjamin Moore HC69 Whitall Brown with Black trim; siding: Benjamin Moore Sailcloth #77; Window trim: Black; Stoop posts: Sailcloth; stoop rail, steps, spindles, newel posts and rear balconies: Whitall Brown; Brick: Hanson Old Savannah” with La Farge Ivory mortar.</p> <p>Building “A”: Three piece cornice painted Benjamin Moore #77 Sailcloth with Benjamin Moore HC157 Narraganset Green trim; siding: Benjamin Moore Annapolis Gray #70; Window trim: Narraganset Green; Stoop posts: Annapolis Gray; stoop rail, steps, spindles, newel posts and rear balconies: Sailcloth; Brick: Hanson “Kensington” with La Farge Ivory mortar.</p> <p>Metal gates: Black</p>	
HVAC/Trash:	There is a gated enclosure for the trash cans along Tattnall Street at the rear of Building “A”. The HVAC will be in a fences area between patios on the rear side of the buildings.	

Recommendation: Approval

HDRB ACTION: Ms. Seiler made a motion that the Savannah Historic District Board of Review approve the petition as submitted. Mr. Gay seconded the motion and it passed unanimously

RE: STAFF REVIEWS

1. Petition of Custom Construction Company, Inc.
David Blich
H-08-3978(S)-2
117 West Jones Street
Siding

STAFF DECISION: APPROVED

2. Petition of Girl Scout Council of Savannah
Nina Smith
H-08-3979(S)-2
330 Drayton Street
Color/Stucco Repair/Windows
STAFF DECISION: APPROVED

3. Petition of Darlene Dean
Kevin O’Donnell
H-08-3980(S)-2
331 Tattnall Street
Existing Doors
STAFF DECISION: APPROVED

4. Petition of Joseph B. Mitchell
H-08-3981(S)-2
302 – 308 West Hall Street
Color Change
STAFF DECISION: APPROVED

5. Petition of Coastal Canvas Products
Jennifer Wall
H-08-3982(S)-2
424 East State Street
Awning
STAFF DECISION: APPROVED

6. Petition of Coastal Heritage Society
Savannah Visitor Information Center
Becki Harkness
H-08-3983(S)-2
303 Martin Luther King, Jr. Boulevard
Color/Windows
STAFF DECISION: APPROVED

7. Petition of J.D. Roberts Enterprises, Inc.
H-08-3985(S)-2
42 East Upper Factors Walk
Alteration to an Existing Step
STAFF DECISION: APPROVED

RE: WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

RE: NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

Dr. Watkins introduced Professor Carl Schuler and his Introduction to Architectural History class from the Savannah College of Art and Design.

RE: OTHER BUSINESS

- a. Unfinished Business**
- b. New Business**

- HDRB Board Retreat

Ms. Ward stated that the City Council would close the advertisement for new appointments in June and they would have someone selected by the end of summer. She said if the Board wanted to set a date toward the end of summer for a retreat that it would be appropriate.

Dr. Watkins asked if it would be August or September.

Ms. Ward stated that August would be safe but they could not make any assurances.

Dr. Watkins asked the Board if they had any thoughts for when they should have a retreat.

Ms. Ramsay asked how long it would be.

Ms. Reiter stated that in the past that it would be one day.

Ms. Seiler stated that the Board would retreat at approximately 9:00 a.m. until around 2:30 or 3:00 p.m.

Dr. Watkins asked if mid August was a good time.

Ms. Ward stated that Staff would pull some dates together in that timeframe and present them next month.

Ms. Seiler stated that they might want to wait until it gets closer to the date and see if the Mayor could come because it enhances the experience when he is present.

RE: APPROVAL OF MINUTES OF PREVIOUS MEETING – April 9, 2008

Ms. Ramsay stated that Mr. Meyerhoff was present at the April 9, 2008, meeting.

HDRB ACTION: Mr. Judson made a motion that the Savannah Historic District Board of Review approve the Minutes as submitted. Mr. Gay seconded the motion and it passed unanimously.

RE: ADJOURNMENT

There being no further business to come before the Historic District Board of Review the meeting was adjourned approximately 2:35 p.m.

Respectfully Submitted,

Beth Reiter,
Preservation Officer

BR/jnp