

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

ARTHUR A. MENDONSA HEARING ROOM

April 8, 2009

2:00 P.M.

MINUTES

HDRB Members Present:

**Dr. Malik Watkins, Chairman
Brian Judson, Vice-Chairman
Reed Engle
Ned Gay
Dr. Nicholas Henry
Gene Hutchinson
Sidney J. Johnson
Richard Law, Sr.
Linda Ramsay
Joseph Steffen**

HDRB Members Not Present:

Eric Meyerhoff

City of Savannah Staff Members Present: Tiras Petrea, Zoning Officer

HDRB/MPC Staff Members Present:

**Thomas L. Thomson, P.E./AICP, Executive Director
Beth Reiter, Historic Preservation Director
Julie Yawn, System Analyst
Janine N. Person, Administrative Assistant**

RE: CALL TO ORDER AND WELCOME

RE: REFLECTION

RE: SIGN POSTING

RE: CONTINUED AGENDA

**RE: Continued Petition of Coastal Heritage Society
Alexis Aubuchon
H-08-4086-2
PIN 2-0031-47-001
301 Martin Luther King, Jr. Boulevard
Addition**

Continue to May 13, 2009, at the request of the petitioner.

**RE: Petition of First African Baptist Church
H-09-4114-2
PIN 2-0016-03-008
23 Montgomery Street
Fence**

Continue to May 13, 2009, at the request of the petitioner.

**RE: Continued Petition of BWBF, Incorporated
Richard Guerard
H-09-4118-2
PIN 2-0032-07-001
342 Drayton Street
New Construction Design Details - Part II**

Continue to May 13, 2009, at the request of the petitioner.

**RE: Petition of Doug Bean Signs, Incorporated agent for
The Beach Institute
Donna Swanson
H-09-4123-2
PIN 2-0014-13-010
502 East Harris Street
Sign**

Continue to May 13, 2009, at the request of the petitioner.

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

RE: CONSENT AGENDA

**RE: Petition of Sweet Water Spa
Nikki Ankerson
H-09-4124-2
PIN 2-0015-06-015
148 Abercorn Street
Sign**

The Preservation Officer recommends **approval**.

**RE: Petition of William Saxman
H-09-4126-2
PIN 2-0032-58-001
601 Whitaker Street
Enclosure of a Non-Historic Porch**

The Preservation Officer recommends **approval**.

**RE: Petition of Janet Creasman
H-09-4127-2
PIN 2-0005-15-011
543 ½ East Congress Street
Demolition of a Non-Historic Lane Structure**

The Preservation Officer recommends **approval**.

Ms. Ramsay recused herself.

HDRB ACTION: Mr. Steffen made a motion that the Savannah Historic District Board of Review approve the Consent Agenda items as submitted. Mr. Judson seconded the motion and it passed eight to one.

RE: REGULAR AGENDA

**RE: Petition of Gunn, Meyerhoff & Shay
Patrick Shay
H-09-4121-2
PIN 2-0016-01-001
0 Barnard Street
New Construction Design Details - Part II**

The Preservation Officer recommends **approval with conditions**.

Present for the petition was Mr. Patrick Shay.

Ms. Reiter gave the Staff report.

NATURE OF REQUEST:

The applicant requests approval for New Construction, Part II, Design Details, of a six-story hotel annex to the Inn at Ellis Square on the northwest corner of Barnard and Bryan Streets fronting Ellis Square.

Part I, Height and Mass was approved on March 11, 2008, with the conditions that the window dimensions meet the 3:5 ratio and the top floor be further distinguished from the lower floors as required in the Historic District Ordinance (Section 8-3030). The dimensions of openings have been verified and are no less than 3'-6" wide by 6' tall. A horizontal stone band course has been provided between the fourth and fifth floors on the brick projecting bays and brick soldier coursing has been added in the recessed central bays.

FINDINGS:

The property is zoned B-C-1 (Central-Business) and is currently vacant. A portion of the neighboring parking garage will be demolished and the property used for the proposed development. Partial demolition of the parking structure and the alterations to the remains of that structure were approved by

the Historic Review Board on October 8, 2009, (File No. H-08-4057-2). A recombination subdivision plat will need to be submitted and approved prior to issuance of a building permit.

Comments from Site Plan Review (SPR) were submitted by the City’s infrastructure departments in February 2009. All departments have reviewed the General Development Plan with the revisions needed below. These revisions and variances will need to be addressed prior to the issuance of a building permit.

- 1) MPC, Geoff Goins: Pursuant to Section 8-3025(b) Hotels are permitted in B-C-1, provided they front onto arterials. Bryan and Barnard Streets are not classified as arterials on the Street Classification Map. A variance from this standard will need to be obtained, prior to approval by the MPC.
- 2) Traffic Engineering, Cindy Coddington: Handicap ramps for Bay Lane, Barnard Street, and Bryan Street will need to be shown on the Specific Development Plan.
- 3) Streets Maintenance, Carey Purvis: 1) Show ADA ramp locations; 2) Improvements on north side of Bay Lane are on a separate parcel. Is this going to be on a separate plan?

The following Part II Design Standards Apply:

Standard	Proposed	Comments
<p>Commercial Design Standards: The exterior visual expression of the top story of buildings over three stories shall be distinctive from the stories below the top story... Storefront glazing shall be inset a minimum of 4” from the face of the building... Entrances shall be recessed and centered within the storefront. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel, or copper as part of a glazed storefront system...</p>	<p>Aluminum storefronts made of doors extending from the ground to the top of the opening are proposed with recessed entries in the center of the south, southeast corner, and east facades. A 2’ tall cast stone base is used where storefront windows are incorporated.</p>	<p>The petitioner has agreed to further distinguish the top floor from lower floors by making the soldier course of brick a color to match the stone. This would provide another horizontal element to further subdivide the top, middle, and base.</p>
<p>Windows and Doors: Double-glazed windows are permitted on non-historic facades and on new construction, provided, however, that the...muntin shall be no wider than 7/8”, the muntin profile shall simulate traditional putty glazing, the lower sash [rail]</p>	<p>Double-glazed Peerless 432H Historic Profile metal windows are proposed on upper floors. On floors 3-6 on the brick portions, a solid fill will be located above the paired windows within the brick opening. Windows frames are recessed 3” from the façade.</p>	<p>Staff recommends approval. Peerless window systems have been previously approved in the district.</p>

<p>shall be wider than the meeting and top rails, extrusions shall be covered with appropriate molding. Between-the-glass muntins shall not be used. The centerline of window and door openings shall align vertically. Window sashes shall be inset not less than 3” from the façade of a masonry building.</p>	<p>Glass transoms are located above bi-folding hinged doors behind 6’ projecting laminated glass awnings with ornamental bracket supports. Awnings maintain a 10’ vertical clearance.</p>	
<p>Roof: Parapets shall have a string course of not less than 6” in depth and extending at least 4” from the face of the building, running the full width of the building between 1 and 1 ½ feet from the top of the parapet. Parapets shall have a coping with a minimum 2” overhang. Roofs visible from a street shall be covered with standing seam metal, slate, tile, or asphalt shingles.</p>	<p>A 4’ tall brick parapet with gabled pediments surfaced in metal standing seam roofing is proposed. A brick string course and coping are incorporated.</p>	<p>The standard is met.</p>
<p>Balconies, Stoops, Stairs, and Porches:</p>	<p>An open metal frame arcade/canopy with metal tubing is proposed upon a cast stone base.</p> <p>Ornamental metal railings finished in a dark green color to match those on the existing Inn at Ellis Square to the north are proposed over the corner entry and as grills on the lane façade.</p>	<p>Staff recommends approval.</p>
<p>Fences:</p>	<p>A wall of continuity is provided at the western end of the Bryan Street façade made of stone columns supporting a stone lintel with the metal arched arcade canopy above.</p>	<p>Staff recommends approval.</p>
<p>Materials and textures:</p>	<p>Body: Hard red brick with thin joints to match the Guckenheimer building. Recesses and west façade: textured red-brown brick to</p>	<p>Provide brick type 1 and 2, mortar, and stone samples. Construct sample panel including details (windows, cornice, brick</p>

	<p>match the 1970s era portion of the Inn at Ellis Square. Ground Floor: Stone (cast or natural) of a color and texture similar to the Guckenheimer building.</p>	<p>work, stone, etc...) for final approval by Staff prior to purchase and installation.</p>
<p>Color:</p>	<p>Railings and Grills: Black Swan ICI1904 Storefronts, window frames and sashes, and filler above arched windows: Oak Alley ICI1869 Roofing, metal copings, cornices, and panels within the bay sections and rounding corners: Pale Clover ICI1054</p>	<p>Staff recommends approval.</p>
<p>Utilities and Refuse: Electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view. HVAC units shall be screened from the public right-of-way. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative gate. Refuse storage areas shall be located within a building or shall be screened from public streets and lanes.</p>	<p>Electrical vaults and transformers are located beneath the sidewalk along Barnard Street with a 6’ by 10’ access metal grate at grade. Eight 6’ tall HVAC units are located on the roof, toward the lane. PTAC systems are located on the lane elevation and are screened by a decorative metal grill. A recycle/refuse area is located within the building on the lane façade.</p>	<p>The standards are met.</p>

RECOMMENDATION:

Approval with the following conditions:

1. Construct a material sample panel on site, to include building details such as window, cornice, brick, metal panels, cast stone, etc...for Staff approval prior to installation;

Mr. Engle asked if the string course would continue across the pilasters.

Ms. Reiter answered no.

Mr. Engle stated that on the sixth floor at the cornice level the stone course continued on to the pilasters, and by not doing it at the fifth floor it created a series of very narrow six-story pilasters which won't increase horizontality, but rather, verticality.

Mr. Gay asked if the middle section was recessed in.

Ms. Reiter answered yes.

PETITIONER'S COMMENTS:

Mr. Patrick Shay (Gunn, Meyerhoff & Shay Architects) stated that they concurred with Staff's comments. He said they added the horizontal element between the fifth and sixth floor, but they preferred to have the corners articulated with brick in the same color with cast stone or full stone, large-scale stones, and the intermediate part in stones the size of bricks. They felt that the corners needed to be vertical.

Mr. Engle stated that it should continue over on the fifth and sixth floor. He said it was not differentiating the top story the way the law called for it to be.

Ms. Ramsay agreed that if it didn't have the band over it that it would seem extremely narrow and vertical, and that it accentuated the vertical.

Mr. Shay stated to describe the corner as a pilaster would be a misnomer because it was actually the recessing plane.

PUBLIC COMMENTS:

Ms. Cassie Dolecki (Historic Savannah Foundation - HSF/Architectural Review Committee - ARC) stated that there were too many materials and textures presented in this petition and that it was unclear which would be used. She said they recommended that the petitioner choose a single brick color and be consistent with it throughout the entire exterior of the building, and to choose one that matched the historic Guckenheimer building on Bay Street.

They felt that the inspiration drew from both the contemporary wing of the Inn at Ellis Square and the historic Guckenheimer building. It was confusing and the building suffered from a kind of dual identity. The magnitude of the building warranted that this building should be its own, but the plucking and pasting of surrounded details and materials resulted in a schizophrenia that fell short of its goal. They suggested that the petitioner use a natural stone material at the base and provide a sample of the mosaic tile over the Barnard and Bryan Streets entryway so that it could be examined in detail.

Mr. Steffen complimented the petition on the choice of colors, said that it would accentuate and bring in the other colors from Ellis Square, and that it provided a nice compatibility.

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

**RE: Petition of Custom Construction Company of Savannah, Inc.
David A. Blicht
H-09-4125-2
PIN 2-0032-17-003
117 West Jones Street
Addition**

The Preservation Officer recommends approval.

Present for the petition was Mr. David A. Blicht.

Ms. Reiter gave the Staff report.

NATURE OF REQUEST:

The applicant requests approval to construct a rear deck and relocate two windows in order to install doors to the deck. Also, to add a balcony at the third floor and install a door to the balcony.

FINDINGS:

1. The construction is within a previously infilled porch section at the rear of the house.
2. The insulated windows and doors are by Pella. Two 3'-11" by 3'-4" casement windows, designer series in white **with no dividers** are proposed. There will be internal blinds.
3. The balcony, deck, and rails are treated wood, painted white. It will be partially obscured from view by a brick garden wall. Fiberglass columns support the deck and will be hidden by the wall. The balcony projects 30 inches. The deck is 10 deep by 20 feet wide and will be 7 feet above grade. The top rail is flat.

STAFF RECOMMENDATION:

Approval.

Dr. Henry asked if the lot coverage was alright.

Ms. Reiter answered yes.

Ms. Ramsay stated that there was very minimal information. She said that the Board usually had items showing the relationship to other buildings on the block and a section through the proposed new construction. The deck as proposed didn't meet the code in terms of a four-inch sphere being able to pass through the railing. When going to the Inspections Department, the design of the railing would have to change. She asked if he thought about how the changes would be achieved and said that the Board would be approving something that wouldn't be built as shown.

PETITIONER’S COMMENTS:

Mr. David A. Blitch stated that they would design it to meet current codes.

Ms. Ramsay stated that the Board was not seeing what would be built but something that would have to be altered.

Mr. Blitch stated that they would redesign it and get back with Staff before they build.

Mr. Engle said that the law stated that it must be screened from the lane. He said it was visible from Barnard Street and that the Board was being asked to approve something they wouldn’t know how it would look when it was redesigned. He felt it should be held until they received the final design.

Mr. Gay stated that the existing house had the windows aligned on the second and third floors, but on the new plans they weren’t lined up. He said that it was a lot of work with moving the windows, closing some of it off, and adding two doors; it’s a big change. What was going to be changed had not been presented.

Mr. Blitch stated that the windows on the first floor weren’t lined up with the second floor, and that you couldn’t see them because of the existing fence. He said the owner preferred to have more light in the kitchen and designed it as the owner requested.

Mr. Steffen asked Staff if it was considered new construction, an addition, or an alteration.

Ms. Reiter stated that it was an addition.

Mr. Steffen asked if the level of information was adequate for an addition.

Ms. Reiter stated that she asked for a section of the railing, but did not get it.

Mr. Engle stated that the two drawings contradicted themselves. He said that one drawing said the posts were four-by-fours wrapped in one-by-sixes and the other drawing showed columns.

Mr. Blitch stated that it was originally designed with fiberglass columns. He said that Staff felt that the wood columns would be more appropriate since the deck was wood, and that he changed the drawing to match what was discussed.

Dr. Henry stated that the Board needed more information.

Mr. Engle stated that the way it was presented he couldn’t support it and he thought that the Board should reject it.

Ms. Ramsay stated that structurally she didn’t know what his framing members were, but it did not appear to support a ten-foot deck. She didn’t know what material was being used.

Mr. Blitch stated that the proposed was a four-by-four post with a two-by-four handrails and cross section.

Ms. Ramsay stated that she was referring to the floor joists that supported the decking.

Mr. Blitch stated that they were two-by-tens.

Dr. Henry asked if the petitioner would like to ask for a continuance.

Dr. Watkins stated that in this particular matter the Board members were concerned. He said that the Board would like to offer a request from the petitioner for a continuance. The Board would grant it and it would give the petitioner an opportunity to confer with Staff.

Mr. Blitch requested a continuance and said that he would confer with Staff.

HDRB ACTION: Mr. Steffen made a motion that the Savannah Historic District Board of Review continue the petition to the May 13, 2009, meeting at the petitioner’s request. Mr. Gay seconded the motion and it passed unanimously.

Mr. Steffen stated that he shared Ms. Ramsay’s concern about the code. He said that even though the Board did not vote on the code it was there for a reason. It made good sense and they needed to show the Board what it would look like when it was in compliance. However, he did not share the concern that the petitioner had to come to the Board and show them the engineering parts. The Board decided based on historic compatibility. He would like to see drawings to tell what was being looked at and you cannot tell with these drawings.

RE: STAFF REVIEWS

1. Petition of Kathleen Donahue and Mark Sanders

H-09-4115(S)-2

12 Price Street

Color Change

STAFF DECISION: APPROVED

2. Petition of Joan Sumner

H-09-4130(S)-2

329 East Broad Street

Color Change

STAFF DECISION: APPROVED

3. Petition of Fabrika

Kendrah White

H-09-4122(S)-2

140 Abercorn Street

Awning

STAFF DECISION: APPROVED

RE: WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

Mr. Gay stated that Walls Barbeque put up a sign in the lane on Price Street without prior approval from the Board.

Ms. Reiter stated that it was an off-premises sign that wouldn't come before the Board, but that it needed to come down.

RE: NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

Dr. Watkins acknowledged Professor Robert Allen's class from the Savannah College of Art and Design.

RE: OTHER BUSINESS

a. Unfinished Business

b. New Business

Ms. Reiter announced that Ms. Sarah Ward gave birth to a nine-pound, fifteen-ounce baby boy and that his name was Wyeth Levy Ward.

Dr. Watkins stated that the Board wished to send Ms. Ward their well-wishes and looked forward to seeing her return.

Mr. Thomson stated that City Council had made new Review Board appointments today.

RE: APPROVAL OF MINUTES OF PREVIOUS MEETING – March 11, 2009

HDRB ACTION: Mr. Steffen made a motion that the Savannah Historic District Board of Review approve the Minutes of March 11, 2009, as presented. 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 at approximately 2:35 p.m.

Respectfully Submitted,

Beth Reiter,
Preservation Officer