



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
October 14, 2009 - 2:00 P.M.
Meeting Minutes

OCTOBER 14, 2009, HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Dr. Malik Watkins, Chairman
Brian Judson, Vice-Chairman
Ned Gay
Dr. Nicholas Henry
Gene Hutchinson
Sidney J. Johnson
Richard Law, Sr.
James Overton

HDRB Members Not Present: Reed Engle
Linda Ramsay
Joe Steffen

MPC Staff Present: Beth Reiter, Historic Preservation Director, AICP
Sarah Ward, Historic Preservation Planner, LEED AP
Julie Yawn, Systems Analyst
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 2:00 p.m.](#)

II. APPROVAL OF MINUTES

2. [Approval of Minutes of Previous Meeting - September 9, 2009](#)

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

Board Action:

Approve September 9, 2009 minutes. - PASS

Vote Results

Motion: Brian Judson

Second: Ned Gay

Ned Gay - Aye

Nicholas Henry - Aye

Gene Hutchinson - Aye

Sidney J. Johnson - Aye

Brian Judson - Aye

Richard Law, Sr - Aye

W James Overton - Aye

Linda Ramsay - Not Present

Joe Steffen - Not Present

Malik Watkins - Abstain

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

3. [There were none.](#)

IV. SIGN POSTING

4. [There were none.](#)

V. CONTINUED AGENDA

5. [Continued Petition of BWBF, Incorporated - Richard Guerard - H-09-4118-2 - 342 Drayton Street - New Construction Part II - Design Details - Continue to November 12, 2009, at the request of the petitioner.](#)

6. [Continued Petition of Thomas Sign & Awning - Dominic Nelson - H-09-4168-2 - 111 West Congress Street - Sign - Continue to November 12, 2009, at the request of the petitioner.](#)

Mr. Judson asked if it was clarified whether there was a limit to or a time period for the number of extensions.

Ms. Reiter stated that it would be clarified in the Unified Zoning Ordinance and would be addressed.

Board Action:

Continue to November 12, 2009, at the request of the petitioner - PASS

Vote Results

Motion: Ned Gay

Second: Gene Hutchinson

Ned Gay	- Aye
Sidney J. Johnson	- Nay
Brian Judson	- Aye
Richard Law, Sr	- Aye
W James Overton	- Aye
Linda Ramsay	- Not Present
Joe Steffen	- Not Present
Malik Watkins	- Abstain
Nicholas Henry	- Aye
Gene Hutchinson	- Aye

VI. CONSENT AGENDA

7. [There were none.](#)

VII. REGULAR AGENDA

8. [Amended Petition of Dr. Lance Hemberger - H-09-4129-2 - 548 East Taylor Street - Enclose Rear Deck](#)

Attachment: [Submittal package.pdf](#)

Attachment: [Staff report 10-14-09.pdf](#)

Present for the petition was Mr. Jerry Lominack.

Ms. Reiter gave the Staff report.

PETITIONER'S COMMENTS:

Mr. Jerry Lominack (Architect) stated that the project for this site previously came before the Review Board and that Dr. Hemberger had requested a continuance. He said they agreed with Staff's report and recommendation.

PUBLIC COMMENTS:

Ms. Stephanie Jordan (Historic Savannah Foundation - HSF) stated that HSF agreed with Staff's recommendation for the green fascia.

Board Action:

Approval to enclose a deck on the rear of the building and to include a Hunter (Charleston) Green parapet and screen over the top of the wall. - PASS

Vote Results

Motion: Brian Judson

Second: Ned Gay

Ned Gay - Aye

Nicholas Henry - Aye

Gene Hutchinson - Aye

Sidney J. Johnson - Aye

Brian Judson - Aye

Richard Law, Sr - Aye

W James Overton - Aye

Linda Ramsay - Not Present

Joe Steffen - Not Present

Malik Watkins - Abstain

9. [Amended Petition of Turner Food and Spirits - Neil Dawson - H-09-4134-2 - 38 Montgomery Street - Rehabilitation/Alteration](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Present for the petition was Mr. Neil Dawson.

Ms. Ward gave the Staff report.

Mr. Judson asked if the upper elevation was Montgomery Street and the lower elevation was Congress Street.

Ms. Ward stated that was correct.

PETITIONER'S COMMENTS:

Mr. Neil Dawson (Architect) stated that there were only two items to discuss with regard to the Staff report. He said that the main entry at the front showed what the facade would look like if they had centered the window and that it created a nice clean look, but his concerns were with the widths of the windows. They proposed it to look this way because there could be over 200 people who could potentially dine in the facility. The original doors were service doors because the openings were only three feet six inches wide, were narrow, and would barely permit the installation with a three-foot opening. With the number of people and guests coming and going, they would like to have an oversized door which was being proposed with a sidelight to allow more ease of access in entering and exiting the building. They agreed with Staff regarding the original passage door openings being respected and were proposing a louvered transom and door below. They would be fixed in a shut position but would reflect and honor the idea that they were service doors. He asked that the Board to consider the petition that was submitted rather than the centered entry as recommended by Staff.

They had initially submitted an equipment rack on the lane that would house remote

condensing units for the refrigeration, the walk-in, and the mechanical systems. They also have mechanical systems over the addition and it would be the primary spot. He said they took it off the submittal and the submittal that the Board had doesn't have the equipment rack. They would have six walk-in coolers that would have equipment. The distance allowed by the manufacturer is limited on the equipment and they wanted the Board to reconsider the idea of putting an equipment rack on the back of the building. It's not a popular idea but many of the lanes have hoods and the Board had approved a hood on the next block that was service-mounted on the whole building. They have gone through great trouble to make all of the hoods interior to the building and were trying to screen the devices by having them in a decorative metal rack to screen off the refrigeration units. There are distance issues with ice makers because the one they are using has a 66-foot travel distance from the device to the condenser. More verticality and more turns add to the difficulty and they would request that the petition be amended to include a rack. They're aware that it would encroach on the public right-of-way and would require approvals by the City Engineering and City Council, but they were prepared to do that.

Mr. Judson asked if what was being shown was the lane elevation.

Mr. Dawson answered that was correct.

Mr. Judson stated that he was trying to visualize the entrance on Congress Street with the symmetry. He asked where the proposed entrance would line up while walking from Vinnie Van Go-Go's pizza down Montgomery Street if you were looking directly at the entrance, or was it off to the right.

Mr. Dawson stated that it was closer to the other entrance, was kind of in the corner, was larger than the other openings, was about 54 inches wide, kind of nestled in the corner, and that it looked awkward to have the main entrance crammed in the corner of the facade.

Mr. Judson stated that he was less concerned about the centering because the building was off-centered from how it would be viewed coming down the square.

Mr. Dawson stated that because of the constraints of the size of the door and because it wouldn't have been the main entrance, they felt that the doors would originally have been secondary entrances and felt some liberty to modify them.

Mr. Judson stated that when the building was a revitalized building that the window treatment would make it feel more accessible because as it sits it was an ugly block. He said that the windows would give more of a pedestrian-friendly look on the front.

Mr. Dawson stated that the client agreed to Spanish Cedar and other rich materials that would add to the quality of the street experience.

Dr. Henry asked which facade was being proposed.

Mr. Dawson stated that the drawing on the bottom showed the centered entrance and the drawing on the top was submitted for approval.

PUBLIC COMMENTS:

Mr. Daniel Tucker (Garibaldi's, Incorporated) stated that Garibaldi's objected to the plan because the new proposed construction could potentially interfere with the ventilation system for Garibaldi's. He said that Garibaldi's ventilation system has been in place for over 29 years and they contend that it was their right for the system to remain in place. They have filed an action in superior court seeking a declaration to the legal rights of Garibaldi's and the petitioner with respect to the air space that Garibaldi's may or may not have. They requested that if the ventilation system was compromised that a ruling be delayed until the superior court had made a determination.

Mr. Bob Turner (Turner Food and Spirits) stated that the question raised was a legal question, they understand that, they have engaged with Mr. Turner's attorneys and it would be up to the court but that he didn't think it had anything to do with the design, approval, or disapproval going forward. He said that if it did, then the court would have something to say about it. The issue was being addressed and he asked the Board for a vote on the merits of the petition.

Ms. Stephanie Jordan (Historic Savannah Foundation - HSF) stated that it was a good design, that they were pleased with the rehabilitation of the main block, and that the addition was sensitive and well-designed. She asked how the water would be removed from the steel canopy because there was a concern about the downspout placement. The drawings and descriptions on the aluminum and glass garage door were unclear due to the absence of the second floor floorplan, and she asked that the concept be explained. Overall, they felt that the project received a positive review and were looking forward to the improvement to the block.

BOARD DISCUSSION:

Dr. Watkins stated that the Board's purview dealt with design compatibility. He said that whether or not an action was pending in superior court, the Board was focused on design.

Mr. Overton stated that he did not see the garage door on the drawings, and that part of the submission had to do with the garage door manufacturer's standard specifications.

Mr. Dawson stated that they included detailed information on the garage door in their submittal and that it was accessible on the website. He said that the garage door was located on the second floor to provide access to the banquet room and that the door can be pulleyed to create an indoor and outdoor experience. The aluminum storefront system was designed to line up with the horizontal mullions, and the doors and storefront had the same two-inch exposure so that the look was similar.

Mr. Overton asked if Staff had a problem with the garage door being on the second floor.

Ms. Ward stated that Staff didn't have a concern. She said that this portion of the brick building was recessed 50 plus feet from the Congress Street side and that there was a two-story porch in front.

Dr. Henry stated that it would make more sense to vote on the facade and hold off until they find out what the courts would do.

Dr. Watkins stated regarding the court issue that the Board's purview was to deal with design compatibility. He said that issues of air rights and things of that nature aren't within the Board's mission and that the specific question was compatibility with regard to the Board's guidelines.

Mr. Gay stated that the proposed door was 54 inches wide and that they were trying to fit the door with one sidelight and everything not lining up. He said there were wide windows on the first floor that didn't exactly line up with the others and it seemed to jumble things further. He asked if there was any way to make it a French door or something like that, and if it was wide enough for a French door instead of having the sidelight on one side with a regular door.

Mr. Dawson stated that was a great point. He said that the opening in that particular place was 64 inches and not big enough for them to put two 30 inch wide doors which is the door size required by the accessibility code. There were some ways to get around it in existing buildings but they were less than desirable if you were mobility impaired. They desire to keep the door with a smaller sidelight. They could do flanking sidelights and a center door but then the sidelights would have smaller glass and this was a better design solution.

HDRB ACTION: Mr. Judson made a motion that the Savannah Historic District Board of Review approve the petition as amended with the condition that the signage and color samples come to Staff for final approval. Dr. Henry seconded the motion. The motion failed.

Ms. Reiter asked if the motion was amended with the louvered doors and the equipment balcony on the lane side.

Mr. Judson answered yes it was. He asked Staff that when they were saying louvered doors were they referring to the original petition or Staff's recommended modification.

Mr. Dawson stated that the louvers were in the original submittal but the equipment rack was not.

Dr. Henry asked Mr. Judson if he was recommending the top picture or bottom picture that was being displayed.

Mr. Judson stated that it was the top picture with the asymmetrical treatment.

Board Action:

1. Approval of the two-story brick addition and steel frame porch with colors for the brick, mortar, steel frame porch and mesh screens to be submitted to Staff for final approval.
2. Approval of the storefront and canopy alterations on the existing building with final colors to be submitted to Staff with the condition that the existing single door entry in the center of the north (Congress) - PASS

façade is used so as to retain the historic opening and lintels that exist and maintain the symmetry within the façade. 3. Signs must be resubmitted for approval.

Vote Results

Motion: Brian Judson

Second: Sidney J. Johnson

Ned Gay	- Aye
Nicholas Henry	- Nay
Gene Hutchinson	- Aye
Sidney J. Johnson	- Aye
Brian Judson	- Aye
Richard Law, Sr	- Aye
W James Overton	- Aye
Linda Ramsay	- Not Present
Joe Steffen	- Not Present
Malik Watkins	- Abstain

10. [Petition of Marie Booker - H-09-4174-2 - 505 Tattnall Street - Color Change and Replace Fence](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Drawings.pdf](#)

Attachment: [Photographs.pdf](#)

Present for the petition was Ms. Marie Booker.

Ms. Reiter gave the Staff report.

Mr. Gay asked what they were going to do with the concrete block wall next door.

Ms. Reiter stated that it was part of the petitioner's wall.

Mr. Gay asked if they had already done that part.

Ms. Reiter stated that the wall was already under construction and was an after-the-fact approval.

Mr. Overton asked why the Board was seeing the project in this condition.

Ms. Reiter stated that she didn't know if a stop work order was issued.

Mr. Overton asked why the work was stopped.

Mr. Gay asked why the petitioner was asking for an approval and they were already halfway through the project.

PETITIONER'S COMMENTS:

Ms. Marie Booker stated that she was a little bit late in applying for the application and a little bit early in starting the project.

Mr. Overton asked the petitioner if anyone from the City Inspections office had stopped her.

Ms. Booker stated that she had spoken with the Historic Review Board about what she was doing. She said that she had confidence in what she was doing was going to be within the code, and she spoke with her neighbors to make sure they were okay with everything being done.

Mr. Overton asked if the petitioner had a building permit for the wall.

Ms. Booker stated that she did not.

Mr. Overton asked if a building permit was required.

Mr. Tiras Petrea (City of Savannah Zoning Inspector) stated that a permit would be required and Building Life and Safety would have the final say.

Mr. Gay asked the petitioner if she realized that she needed to come before the Historic Board of Review to get it approved.

Ms. Booker answered that she did not.

Dr. Watkins asked the petitioner who she spoke to on the Historic Review Board.

Ms. Booker stated that she spoke with Ms. Ward but that she didn't say that it was okay to go ahead and start. She said that she told Ms. Ward about what was being done and in Ms. Ward's opinion it sounded like it would be approved, but that Ms. Ward didn't tell her to go ahead and start. The reason she started was because her neighbors were absentee owners and they were going to be present during a two to three week period, and she felt more comfortable tearing down their sides of the wooden fences down and putting up the concrete wall in case there were issues, so they could take care of issues then instead of after-the-fact when the project was finished.

Board Action:

Approval of a trim and door color change and to
enclose rear courtyard with a stucco fence. - PASS

Vote Results

Motion: Sidney J. Johnson

Second: Ned Gay

Ned Gay - Aye

Nicholas Henry - Aye

Gene Hutchinson	- Aye
Sidney J. Johnson	- Aye
Brian Judson	- Aye
Richard Law, Sr	- Aye
W James Overton	- Aye
Linda Ramsay	- Not Present
Joe Steffen	- Not Present
Malik Watkins	- Abstain

11. [Petition of Gunn, Meyerhoff & Shay - Patrick Shay - H-09-4175-2 - Lincoln Street at Julian Street - Rehabilitation/Alteration](#)

Attachment: [Submittal Package.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Revised materials.pdf](#)

Present for the petition was Mr. Patrick Shay.

Ms. Reiter gave the Staff report.

PETITIONER'S COMMENTS:

Mr. Pat Shay (Gunn, Meyerhoff & Shay) stated that Staff said the new glass enclosure was going to be larger than the existing one but it would actually be smaller.

Mr. Judson stated that there was reference made to the sidewalk being redone and he asked if there was a timeline that would coordinate with the projected timeline on the project.

Mr. Shay stated that the idea was that the area of existing sidewalk in front of the building would be replaced with the same pavers being used throughout the city. He said it is a matter of coordinating it with the city for the installation. There was another approval process they had to go through for the city right-of-way encroachment and he didn't know how long it would take.

Board Action:

Approval of rehabilitation/alteration. - PASS

Vote Results

Motion: Ned Gay

Second: W James Overton

Ned Gay - Aye

Nicholas Henry - Aye

Gene Hutchinson - Aye

Sidney J. Johnson - Aye

Brian Judson - Aye

Richard Law, Sr	- Aye
W James Overton	- Aye
Linda Ramsay	- Not Present
Joe Steffen	- Not Present
Malik Watkins	- Abstain

VIII. REQUEST FOR EXTENSIONS

IX. APPROVED STAFF REVIEWS

12. [Petition of Coastal Canvas - Jennifer Wall - H-09-4172\(S\)-2 - 150 Whitaker Street - Awning](#)

Attachment: [Staff Decision.pdf](#)

Attachment: [Submittal Package.pdf](#)

13. [Petition of Coastal Canvas - Jennifer Wall - H-09-4173\(S\)-2 - 502 East Liberty Street - Awning](#)

Attachment: [Decision Letter.pdf](#)

Attachment: [Submittal Package.pdf](#)

X. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

14. [Savannah College of Art and Design - Broughton and Abercorn Streets](#)

Mr. Judson asked about the work being performed at the SCAD library.

Ms. Ward stated that they were doing repairs to the stucco on the facade. She said that it was just repairs with no changes and that they had to take some of the coping down off the roof. It would all go back and there would be a smooth skim-coat of stucco. They would like to complete it before the film festival.

Mr. Judson asked if it was something that needed to come before the Board.

Ms. Ward stated that it didn't require a Certificate of Appropriateness.

XI. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Acknowledgements

15. [Great Public Spaces - Savannah Squares](#)

Ms. Reiter stated that a member of the MPC Staff submitted the Savannah squares as great public spaces for the American Planning Association, and Savannah was one of the ten cities chosen nationwide.

XII. OTHER BUSINESS

XIII. ADJOURNMENT

16. [Adjournment](#)

There being no further business to come before the Historic District Board of Review, the October 14, 2009, meeting adjourned at approximately 3:00 p.m.

Respectfully Submitted,

Beth Reiter
Preservation Officer

BR/jnp NOTE: Minutes not official until signed.