



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
January 11, 2012 2:00 P.M.
Meeting Minutes

JANUARY 11, 2012 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Linda Ramsay, Chair
Ned Gay, Vice Chair
Reed Engle
Dr. Nicholas Henry
Keith Howington
Sidney J. Johnson
Zena McClain, Esq.
Stephen G. Merriman, Jr.
Robin Williams, Ph.D

HDRB Members Not Present: Brian Judson
Ebony Simpson

MPC Staff Present: Tom Thomson, Executive Director
Sarah Ward, Historic Preservation Director
Julie Yawn, Systems Analyst
Mary E. Mitchell, Administrative Assistant
Allison Buker, Preservation Intern

City of Savannah Staff Present: Tiras Petrea, Zoning Inspector

I. CALL TO ORDER AND WELCOME

1. [New Board Member](#)

Ms. Ramsay welcomed new board member, Ms. Zena McClain.

II. APPROVAL OF MINUTES

2. [Approve Minutes of December 14, 2011](#)

Attachment: [12-14-2011 Minutes.pdf](#)

Board Action:

Approval of December 14, 2011 Meeting Minutes. - PASS

Vote Results

Motion: Nicholas Henry

Second: Ned Gay

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

Zena McClain, Esq. - Abstain

Stephen Glenn Merriman, Jr. - Aye

Linda Ramsay - Abstain

Robin Williams - Aye

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

IV. SIGN POSTING

V. CONTINUED AGENDA

VI. CONSENT AGENDA

3. [Petition of Donna Swanson for Doug Bean Signs, Inc. | H-11-4562-2 | 52 Barnard Street | Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

Approval for the neon lettering on the existing sign face at 52 Barnard Street for the business Jazz'd Tapas Bar. - PASS

Vote Results

Motion: Ned Gay

Second: Stephen Glenn Merriman, Jr.

Reed Engle - Aye

Zena McClain, Esq. - Abstain

Stephen Glenn Merriman, Jr. - Aye

Linda Ramsay - Abstain

Robin Williams - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

4. [Petition of Jovencio Mercado for Signs for Minds | H-11-4564-2 | 128 East Broughton Street | Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

Approval for the illuminated principal use projecting sign at 128 East Broughton Street. - PASS

Vote Results

Motion: Ned Gay

Second: Stephen Glenn Merriman, Jr.

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

Zena McClain, Esq. - Abstain

Stephen Glenn Merriman, Jr. - Aye

Linda Ramsay - Abstain

Robin Williams - Aye

5. [Petition of Kyle Hinton | H-11-4565-2 | 320 West Broughton Street | Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

Approval for the under awning sign at 320 West Broughton Street with the condition that the sign be no less than one foot from the outer edge of the canopy and maintain a vertical clearance of eight feet. - PASS

Vote Results

Motion: Ned Gay

Second: Stephen Glenn Merriman, Jr.

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

Zena McClain, Esq. - Abstain

Stephen Glenn Merriman, Jr. - Aye

Linda Ramsay - Abstain

Robin Williams - Aye

Reed Engle	- Aye
Ned Gay	- Aye

6. [Petition of Corde Wilson | H-11-4567-2 | 421 East Congress Street | Addition](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Submittal Packet I-Site Plan.pdf](#)
Attachment: [Submittal Packet II-Drawings.pdf](#)

Board Action:

Approval for the new addition in the existing courtyard on the east (Price Street) elevation of 421 East Congress Street. - PASS

Vote Results

Motion: Ned Gay
Second: Stephen Glenn Merriman, Jr.
Reed Engle - Aye
Ned Gay - Aye
Nicholas Henry - Aye
Keith Howington - Aye
Sidney J. Johnson - Aye
Zena McClain, Esq. - Abstain
Stephen Glenn Merriman, Jr. - Aye
Linda Ramsay - Abstain
Robin Williams - Aye

7. [Petition of Brannen Construction | H-11-4570-2 | 408 East Liberty Street | Alteration](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Submittal Packet I-Drawings.pdf](#)
Attachment: [Site Visit Photograph.pdf](#)

Board Action:

Approval for the alteration to the existing openings on the garage located at 408 East Liberty Street with the condition that the proposed color for the garage doors be submitted to staff for final approval. - PASS

Vote Results

Motion: Ned Gay
Second: Stephen Glenn Merriman, Jr.
Reed Engle - Aye
Ned Gay - Aye
Nicholas Henry - Aye
Keith Howington - Aye

Sidney J. Johnson	- Aye
Zena McClain, Esq.	- Abstain
Stephen Glenn Merriman, Jr.	- Aye
Linda Ramsay	- Abstain
Robin Williams	- Aye

VII. REGULAR AGENDA

8. [Petition of Alexandro Santana | H-11-4566-2 | 102 East Gaston Street | Fence](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet I-Drawings.pdf](#)

Attachment: [Submittal Packet II-Pictures.pdf](#)

Mr. Alexandro Santana, petitioner and Mr. Charles Cortese, owner were present on behalf of petition.

Ms. Sarah Ward gave the staff report. The petitioner is requesting approval for alterations to the existing iron fence at 102 East Gaston Street. The proposed changes to the fence will occur on the Drayton Street (west) elevation, towards the rear. The petitioner is proposing to remove the existing iron fence and construct a new screening wall, ten feet (10') in height. The proposed wall will be concrete block, stuccoed to match the main house with four 12 inch pilaster piers spaced equally along the facade of the new wall. It will be 26 feet-eight inches (26'8") long and tie into the existing masonry pier with a scalloped edge and rest on the existing stucco knee wall. This historic residence is a rated structure within the Savannah National Historic Landmark district and was constructed in 1927. The Secretary of the Interior's Standard apply to this property.

Ms. Ward reported that staff recommends approval for the alterations to the existing iron fencing with the following conditions:

1. The iron fencing be retained on-site for future repairs or restorations; and
2. The pilaster piers are eliminated from the design.

Dr. Williams asked how tall was the wall that the Board approved approximately two months ago.

Ms. Ward answered that the wall was eleven (11) feet tall.

Dr. Williams asked if this request makes the wall one foot taller.

Ms. Ward answered that the earlier request did not have the vertical piers.

Dr. Williams said in following the staff's recommendation, this would require removing the piers and making it one foot shorter at the bottom which would make this identical to the proposal that the Board has rejected twice.

Dr. Henry asked if the request is to make it one foot shorter.

Ms. Ward said it was a foot shorter and then the petitioner changed the design and incorporated the piers. She believes the second request was for a nine (9) foot wall.

Mr. Merriman said the Board approved the second request.

Ms. Ward said the design and height have changed each time the application has been before the Board.

Dr. Henry asked what fee is the petitioner paying when he submits an application.

Ms. Ward said the application review is \$25.00.

Mr. Engle said the retention wall is not shown.

Ms. Ward explained that the section does not show the retention of the knee wall. The petitioner has stated that they will be retaining this. She believes, however, the petitioner needs to confirm that they are retaining this and it should be shown in the section.

PETITIONER COMMENTS

Mr. Santana said they will remove the iron fence and store it. They will reinforce the wall. The original knee wall will be retained.

Mr. Engle said he was concerned about the section that does not agree with the elevation.

Mr. Santana said this was an oversight.

Mr. Howington asked the petitioner if the owner did not like the second fence.

Mr. Santana said the owner was not happy with the second fence because of the terribly small garden space. Retaining the original iron fence and locating the new wall 18 inches beyond the iron fence would virtually eliminate two feet. The owner is trying to retain as much of the garden space as possible.

Dr. Henry asked what are the dimensions of the garden space.

Mr. Santana answered that the garden is approximately 45 feet wide by fifteen feet deep.

Mr. Engle asked the petitioner if they considered a living wall.

Mr. Santana stated that the problem with the living wall is that it does not provide as much sound reduction as a solid concrete wall.

Dr. Henry asked the petitioner why he requested the second version of the wall if the owner did not like what was approved. He assumes that the owner saw what was being requested and what was approved. What is wrong now?

Mr. Santana said the petition that was approved located the solid concrete wall 18 inches behind the original fencing and eliminated two feet of the garden. The owner does not like this. He wants the original fence to be maintained in the garage and use the the concrete

wall space in lieu of the original iron fence.

Dr. Williams said as the traffic passes on Drayton Street, the wall will block some of the sound, but sound will find a way to get through as it penetrates.

Mr. Cortese said they owned the home on Whitaker and Gaston Streets. They will put in two water features. There will be some noise, but they know from the Whitaker Street job that the sound will be reduced. Aesthetically, the solid wall would be more pleasing.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation said they are in favor of retaining the iron fencing. However, if the wall is approved, they believe that the pilasters and piers are not appropriate.

BOARD DISCUSSION

Mr. Gay said if the Board denies this, it will just be brought back to them in another aspect.

Mr. Merriman said it appears that the owner's approval would be obtained before presenting the application to the Board.

Mr. Howington said the historic fence should be maintained.

Mr. Merriam said he believes this is almost the same proposal that the Board did not approve, the only difference is the height of the wall.

Board Action:

Denial of the alteration to the existing iron fence because it does not meet the design standards as required in Section 8-3030(1)(1) *Preservation of historic structures within the historic district* - PASS
[Secretary of the Interior's Standards and guidelines for Rehabilitation].

Vote Results

Motion: Nicholas Henry

Second: Stephen Glenn Merriman, Jr.

Reed Engle	- Aye
Ned Gay	- Aye
Nicholas Henry	- Aye
Keith Howington	- Aye
Sidney J. Johnson	- Aye

Zena McClain, Esq.	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Linda Ramsay	- Abstain
Robin Williams	- Aye

9. [Petition of Jovencio Mercado for Signs for Minds | H-11-4568-2 | 125 East Broughton Street | Sign](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Mr. Ameir Mustafa was present on behalf of the petition.

Ms. Sarah Ward gave the staff report. The applicant is requesting approval for a new illuminated principal use sign on the marquee of 125 East Broughton Street for the new business Lime Grill.

Ms. Ward reported that the staff recommends restudy of the illuminated principal use sign on the marquee of 125 East Broughton Street to incorporate the following conditions:

1. The sign be redesigned to emulate historic marquee signs;
2. If maintained on top of the marquee, relocate the sign to face east and west and the outer edge of the sign not project more than eight feet from the building facade; and
3. The square footage of the sign meets the ordinance.

Mr. Engle asked if the channels going across have been removed.

Ms. Ward answered no. They are just showing the renderings. This is a question for the petitioner, but she believes they do plan to use the outer border.

Dr. Henry asked the staff if the square footage meets the ordinance, would they support this petition?

Ms. Ward said the staff is recommending that the sign meets the square footage as stipulated by the ordinance. But, now that the staff has been given a picture of the blade sign, they do not believe that it will meet the ordinance.

Dr. Williams asked that in order for the petitioner to meet the allowable space would he need to recreate the old sign or be as close as possible to the location of the previous sign.

Ms. Ward said this would be left to the discretion of the Board.

Dr. Williams asked Ms. Ward that when the staff says recreation of the blade sign, if he understands what is being asked, some latitude would need to be given to the new sign.

Ms. Ward said the staff is recommending a restudy of what the petitioner has proposed to be more similar to this. She wants the Board to make a determination as to whether they want the sign to look exactly like this with the change in letters or whether they want to allow latitude or something other than this.

Mr. Engle said if they go to a blade sign, will there be other kinds of messages on the marquee.

Ms. Ward answered that the reader board could be used.

Mr. Engle stated that he wanted to go back to the white strip again. He asked if the Board could expect to see other things on the sign. If they go to the blade sign are they also going to be seeing all kinds of messages on the marquee.

Ms. Ward answered that the reader board could be used.

Mr. Gay said a blade sign or marquee can go here.

Mr. Engle agreed with Mr. Gay and said, but now there is limitation on the square footage.

Ms. Ward said this does not apply for the historic marquee.

Mr. Merriman said the marquee is not calculated in the square footage. He asked if the blade sign is somewhat larger.

Ms. Ward said there is some latitude that the Board may allow if they feel it meets the ordinance requirements for a marquee.

PETITIONER COMMENTS

Mr. Mustafa said he is open to different suggestions and his clients are open to suggestions also, but when it comes to spending additional money they are not always open to suggestions. He said he heard what has been said about the blade sign.

Ms. Ramsay advised Mr. Mustafa that the Board cannot continue his petition without him asking that it be continued to allow him the opportunity to gather more information.

Mr. Mustafa said he would like to get an understanding if what he has presented will be okay. If not, then he definitely needs a continuance.

Mr. Engle said his concern is that the sign should not be mounted on top of the marquee. However, if the blade sign is used the petitioner will be able to use the marquee.

Mr. Merriman believes the blade sign would be a good idea.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation said they agree with the staff's recommendation to mimic the historic sign.

Board Action:

Continue to the meeting of February 8, 2012 at petitioner's request. - PASS

Vote Results

Motion: Keith Howington

Second: Robin Williams

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

Zena McClain, Esq. - Aye

Stephen Glenn Merriman, Jr. - Aye

Linda Ramsay - Abstain

Robin Williams - Aye

10. [Petition of Patrick Shay for Gunn Meyerhoff Shay Architects | H-11-4569-2 | 412 Williamson Street | Demolition & New Construction, Part I](#)

Attachment: [Aerial Map.pdf](#)

Attachment: [Submittal Packet I-Written Description.pdf](#)

Attachment: [Submittal Packet II-Context Photographs.pdf](#)

Attachment: [Submittal Packet III-Renderings.pdf](#)

Attachment: [Submittal Packet IV-Model Photographs.pdf](#)

Attachment: [Submittal Packet V-Site Plans.pdf](#)

Attachment: [Submittal Packet VI-Floor Plans & Elevations.pdf](#)

Attachment: [Staff Report.pdf](#)

Mr. Patrick Shay was present on behalf of the petitioner.

Ms. Sarah Ward gave the staff report. The petitioner is requesting approval for demolition of a non-historic building and a new construction Part I, height and mass, for a five-story hotel and two-story accessory structure at 412 Williamson Street. The property is located within the Factors Walk Character Area of the historic district and the building is large-scale developed as defined in the ordinance. A finding-of-fact to vary the parking area design standard [Sec. 8-3030 (n)(14)b.1] requiring a 30 foot setback for structured parking from property lines is requested. The applicant is proposing a zero setback along Martin Luther King (MLK) Jr. Blvd. and on the northeast corner fronting River Street.

Ms. Ward reported that staff recommends approval for the demolition of the non-historic hotel structure at 412 Williamson Street.

Ms. Ward reported that the staff recommends a continuance of the new construction Part I, Height and Mass of the five-story hotel and two-story accessory structure for consideration of the following:

- a. Remove the recesses in the north facade along River Street to maintain a consistent

- wall of continuity;
- b. Eliminate or restudy the arcade on River Street to appear as a appendage with a different material than the principal structure;
 - c. Eliminate the cantilevered five-story bay on the north;
 - d. Illustrate how the development connects with the public sidewalk;
 - e. Increase the number of principal entrances on MLK, Jr. Blvd, River Street, and Williamson Street;
 - f. Restudy the valet parking, retaining wall, plaza, and stair in the Montgomery Street right-of-way to provide a greater public connection between the Oglethorpe Plan Area and the riverfront;
 - g. Reduce the overall height of the building to be more compatible with the surrounding historic structures;
 - h. Apply criteria for an additional story to the proposed project;
 - i. Provide further articulation on the MLK, Jr. Blvd. and Williamson Street elevations to resemble principal facades rather than secondary facades. This should include openings within the solid walls especially at the pedestrian level;
 - j. Restudy the openings and storefronts on the north facade (River Street) to be more compatible with the contributing structures along River Street;
 - k. Restudy the use of spandrels between tops and bottoms of openings which add to the verticality of the building making the height more apparent.
 - l. Provide greater consistency in the proportion of the openings within bays or segmented facades and meet the design standards for 5:3 ratio;
 - m. Headers and sills should be provided on punched openings;
 - n. The garage entry on MLK, Jr. Blvd. should not exceed 12 feet in width and should be broken into multiple bays if needed;
 - o. Increase the number of voids within the solid walls to meet the design standards;
 - p. Incorporate more entries along the facades;
 - q. Provide some relief in the solid privacy wall on Williamson Street through the introduction of piers at regular intervals;
 - r. Restudy the gable pediments on the north and south parapet walls to be in proportion with the large-scale building; and
 - s. Restudy of the parking setback to meet the standard. Other recommendations are seeking to provide a greater connection between the building and the pedestrian realm and parking at grade will conflict with this objective if not done to the minimal extent possible.

Mr. Engle asked if the historic street would no longer be in existence.

Ms. Ward answered yes that the street would no longer be there, but staff is asking the petitioner to look at ways to open Montgomery Street. Currently, however, the standard is not met. Staff recommends that the petitioner redesign the Montgomery Street landing to provide connectivity to the river.

Dr. Williams asked Ms. Ward to explain the building on the south right corner and the circulation pattern between Williamson Street and the courtyard.

Ms. Ward explained that the corner entrance would be on Martin Luther King (MLK) Jr. Boulevard.

Dr. Williams said the picture he was looking at shows it as Williamson Street. It appears

to be a wall, next a pool and then a wall. He asked if there is any turnability to get from Williamson Street into the courtyard.

Ms. Ward answered no.

Dr. Williams asked if there is an opening on MLK.

Ms. Ward pointed out that there is a garage entry and an entry at MLK and River Street.

Dr. Williams said the entire courtyard faces south. He asked if there would be public space in the back of the building.

Ms. Ward answered no; it would be private. The principal entry is on Montgomery Street. An illustration needs to be done showing the connection to the public sidewalk

Dr. Williams asked if there is an ordinance that prevents putting a pool on the roof.

Ms. Ward said she was not aware of a zoning provision of not putting a pool on the roof. The garage has frontage on all four streets. This is a difficult task, but staff wants to see if the petitioner can do a little more. The Montgomery Street facade serves as the main entrance into the building and has frontage on River Street as well.

Mr. Engle said his main concern is the main entrance predicated the closing of Montgomery Street.

Mr. Johnson said his concern is the extra story.

Ms. Ward explained that for the extra story, the petitioner needs to meet one of the criteria of the ordinance. She believes if the petitioner works with the City to make the improvements on Montgomery Street and the pedestrian sidewalk long River Street, the petitioner will qualify for the extra story.

PETITIONER COMMENTS

Mr. Shay stated they are in agreement with the comments that they have heard thus far. They have talked with the City Engineering department. He has no responsibility of making the City make improvements in the public right-of-way. However, because they have a great report from the staff, he believes it will be helpful to them as they go back to the City's Engineering department and advise them that these are the things that this Board is interested in. The study that was done several years ago included a ramp and some other improvements. He believes it is important to let the Board know that the property he is presently working with does not run parallel to the right-of-way. There is an agreement that they want to work out with the City of Savannah. The public right-of-way now is not a safe passage for the pedestrians to get to River Street. There is not a continuous sidewalk on this facade; it has one little section. They are proposing to create a continuous sidewalk. They have not received their comments from Traffic Engineering yet, but there is a streetcar that runs up to River Street and the traffic now coming down MLK presents a conflict with the old railroad line. They will work with the City to get this issue resolved.

Mr. Shay said their building is modeled in three dimension. He visited the corner on Saturday afternoon to see the kinds of activities are going on in this area. There are hundreds of people who walk this area and don't have a clue as to where River Street is. They want to work with this Board and the City to open this up. They have paid special attention to designing this corridor. There are parking spaces here, but he does not know whether they will need a variance for a setback. They agree with the staff's report that there should be adequate public sidewalk along both sides. The wall of continuity that is on Williamson Street that surrounds the private courtyard on the area where the swimming pool is located has been designed to a higher level than the elevation. However, he cannot tell the Board that this will be a public space. He knows there are many reasons why private property has to be fenced off at night in the garden, but the wall of continuity will continue along the street and will have visual openings so you can see into the courtyard such as garden gates that are seen all over the downtown area.

Mr. Shay said he would really like to have a beveled corner entrance at street level here. When he comes back to the Board, he may have this a little deeper. This is a remarkable place in our city and would be a great place to sit and watch the ships go by. Even if they don't have a continuous arcade, he believes it will be consistent with the restaurants, coffee shops and the other buildings they see on River Street.

Mr. Shay said regarding the height bonus, he would like to hold on to as much as he can of all three. He would like to say that they are collaborating with the City of Savannah to reopen Montgomery Street; he would like to say that there is a reason why they want to have masonry over one hundred percent (100%) of the exterior of the building. He said regarding the street level entrance, they will restudy this and come back with openings. His client wants as much parking as they can possibly get. He believes he can figure out a way to do this. Mr. Shay said they want some feedback on their windows. However, he realizes that they are not presenting the windows today as they are doing height and mass. They want to know if the Board will allow them to look at other window patterns.

Mr. Shay said the developer wants to pursue the demolition work now and, therefore, requests that this part of the petition be approved today. Presently, this is an abandoned building and the developer would like to have the opportunity to begin the demolition as they work through the issues that are encumbered upon having a really great building on this corner. Therefore, they might be willing to ask for a continuance on the height and mass portion, but at this point he wants to hear what the Board has to say.

Dr. Williams said it appears to him that it would be conceivable to have an entry point from Williamson Street.

Mr. Shay stated that this is not the main entrance.

Dr. Williams said it would be better if the pool was not in the courtyard and placed somewhere else, probably on the roof. He believes this would allow flexibility from Williamson Street frontage. Another reason to put the pool on the roof is because a meeting room is nearby.

Mr. Howington said he likes some of the things he has heard. He agrees with staff concerning the lack of pedestrian entries along MLK and River Street.

Mr. Engle said he believes the Montgomery Street issue is the real problem. As he looks at the swimming pool and the courtyard size, he is reminded of the Mansion Hotel on Drayton Street. Therefore, the main entrance here could be where the pool is located and have a drop-off point. This is what was done at the Mansion. It will probably fit within this space and then make the main entrance coming in here and the parking garage could be put on the side. He believes the hotel entrance needs to be restudied.

Mr. Shay asked if they are saying have the hotel entrance on the same side.

Mr. Engle answered no. He believes there would be an opening and flowers could be planted to block off the traffic at Williamson Street. Parking and turning cars around in the back is not a good solution.

Mr. Shay said they have about 16 departments to deal with and they are getting comments from all of them. It depends on what the City of Savannah says. He does not agree with the Board; this is their idea of the configuration for the hotel, but if there is another way to do it, they will take another look at it.

Dr. Henry said he agrees with staff. He knows the fenestration is not being discussed, but the facade should be simplified.

Dr. Williams said some issues have been raised such as the recess on different elevations. The petitioners proposal shows this all brick, but he supports stone. He asked Mr. Shay if the pool could be placed over the parking garage to accommodate Mr. Engle's suggestion regarding the Mansion. Could the pool be within an enclosed space and not outdoor?

Mr. Shay answered that he did not know.

Dr. Williams said may be the pool could be put over the entrance to the garage area and have a porch.

Mr. Shay said if he understands the comment regarding the Mansion, this would now mean that they would put a porch over the entire area. This would be the outdoor space where you could simply pull out of the line of traffic and be able to embark or disembark.

PUBLIC COMMENTS

Mr. Bill Stuebe of the Downtown Neighborhood Association stated that they passed a resolution requesting that the Historic Review Board require that the petitioner adhere to the Historic District Ordinance and design this project in accordance with the required parking spaces and design setbacks.

Ms. Connie Pinkerton, resident and business owner, stated that she and her husband owns a business in the Historic District. They have operated their business thirteen (13) years. During this time she has seen a number of hotels being built in the Historic District. Some of them have been satisfactory and some because of their design are mediocre. Ms. Pinkerton said she just wanted to remind everyone that they will be demolishing a building that is almost 50 years old.

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said Mr. Shay has met with her organization. The HSF is concerned about the overall height and the two-story accessory structure. They commend the effort to increase pedestrian activity. HSF supports removing the arcade walkway on River Street and bring the storefront up to the lot line and add a sidewalk.

Board Action:

1. Approval for the demolition of the non-historic hotel structure at 412 Williamson Street. - PASS

Vote Results

Motion: Reed Engle

Second: Sidney J. Johnson

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

Zena McClain, Esq. - Aye

Stephen Glenn Merriman, Jr. - Aye

Linda Ramsay - Abstain

Robin Williams - Aye

Board Action:

Continue the request for new construction Part I, Height and Mass of the five-story (above Bay Street) hotel and two-story accessory structure to the meeting of February 8, 2012 at the petitioner's request. - PASS

Vote Results

Motion: Nicholas Henry

Second: Keith Howington

Reed Engle - Aye

Ned Gay - Aye

Nicholas Henry - Aye

Keith Howington - Aye

Sidney J. Johnson - Aye

Zena McClain, Esq. - Aye

Stephen Glenn Merriman, Jr.	- Aye
Linda Ramsay	- Abstain
Robin Williams	- Aye

VIII. REQUEST FOR EXTENSIONS

IX. APPROVED STAFF REVIEWS

11. [Petition of Coastal Canvas Products | H-11-4563\(S\)-2 | 109 West Broughton Street | Awning](#)

Attachment: [Staff Decision 4563\(S\)-2.pdf](#)

Attachment: [Submittal Packet 4563\(S\).pdf](#)

No action required. Staff approved.

12. [Petition of W. Brannen for Brannen Construction | H-11-4570\(S\)-2 | 408 East Liberty St. | Color Change](#)

Attachment: [Staff Decision 4570\(S\)-2.pdf](#)

Attachment: [Submittal Packet 4570\(S\)-2.pdf](#)

No action required. Staff approved.

13. [Petition of Steven L. Beauvis | H-11-4571\(S\)-2 | 301 West York Street | Color Change](#)

Attachment: [Staff Decision 4571\(S\)-2.pdf](#)

Attachment: [Submittal Packet 4571\(S\)-2.pdf](#)

No action required. Staff approved.

14. [Petition of Geoff Albert | H-11-4572\(S\)-2 | 509 East York Street | Color Change](#)

Attachment: [Staff Decision 4572\(S\)-2.pdf](#)

Attachment: [Submittal Packet 4572\(S\)-2.pdf](#)

No action required. Staff approved.

15. [Petition of Kalani Robinson | H-12-4573\(S\)-2 | 506 East Broughton Street | Color Change, Shutters](#)

Attachment: [Staff Decision 4573\(S\)-2.pdf](#)

Attachment: [Submittal Packet 4573\(S\)-2.pdf](#)

No action required. Staff approved.

X. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

16. [Wooden Fence - Approximate Location at 310 Williamson Street](#)

Mr. Merriman asked about the status of this project.

Ms. Ward explained that a wooden fence and deck were constructed without a Certificate of Appropriateness (COA). The Zoning Inspector will issue a citation if this is not corrected and then the project will go through the court system if they do not come into compliance.

Mr. Engle reported that the Board of Education has painted their front granite steps gray.

Ms. Ward said this has been brought to the staff's attention and she notified the Board of Education (BOE). She was informed that the BOE is working on their window sashes now. Staff will continue to work with the BOE on the matter. They were cited by Property Maintenance at the request of the Board and they have been meeting on this issue.

XI. REPORT ON ITEMS DEFERRED TO STAFF

17. [Board's Procedure](#)

Ms. Ward reported that Ms. Ramsay and she noticed some things within the Board's procedures that they have not been doing. Ms. Ward said she is suppose to be providing the Board with original reports about items referred to staff. She wanted to begin January correctly.

XII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

Notices

18. [Next Meeting - Wednesday February 8, 2012 at 2:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

XIII. OTHER BUSINESS

Unfinished Business

19. [HDBR Bylaws](#)

Attachment: [HBR PROCEDURAL MANUAL & BYLAWS 2008.pdf](#)

Ms. Ramsay reported that Ms. McClain asked if the Board held pre-meetings. She asked the Board members to give their input on the meeting pre-meeting

question.

Ms. Ward explained that the pre-meeting is a period that allows the Board to ask questions about a particular request that they might have. The pre-meetings would be advertised.

Mr. Thomson said the pre-meetings as Ms. Ward said would be advertised. The MPC's format does not allow the petitioners to speak or interact with the Board. The discussion is among the Board members. The Historic Review Board would have to come up with a format that they are comfortable with. The MPC pre-meeting alerts the Commission to issues before the actual meeting. The pre-meeting could reduce the time spent during the regular meeting. The pre-meeting would be open to the public, but they are not allowed to speak at this meeting. Minutes would have to be recorded for this meeting.

Ms. Ward suggested having two meetings a month. She explained that the MPC meets every three weeks. Their deadline date is on the same day they meet. For example, Mr. Shay had conditions "A through S." He will submit his information next week because the deadline for the February meeting is January 19. If the deadline is the meeting day, the petitioner would be pushed to the next meeting. This would take some of the pressure off the staff to advise the petitioner and put them on the agenda when the application may be weak or some items are missing.

Ms. Ramsay said this would allow the Board more time to review the request.

Mr. Thomson explained that the MPC met on yesterday. Today, the staff is reviewing the applications that were received on yesterday's deadline.

Ms. Ward explained that presently, the applications are received twenty (20) days prior to the meeting, which is about three (3) weeks before the meeting. Therefore, the Board will receive their packets a week before the meeting and the tentative agenda right after the deadline date. She said she tabulated the number of applications the Board received for past the several years. In 2011, 252 applications were received; in 2010 - 182 applications; and in 2009 - 106 applications. They are continuing to see an increase in applications. January has historically been the lowest meeting month.

NOTE: The Board members will think about having the meetings every three weeks. Staff will draft a memo regarding the pre-meeting and send to the Board.

20. [Screening of HVAC Units](#)

Ms. Ward explained that a member of the public requested an HVAC screen and believed that the staff had the ability to review and approve the

request so that they would not have to wait to come before the Board.

Ms. Ward said at last month's meeting the Board directed that staff come back with examples and pictures of different types of HVAC screening in the area. The staff went on a site visit throughout the Historic District and what they saw was either the screen could not be seen as it was behind a privacy wall or they were not screened at all and were on the public right-of-way. To find good examples of HVAC screening was hard to do. Either they are screened so well that they don't know they are there or they are not being screened.

Ms. Ward showed the Board a picture of the back of the Juliette Gordon Low building. A request was made to do some repairs. A question was asked if they had to screen the HVAC unit. They did the mock up renderings. On the Chatham County Courthouse building a huge unit was installed in front of the building. The unit was installed in the same place where the old unit was, but the new unit was three times bigger than the old unit. This eventually came to the Board. Ms. Ward said Ms. Ramsay had a question that was not discussed in the Board meeting as it was on the Consent Agenda.

Ms. Ward reported that the petitioner of the Scottish Rite building on Bull Street was the individual who requested that staff review their petition. Ms. Ward said the unit is not screened. This has been turned over to the Enforcement Unit. The building on Oglethorpe Avenue across from the Fire Station, when walking down the street you can see the chillers on top of this building. She said the unit on top of the Georgia Power building generated much discussion when it came to the Board. Green vegetation was supposed to be planted along this unit. They found an example of good screening on Broughton and Habersham Streets.

Mr. Howington asked should the unit be on the ground if green vegetation is being proposed.

Ms. Ward said a decision needs to be made by the Board if they feel the HVAC screen review should be done by staff or if it should come to the Board.

Dr. Henry believes the HVAC screening should be reviewed at the staff level. With regards to the green screening, may be the new criteria could be that it has to be in the ground.

Ms. Ramsay asked if the Board needs to vote on this.

Ms. Ward said she will redraft the By-Laws and bring them to the Board. At this time the Board will vote. But, she would like to get a consensus from the Board as to what the draft should be. She said Mr. Howington questioned the green screening. She believes the green screenings are attractive and soften the edge on a hard edge wall. Ms. Ward said, however, what if the green planting dies. Would the petitioner be in violation of the Board's approval?

Ms. Ramsay asked if the Board wanted to say that the green screening be in the ground.

Ms. Ramsay questioned satellite dishes in the Historic District. She said an egregious satellite dish is on the corner of Congress and Price Streets.

Ms. Ward stated that during their site review of the area, she saw the satellite dish and it hangs in the right-of-way. They have remained silent on the dishes, but she believes it is technically within the Board's purview as the dishes are attached to buildings.

Mr. Gay asked if the staff is called when someone wants to install a satellite dish.

Ms. Ward answered that sometimes the staff is called and she advises them not to put the dish on the front, try to put it on the back and that it would be great if they are screened from public view.

Mr. Engle asked if they are going to go back and change the ordinance.

Ms. Ward said the Unified Zoning Ordinance (UZO) has not been passed. If they want to say something about the green screening being in the ground, this would be the best place to do so.

Mr. Thomson said the By-laws could be written giving approval for staff to review and approve screenings consistent with the ordinance. Should the staff question something during their review, it will be brought to the Board. However, if the Board wants to set standards, this would be an amendment to the ordinance. Mr. Thomson recommended that if it meets the Board's approval, let the staff review and approve the HVAC screening and monitor how it works.

XIV. ADJOURNMENT

21. [Adjourned](#)

There being no further business to come before the Board, Ms. Ramsay adjourned the meeting at 4:50 p.m.

Respectfully Submitted,

Sarah P. Ward
Historic District Director

SPW:mem

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.