



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

Arthur A. Mendonsa Hearing Room
August 12, 2015 1:00 p.m.
Meeting Minutes

AUGUST 12, 2015 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

HDRB Members Present: Keith Howington, Chair
Ebony Simpson, Vice-Chair
Zena McClain, Esq., Parliamentarian
Debra Caldwell
Justin Gunther
Dr. Henry Nicholas
Andy McGarrity
Stephen Merriman, Jr.
Majorie Weibe-Reed
Tess Scheer
Dr. Robin Williams

MPC Staff Present: Tom Thomson, Executive Director
Ellen Harris, Director of Urban Planning and Historic Preservation
Leah G. Michalak, Historic Preservation Planner
Sara Farr, Historic Preservation Planner
Mary E. Mitchell, Administrative Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

1. [Petition of Linda Ramsay | 15-002695-COA | 20 East Taylor Street | New Construction Carriage House: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Aerial - Facing West.pdf](#)
Attachment: [Context - Sanborn Maps.pdf](#)
Attachment: [Monterey Ward.pdf](#)
Attachment: [Submittal Packet - Mass Model.pdf](#)
Attachment: [Submittal Packet - Photos and Drawings.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part I, Height and Mass to construct a two-story carriage house at 20 East Taylor Street with the following conditions to be submitted for review by the Board with Part II, Design Details.

1. At a minimum, add a gate at the lane façade to disguise the recessed entrance/walkway and to be more compatible with similar “pass-throughs” on historic buildings. - PASS
2. Provide additional information regarding the garage apron. Ensure that if it requires a slope that the slope occurs inside the garage and not on the public right-of-way (lane).

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

2. [Petition of Elaine Berk | 15-003718-COA | 618 Price Street | Fence](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the fence at 618 Price Street, because it meets the standards and is visually compatible.

- PASS

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

3. [Petition of Adam Purser for Lat Purser & Associates | 15-003735-COA | 515 Montgomery Street | Amendment to New Construction: Part 2 Design Details and Signage](#)

Attachment: [15-003735-COA Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the proposed revisions and signage at 515 Montgomery Street - PASS because the design is visually compatible and meets the standards.

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

4. [Petition of Gretchen Callejas, Felder & Associates | 15-003862-COA | 18 East Jones Street | Fence Alterations and Trellis](#)

Attachment: [Staff Report.pdf](#)
Attachment: [Sanborn Maps.pdf](#)
Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a pergola and alterations to the brick wall at the lane for the property located at 18 East Jones Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the preservation and design standards:

1. Provide a finish selection for the pergola's wood structure. - PASS
2. Provide a paint color selection for the automobile door.
3. Provide additional information regarding the proposed infill materials in the brick wall where the human door will be removed.

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

5. [Petition of Anthony Debreceny | 15-003864-COA | 151 Bull Street | Signs](#)

Attachment: [Staff Recommendation.pdf](#)
Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign on 151 Bull Street with the condition that the applicant obtains an - PASS

encroachment license, because it meets the standards and is visually compatible.

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

6. [Petition of Stephanie Bock | 15-003875-COA | 401 East Jones Street | Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Sanborn Maps.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to replace the stoop for the row house located at 401 East Jones Street as requested because the proposed work is visually compatible and meets the preservation and - PASS design standards.

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye

Ebony Simpson	- Aye
Robin Williams	- Aye

7. [Petition of Doug Bean | 15-003876-COA | 605 West Oglethorpe Avenue | Signs](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a principal use projecting sign and two supplemental identification - PASS signs for 605 West Oglethorpe, because they are visually compatible and meet the standards.

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

8. [Petition of Terry Kohler, Coastal Heritage Society | 15-003880-COA | 539 West Charlton Street | Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to construct a new front stoop and alter the picture window opening on the front façade for the railroad cottage located at 539 West Charlton Street with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the preservation and design standards:

- Increase the newel post to 6-by-6 inches to - PASS match the posts, extend the newel post

through the handrail, add a cap to the newel post, and relocate the newel post so that the handrail can be straight. Either relocate the newel post to the bottom stair tread or abutting the bottom stair riser.

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

9. [Petition of James Beasley | 15-003881-COA | 1 East Broughton Street | Signs](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Application.pdf](#)

Attachment: [Submittal Package.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for two new projecting signs at 1 East Broughton Street, because they are visually compatible and meet the standards. - PASS

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye

Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

10. [Petition of Clegg Ivey | 15-003898-COA | 618 Montgomery Street | Sign and Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a principal use freestanding sign and color changes for the property located at 618 Montgomery Street as requested because the proposed work is visually compatible and meets the sign standards. The colors are as follows:

Body of the Building:	Behr, Lunaria M280-2	- PASS
Trim:	Behr, Stunning Gold M240	

Vote Results

Motion: Nicholas Henry

Second: Zena McClain, Esq.

Debra Caldwell - Aye

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Abstain

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Aye

Marjorie W Reed - Aye

Tess Scheer - Aye

Ebony Simpson - Aye

Robin Williams - Aye

IV. ADOPTION OF THE AGENDA

V. APPROVAL OF MINUTES

11. [Approval of July 8, 2015 Meeting Minutes](#)

Attachment: [07-08-2015 Minutes.pdf](#)

12. [Approval of August 12, 2015 Meeting Minutes](#)

Attachment: [08-12-2015 Minutes.pdf](#)

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

VII. CONTINUED AGENDA

13. [Petition of Neil Dawson, Dawson Architects | 14-005106-COA | 512 West Oglethorpe Avenue | New Construction Hotel: Part I, Amendments and Part II, Design Details](#)

Board Action:

The Savannah Historic District Board of Review
does hereby continue this petition at the
petitioner's request. - PASS

Vote Results

Motion: Debra Caldwell
Second: Nicholas Henry
Debra Caldwell - Aye
Justin Gunther - Aye
Nicholas Henry - Aye
Keith Howington - Abstain
Zena McClain, Esq. - Aye
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Aye
Marjorie W Reed - Aye
Tess Scheer - Aye
Ebony Simpson - Aye
Robin Williams - Aye

14. [Petition of Clegg Ivey | 15-002129-COA | 514 MLK, Jr. Blvd. | Fence and Trellis](#)

Board Action:

The Savannah Historic District Board of Review
does hereby continue this petition at the
petitioner's request. - PASS

Vote Results

Motion: Debra Caldwell
Second: Stephen Glenn Merriman, Jr.
Debra Caldwell - Aye
Justin Gunther - Aye

Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

VIII. REGULAR AGENDA

15. [Petition of Gavin Macrae-Gibson | 14-003508-COA | 31 East Jones Street | Alterations and Additions](#)

Attachment: [Staff Recommendation 14-003508-COA.pdf](#)

Attachment: [Submittal Packet- drawings and photographs.pdf](#)

Attachment: [Submittal Packet- supplemental information- materials.pdf](#)

Mr. Gavin Macrae-Gibson was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for additions and alterations to 31 East Jones Street and the carriage house. The current proposal includes removing the non-historic addition to the west of the bay window on the south façade of the main house. A new addition with varied heights is proposed to the west of the bay window and is three and four stories tall. The addition will connect the main house to the carriage house with a walkway at the second level that will not be visible from the public right-of-way. There will also be an addition above the bay window. The proposed additions are very contemporary in expression and consist of white stucco with painted white steel faïing. A window on the south façade will be removed and replaced with a door with stair access to the courtyard. Additionally, the carriage house has been revised to include two garage doors on the lane (previously the Board approved one garage door and one man door). The existing door on the Drayton Street façade is proposed to remain (the Board previously approved its removal) and a new spiral staircase is proposed on the north, garden level elevation. A window and door on the north elevation will be replaced with a new double window. A single window on the north elevation will be removed and a door installed in a new location. The gate opening in the fence adjacent to the carriage house will be infilled with new brick to match existing. The gate opening in the center of the courtyard wall will be infilled with glass brick and the gate retained. An additional three feet of brick will be added the top of the wall, with glass brick utilized above the central door opening. The proposed additions will increase the lot coverage from 75.8% to 77% and the request includes a lot coverage variance from the required 75%.

Ms. Harris gave the background on this petition. The petition was reviewed by the Board on August 13, 2014 and was continued at the request of the petitioner primarily due to the Board's concerns regarding the removal of historic materials. The proposal has been revised to avoid significantly altering the bay window which is a character defining feature of the building. On August 28, 2014, staff approved the rehabilitation and alterations to the main house including adding shutters, replacing the front porch railing, replacing the brick on the

front stoop with marble, repairing the brownstone lintels and sills, and removing the fire escape stairs (14-004231-COA). On September 10, 2014, the Board approved alterations to the carriage house to include removing a door on the Drayton Street façade, replacing existing windows with a garage door along the lane, adding a man door along the lane, extending the garden wall to remove the south gate along Drayton Street, and adding a new mechanical unit on the roof of the carriage house. The Board's approval had several conditions including providing screening for the new mechanical unit, removing the security bars from the windows, ensuring that all doors are inset at least three inches, locating the refuse storage area within the building, and providing color selections to staff (14-004237-COA). On December 15, 2014, staff approved changes to the windows on the ground floor of the main house in the courtyard that will be minimally visible (14-0059780-COA). On February 2, 2015, staff approved repairs to the footings under the bay window (15-000486-COA). A revised addition design was reviewed by the Board on March 11, 2015 (15-003508) and was continued at the request of the petitioner. The Board's discussion primarily centered on the proposed lot coverage variance which at the time, was requested at 87%, and the addition's impact on the carriage house/main house relationship.

Ms. Harris reported that staff recommends approval for additions to 31 East Jones Street with the following conditions:

1. The window proposed to be removed from the main house is retained and stored on site;
2. Ensure that the door frames and windows are inset not less than three inches from the the façade; and
3. Ensure that the height of the railing does not exceed 36".

Because the additions are visually compatible and meet the preservation and design standards.

Ms. Harris reported also that the staff recommend approval of the lot coverage variance to allow 77% lot coverage to the Zoning Board of Appeals because the variance criteria have been met.

PETITIONER COMMENTS

Mr. Macrae-Gibson thanked the Board for the time they have spent on the petition. He said this is his fourth time coming to the Historic Review Board regarding the petition; each time with a different project. He believes it took this much time because the site is complex. An historic bay is here that was added in 1880 and it is the only property with such a bay. As the Board can see, all of the houses within this section have been extended. They are asking to increase their lot coverage slightly. He said that in 2001 the Board approved alterations to the carriage house at 27 East Jones Street and an extension of the house was approved in 2003, and down the block a carriage house was approved in 1995.

Mr. Macrae-Gibson said that in July 2014, he made a request to do what several other houses in this area had already done. The request was to remove the bay from one location to another, but the Board did not look favorably on this request and asked that they keep the bay. Consequently, they went back to the drawing board and looked at the context to see what they could do to keep the bay in place. They designed what is called a hyphen connecting the house to the carriage house. There was a discussion about the hyphen and they were asked to look at various things. Therefore, he asked for a continuance. He said

the Board asked that they study the potential mass reduction, the Historic Savannah Foundation asked that they try to reserve a view of the space between the house and the carriage house and Drayton Street. The neighbors asked if they could rearrange it to allow light into the block.

Mr. Macrae-Gibson said they have reduced the project from what was seen the last time. It is not connected to the carriage house. They have gone from a hyphen to an extension. They have reduced the lot coverage from 87 percent to 77 percent. They will be considerably less than any of the other houses in the block. They are hopeful that the Board will approve their request to work on the back of the house. He stated that the HSF asked them to add metal gates and they willing to do so.

PUBLIC COMMENTS

Mr. Bill Coonce resides at 27 East Jones Street. He opposes the request as it is inappropriate. This property already has new bath and new kitchen. The open space needs to be preserved. He asked the Board to deny the request.

Mr. Dan Kaminsky of 21 East Jones Street opposes the request also. Mr. Kaminsky showed the west and east views of his courtyard. This addition will shed the sunlight from his garden.

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) said they talked with the petitioner about softening the color of the addition. With regards to the wall along Drayton Street in the gate area where there is glass block, they suggested that where the wrought iron is be continued up above. The awnings (sunscreen) are really a little more commercial in nature as seen in hotels. They believe this should be restudied to be a little more residential. Mr. Carey said regarding the lot coverage, the two percent difference is not an unreasonable deviation. It is not about what the other properties have done in Quantock Row because precedence should not matter. As they are aware, many concessions have been made to this project over time. He believes it is now to the point where it is approvable.

Mr. Macrae-Gibson in response to the public comments stated that they have attempted to address all the concerns that were suggested at the last meeting. They are willing to extend the gate and will submit the drawing to the staff. Sunscreens are a modern attachment. The bay has projecting cornices with brackets. They feel that it is appropriate. He asked the Board to approve their petition.

BOARD DISUSSION

Some of the Board members liked how the project has evolved while some did not. The discussion centered on that the Board needs to take each application on a case-by-case basis. It is legal to request a lot coverage variance. The Board held a discussion on the special condition criteria.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for

additions to 31 East Jones Street with the following conditions:

1. The window proposed to be removed from the main house is retained and stored on site;
 2. Ensure that the door frames and windows are inset not less than three inches from the façade; and
 3. Ensure that the height of the railing does not exceed 36".
- PASS

Because the additions are visually compatible and meet the preservation and design standards.

Vote Results

Motion: Robin Williams

Second: Marjorie W Reed

Tess Scheer	- Aye
Ebony Simpson	- Nay
Robin Williams	- Aye
Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Nay
Keith Howington	- Abstain
Zena McClain, Esq.	- Nay
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye

Board Action:

The Savannah Historic District Board of Review does hereby recommend approval of the lot coverage variance to allow 77% lot coverage to the Zoning Board of Appeals because the variance criteria have been met. - PASS

Vote Results

Motion: Robin Williams

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Nay
Keith Howington	- Abstain
Zena McClain, Esq.	- Nay

Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Nay
Robin Williams	- Aye

16. [Petition of Patrick Phelps for Hansen Architects | 15-002710-COA | 200 Block East McDonough Street | New Construction, Part I: Height and Mass \(North Building\)](#)

Attachment: [Staff Recommendation 15-002710-COA.pdf](#)

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

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

Attachment: [Context - Sanborn Maps.pdf](#)

Attachment: [Submittal Packet- BROWN WARD ANALYSIS.pdf](#)

Ms. McClain left the meeting at 2:30 P.M.

Mr. Patrick Phelps was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval of Part I: Height and Mass of a new five story building between Drayton and Floyd Streets, and McDonough and Perry Streets. The building orients toward Perry Street. The building is part of a larger redevelopment project which also includes the parcel to the south. The two buildings will share one level of underground parking. The two buildings share similar detailing and design, but will be reviewed separately.

Ms. Harris gave the background data on the petition. The petition was reviewed by the Historic District Board of Review on June 10, 2015 and was continued at the request of the petitioner. The Board's discussion focused on the staff's recommendations which included:

- Reduce the width of the canopy on Perry Street so that it does not extend over the street or reconfigure the parallel entrances;
- Incorporate an additional entrance in the central bay along McDonough Street;
- Along the parking drop off area, provide larger planters or otherwise redesign, to better form the wall of continuity;
- Either vary the roofline to meet the selected massing standard, or select a different standard to break up the massing;
- Add an exterior entrance to the gym along Floyd Street;
- Incorporate additional features along Drayton Street such as awnings, canopies and/or entrances to better address Drayton Street;
- Reorient the primary entrance to McDonough Street, as the wider street, and to avoid the congestions that the parallel entrance creates on Perry Street;
- Redesign the bay spacing to be between 15 and 20 feet in width;
- Contain all rooftop elements within the bonus fifth floor;
- This building is part of a larger development with the parcel to the south, and both

buildings contain very similar detailing and design. Staff recommends incorporating additional differentiation in detailing and design between the two buildings.

Ms. Harris stated that the Board recommended denial to the Zoning Board of Appeals for two variances:

- All Mechanical or Access structures shall be contained within the additional story.
- Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width.

The project was revised so that the window bay spacing standard was met and therefore no variance was needed.

Ms. Harris stated that the Zoning Board of Appeals granted the variance for the mechanical and access structures to be contained within the additional story on July 23, 2015 with the condition that the structures not be visible from the immediately adjacent streets, though not from the public right-of-way generally (15-003565-ZBA).

The project has been revised as follows:

- On all facades, the rhythm of the bays has been revised, changing the entrance and window spacing and configuration;
- On the south, Perry Street façade, the vehicular valet drop off area has been eliminated and replaced with a recessed pedestrian entrance. Pending approval from traffic engineering, the on-street parking spaces along the south side of Perry Street may be replaced with a valet parking drop off area on the street;
- Entrances have been added along the Drayton Street (west) façade and the Floyd Street (east) façade.
- The mechanical and access structures have either been reduced in size or setback from the facades to be less visible and meet the Zoning Board of Appeals condition.

Ms. Harris reported that staff recommends approval of the proposal of a new five story building in the 200 block of East McDonough Street with the following conditions to be submitted with Part II: Design Details:

1. Along Drayton Street, center the two double entrances beneath the space between windows above;
2. Along Drayton Street, redesign the façade so that the building frontages are not greater than 30 feet, recesses are not less than 12 feet wide, and recesses are not less than four feet deep;
3. Provide additional variation in the roofline to meet the standard which requires a maximum frontage of 120 linear feet of continuous height to be permitted before a minimum one-story variation is required. The building has 182 linear feet of continuous height, as staff does not believe that the mechanical screening and other rooftop elements should be considered part of the variation in the roofline because of their lack of cohesion into the overall building design due to the nature of their use as they are not considered a story, and have limited visibility; and
4. This building is part of a larger development with the parcel to the south, and both buildings contain very similar detailing and design. Staff recommends incorporating additional differentiation in detailing and design between the two buildings.

Because the project is otherwise visually compatible and meets the design and large-scale development standards.

PETITIONER COMMENTS

Mr. Phelps said he could address the staff's concerns. They are amiable with relocating entrances along Drayton Street so that they are centered between the window bays. Pertaining to the building recesses, they are reading the buildings a little differently and have a better interpretation. He said the recess standard applies to what is known as building frontage. The definition for building frontage in the ordinance pertains to facing. When they speak of buildings facing street, typically this would be the front entrances or the primary facades, Mr. Phelps said they feel the recess standard should be applied to the fronting streets that they are defining as Perry and McDonough Streets which would be the primary facing streets. He said as Floyd is a side street and Drayton, too, is a service and side street. When you think about a townhouse or a row home located on an east/west block, the end block has a fronting which would either be the north or south end of the block and the side street would be secondary. Therefore, it could be treated secondary. This way they have primary facades in the east/west blocks and secondary on the north/south blocks which is typical to the Oglethorpe Plan. Therefore, they believe it is a mistake to treat the side façade as you would the front façade and lose its prominence and you lose the identification of the front of the building.

Mr. Phelps said with the ordinance statement that requires a variation of a roofline for every maximum frontage of a 120 feet, there are plenty instances both historic and new in mid-century; they are trying to create a modern building which would typically have a more streamline look less articulation on the roofline. There are examples downtown with the DeRenne Apartments and the Lafayette Apartments that are similar buildings type and scale and the Drayton Towers that are directly adjacent to the property and the recently constructed Kay Building.

Mr. Phelps explained they believe that having the recess standard helps to identify the change in roofline. With the plane change and the bays projecting, you get a variation of the roofline at every bay. It actually activates it more than the 120 feet along the façade. They feel the articulation of the roofline that the intent is met. He stated that with the designing and detailing, they are cognizant of that because of the Board's opinion at the last meeting. They will address this in Part II design detailing. They are looking at elements with colors, brick, window types, fenestration on the ground floor because they are aware that there will be multiple activities. They will have entry identifications with canopies and grout whether it is flush or recessed. He said that they want to make minor changes with great impact as it is being built as one complex and that it retains that identity.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they agree with the staff's comment regarding center the two double entrances beneath the space between the windows along Drayton Street. She said regarding the recesses along Drayton Street, the HSF thinks this is a visible street and increasing those recesses in any way whether in depth or width would be an improvement. But, they also look at it as a secondary street. Therefore, the HSF does not believe that it necessarily has to meet the standard of being 12 feet wide, but they do believe that any increase in depth and if there is an opportunity to increase the width, it would be an improvement.

Ms. Meunier said regarding the roofline variation, they feel that there are other building that this building is drawing from such as the Drayton Towers and DeRenne Apartments that do have a continuous roofline. Consequently, in this case, they believe it works for the building. She said regarding the differentiation details, they look to Part II to see what the petitioner will present at that time. She believes that some of the ideas and concepts that the petitioner has mentioned are interesting.

BOARD DISCUSSION

The Board's discussion focused on centering the two double entrances beneath the space between the windows along Drayton Street. The north building is apart of a larger development with the parcel to the south. The two buildings contain very similar detailing and design. Some type of articulation differentiation needs to be incorporated in detailing and design. The Board felt that the one-story height piers on the ground level needs to be restudied.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for Part I- Height and Mass of a new five story building in the 200 block of East McDonough Street with the following conditions to be submitted with Part II- Design Details:

1. Along Drayton Street, center the two double entrances beneath the space between the windows above;
2. This building is part of a larger development with the parcel to the south, and both buildings contain very similar detailing and design. Incorporate additional differentiation in detailing and design between the two buildings; - PASS
3. Restudy the one-story height piers on the ground level;

Because the project is otherwise visually compatible and meets the design and large-scale development standards.

Vote Results

Motion: Marjorie W Reed
Second: Nicholas Henry

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

17. [Petition of Patrick Phelps for Hansen Architects | 15-002751-COA | 200 Block East Perry Street | New Construction, Part I: Height and Mass \(South Building\)](#)

Attachment: [15-002751-COA Staff Recommendation.pdf](#)

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

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

Attachment: [Context - Sanborn Maps.pdf](#)

Attachment: [Correspondance from Traffic Engineering.pdf](#)

Mr. Patrick Phelps was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval of Part 1: Height and Mass of a new revised six story building between Drayton and Floyd Streets, and Perry Street and Perry Lane. The proposed building adjoins the one-story contributing building, formally the Smith's Texaco and more recently Motorini, which faces Drayton Street. The proposed building orients toward Perry Street. The building is part of a larger redevelopment project which also includes the parcel to the north. The two buildings will share one level of underground parking. The two buildings share similar detailing and design, but will be reviewed separately.

Ms. Harris gave the background data on this petition. This petition was reviewed by the Historic District Board of Review on June 10, 2015 and was continued at the request of the petitioner. The Board's discussion focused on staff recommendations which included:

- Reduce the height of the building to five stories to be in compliance with the Height Map;
- Reduce the height of the sixth floor, if a variance for the sixth floor is granted;
- Remove the parking access from Perry Street and orient it to Perry Lane (preferred) or Floyd Street.
- Ensure that the standards for curb cut widths, sidewalks, and garage openings are met;
- Along the parking drop off area, provide larger planters or otherwise redesign, to better form the wall of continuity;
- Redesign the bay spacing to be between 15 and 20 in width;
- This building is part of a larger development with the parcel to the north, and both buildings contain very similar detailing and design. Staff recommends incorporating

additional differentiation in detailing and design between the two buildings.

Ms. Harris stated that the Board recommended denial to the Zoning Board of Appeals for two variances:

- A one story variance from the Height Map; and
- Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width.

The project was revised so that the window bay spacing standard was met and therefore no variance was needed.

Ms. Harris said that the Zoning Board of Appeals granted the variance for the additional story above the Height Map on July 23, 2015 with the condition that the sixth floor not be visible from the immediately adjacent streets, though not from the public right-of-way generally (15-003574-ZBA).

The project has been revised as follows:

- On all facades, the rhythm of the bays has been revised, changing the entrance and window spacing and configuration;
- On the north, Perry Street façade, the vehicular valet drop off area has been eliminated and replaced with a recessed pedestrian entrance. Pending approval from traffic engineering, the on-street parking spaces along the south side of Perry Street may be replaced with a valet parking drop off area on the street;
- The sixth floor has been reduced in size and setback from the facades to be less visible and meet the Zoning Board of Appeals condition.

Ms. Harris reported that staff recommends approval of the proposal of a new six story building in the 200 block of East Perry Street with the following conditions to be reviewed in Part II: Design Details:

1. Reduce the height of the sixth floor;
2. Remove the parking access from Perry Street and orient it to Floyd Street;
3. Ensure that the standards for curb cut widths and sidewalks are met;
4. This building is part of a larger development with the parcel to the north, and both buildings contain very similar detailing and design. Staff recommends incorporating additional differentiation in detailing and design between the two buildings.

Because the project is otherwise visually compatible and meets the design standards.

PETITIONER COMMENTS

Mr. Phelps stated that he would address the staff's comments. They went before the Zoning Board of Appeals (ZBA) and got approval of the variance for the sixth floor with the bonus story because of their ground floor retail uses. The ruling from ZBA was contingent upon the rooftop space not being visible from what they cited as across the street looking up at the building. This would be across the street on Perry, Floyd and Drayton Streets in front of the 7-11 store. They pushed the building back. He showed the Board some slides showing the impact of this. Mr. Phelps said with the concessions they made with the ZBA

that they have made the building not be visible from the public right-of-way. He said also the ordinance states that the ground floor should not have a floor above it with a higher expression. They have discussed the parking with Traffic Engineering. They have also had further discussion regarding the location of the drive entry. They propose that the drive egress be located to the lane. They will maintain the entrance into the garage off of Floyd Street. They have to still go through a full approval process with Traffic Engineering, but they have not said "no" and they are open to the concept as they have reduced the garage entrance to one vehicular traffic. They will have to do some improvements to the lane as well in order to do this. Mr. Phelps explained that the egress would come back out through the lane, up Drayton Street, and then enter into the valet lane that will serve both buildings.

Mr. Phelps said that the sidewalk and curb cuts are a part of Part II. However, they will work this out with Traffic Engineering and come back to the Board to be sure that they are in compliance with the Historic District Board of Review Purview Ordinance as well as with the City Ordinance. He said that he would also like to address the differentiation of the detailing and design of the building in Part II as well.

Mr. Phelps explained that their original intent was to have the drive exit from the parking deck and enter onto Perry Street. However, with the discussions that they have had with Traffic Engineering, they asked what could they do make this location happen. He stated that Traffic Engineering is requiring them to do some things. Mr. Phelps said as they want to exit onto the lane and not Perry Street, there will not be a curb cut or curb access off of Perry Street.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board's discussion centered on the removal of parking access from Perry Street and orient it to Floyd Street or Perry Lane. The standards for curb cut widths and sidewalks need to be met. This building is a part of a larger development with the parcel to the north. Both buildings contain similar detailing and design. The two buildings need to be differentiated in detailing and design. The one story height piers on the ground level be restudied.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for Part I- Height and Mass of a new six story building in the 200 block of East Perry Street with the following conditions to be reviewed in Part II- Design Details:

1. Remove the parking access from Perry Street and orient it to Floyd Street or Perry Lane;
2. Ensure that the standards for curb cut widths and sidewalks are met;

3. This building is part of a larger development with the parcel to the north, and both buildings contain very similar detailing and design. Incorporate additional differentiation in detailing and design between the two buildings;
4. Restudy the one story height piers on the ground level;

Because the project is otherwise visually compatible and meets the design standards.

Vote Results

Motion: Robin Williams

Second: Stephen Glenn Merriman, Jr.

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

18. [Petition of Amy Copeland | 15-003890-COA | 602-604 Montgomery Street | Color Change, Roof Repair, Awnings, Repointing, Rehabilitation, Addition](#)

Attachment: [Staff Recommendation.pdf](#)

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

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

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

Ms. Amy Copeland was present on behalf of the petition.

Ms. Sara Farr gave the staff report. The petitioner is requesting approval for an addition, fence, and sign at 602-604 Montgomery Street. Structural bracings will also be installed over the large downstairs window facing Montgomery Street to stabilize the brick work. The building will also be repointed according to the Secretary of the Interior's Standards and repainted, except for the brick which will remain unpainted. The work also includes rebuilding windows and doors, and repairing and repainting the cast iron and wood trim, all according to the Secretary of the Interiors standards. The differing window configurations will be left as is.

Ms. Farr stated that a nearly identical application for a COA that was approved on June 13, 2012 (H-120524-4676-2) and another COA was approved on January 14, 2015 (14-006017-COA), because the previous approval expired. This application modifies the original approval slightly to obtain federal and state tax credits. The design of the addition is modified to be less modern and match the footprint of the existing addition.

Ms. Farr reported that staff recommends approval of the petition for rehabilitation and an addition at 602-604 Montgomery Street with the following conditions:

1. Methods, materials and specifications for repointing must be submitted and verified to be in accordance with *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, and adopted Board procedures and a four by four test patch is provided for approval.
2. Provide specifications for hydraulic lift.
3. Preserve the historic signs.

Otherwise, the petition meets the standards and is visually compatible.

Ms. Scheer questioned what the hydraulic lift will be used for.

PETITIONER COMMENTS

Ms. Copeland explained that both she and her husband are attorneys. The hydraulic lift will be in the rear entrance on the east elevation to be used by their customers who maybe handicapped. They have applied for federal and state tax credits. They have no problem doing the four by four test patch.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board's discussion focused on the tax credits in relation to this petition and the faux windows. They concluded that the addition is approved contingent upon it being approved by the National Park Service. The Board said either the faux window be removed or make it a functional window.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for rehabilitation and an addition at 602-604 Montgomery Street with the following conditions:

1. Methods, materials and specifications for repointing must be submitted and verified to be in accordance with *Preservation Brief 2:*

Repointing Mortar Joints in Historic Masonry Buildings, and adopted Board procedures and a four by four test patch is provided for approval.

2. Provide specifications for hydraulic lift. - PASS
3. Preserve the historic signs.
4. The addition is approved by the National Park Service.
5. Either remove the faux window in the addition or make it a functional window.

Otherwise, the petition meets the standards and is visually compatible.

Vote Results

Motion: Nicholas Henry

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Aye

19. [Petition of Rick Wissmach | 15-003894-COA | 114 East Oglethorpe Avenue | Carriage House New Construction: Part 1 Height and Mass](#)

Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - NanaWall.pdf](#)
Attachment: [Submittal Packet - Cable Railing.pdf](#)
Attachment: [Submittal Packet - Wall Panels.pdf](#)
Attachment: [Submittal Packet - Site Plan.pdf](#)
Attachment: [Staff Recommendation.pdf](#)
Attachment: [Context - Sanborn Maps.pdf](#)
Attachment: [Aerial.pdf](#)

Ms. Simpson left the meeting at 3:15 P.M.

Mr. Rick Wissmach was present on behalf of the petition.

Ms. Sara Farr gave the staff report. The applicant is requesting an approval for Part 1: Height & Mass for a garage and alterations to the rear façade of 114 East Oglethorpe Avenue. The lot coverage is currently 87.5% and will remain 87.5%. The alterations to the main building include expanding all three openings in the rear to install new doors and railings. The doors will be wood Nanawall WD 65 doors. The second and third floor openings will be 8 feet by 9 feet 9 inches and the garden level will be 7 feet 6 inches by 9 feet 9 inches. The railings will be standard CableRail assemblies made of stainless steel. They will be 3 feet tall. The existing stairs and door on the rear façade will also be removed. The door opening will be partially infilled with brick.

Ms. Farr stated that the new garage will replace the current structure of a roof with a garage door that opens to the courtyard. It will be constructed of wire cut brick and be a total of 13 feet tall on the lane façade, which is the only façade visible. It will have a 9 foot by 8 foot garage door centered. It will also have a roof terrace. A parapet that rises 3 feet above the terrace will hide the cable railings for the roof terrace. The space between the garage and main building will have a walkway to the rooftop terrace and be lined with interior wall panels, but it will not be visible from the public right of way. The petitioner is also requesting a lot coverage variance. The property is zoned RIP-A where 75% lot coverage is permitted. 87.5% lot coverage is proposed.

Ms. Farr reported that staff recommends approval of alterations to the main building and Part 1: Height and Mass for a new garage at 114 East Oglethorpe Avenue with the following conditions:

1. The new doors on the rear façade are inset a minimum of 3 inches;
2. The parapet incorporates a string course and coping;
3. The apron for the garage is not erected in the public right of way;

Because otherwise the alterations and new garage meet the standards and are visually compatible.

Ms. Farr also reported that staff recommends approval to the Zoning Board of Appeals of a variance to increase lot coverage to 87.5%, because the variance criteria are met.

Mr. Howington asked staff for clarity on why would a variance be needed if the lot coverage is already 87.5%.

Ms. Harris clarified that if the building is demolished, the variance would be needed. Initially, it did not have a variance to go to 87.5%.

PETITIONER COMMENTS

Mr. Wissmach came forward. He said two years ago they came before the Board and received approval to replace all windows and doors and general rehabilitation. The new garage will replace the current structure of a roof with a garage door that opens to the courtyard. It will be constructed of wire cut brick and be a total of 13 feet tall on the lane façade, which is the only façade visible. It will have a 9 foot by 8 foot garage door centered and will also have a roof terrace. A parapet that rises 3 feet above the terrace will hide the cable railings for the roof terrace. The space between the garage and main building will have a walkway to the rooftop terrace and be lined with interior wall panels, but it will not be

visible from the public right-of-way.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The existing lot coverage is 87.5% and the variance request is 87.5%. Consequently, the petitioner is not asking for no more than they already have.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the main building and Part 1: Height and Mass for a new garage at 114 East Oglethorpe Avenue with the following conditions:

1. The new doors on the rear façade are inset a minimum of 3 inches;
2. The parapet incorporates a string course and coping; - PASS
3. The apron for the garage is not erected in the public right of way;

because otherwise the alterations and new garage meet the standards and are visually compatible.

Vote Results

Motion: Justin Gunther

Second: Robin Williams

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present
Robin Williams	- Aye

Board Action:

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals of a variance to increase lot coverage to 87.5% because the variance criteria are met. - PASS

Vote Results

Motion: Justin Gunther
Second: Robin Williams
Zena McClain, Esq. - Not Present
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Aye
Marjorie W Reed - Nay
Tess Scheer - Aye
Ebony Simpson - Not Present
Robin Williams - Aye
Debra Caldwell - Aye
Justin Gunther - Aye
Nicholas Henry - Aye
Keith Howington - Abstain

20. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003896-COA | 714-718 Montgomery Street | New Construction Townhouses: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)

Attachment: [1998 Resource Card.pdf](#)

Attachment: [Context.pdf](#)

Attachment: [Staff Images - Gaston and Alice Block.pdf](#)

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

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

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

Attachment: [Submittal Packet - Photos of Non-Contributing Buildings.pdf](#)

Mr. Merriman left the meeting at 5:00 p.m. and Mr. McGarrity left the meeting at 5:15 P.M.

Mr. Jeffrey Cramer was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along Montgomery Street, adjacent to West Hall Lane, known as 714-718 Montgomery Street. This is one part of a larger project consisting of three buildings on the site which is a full city block from West Hall Lane on the north, Jefferson Street on the east, West Gwinnett Street on the south, and Montgomery Street on the west. The parcels will be recombined and then subdivided into 15 individual lots with a shared parking lot in the center which will be accessed from the lane. The petitioner attended an SPR meeting on June 4,

2015. At that time, the City departments did not have any comments that would affect the HDBR review process. These parcels have been the "Bowyer's Used Cars Lot" since the 1960s.

Ms. Michalak reported that staff recommends approval of the New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along Montgomery Street, adjacent to West Hall Lane, known as 714-718 Montgomery Street, with the following conditions to be submitted to the Board for review with Part II, Design Details:

1. Revise the floor plan drawings to accurately reflect window sizes and locations (no windows are shown on the side façades but windows are shown on the elevations.)
2. Remove the faux windows from both side facades.
3. Reduce the depth of the roofs on the front porches as to cover only the landings and not the stairs.
4. Revise the sizes of the front façade, ground floor entrance doors.
5. Add an entrance gate to the walkway along the south side of the building.
6. Reduce the pitch of the main hip roof.
7. Move the building forward on the properties so that the bay windows align with the front property line and the stairs encroach on the public right-of-way.
8. Add cap and base moldings to the posts on the front porches; ensure that the cap extends outward of the architrave.
9. Provide the proposed balusters heights; ensure that they do not exceed 36 inches.
10. Remove the existing curb cut and reinstate tree lawns and sidewalks along Montgomery Street.

Mr. Howington stated that staff in their presentation mentioned that the non-contributing buildings proposed to be demolished are less than 50 years old and staff does not find that the buildings have achieved "exceptional importance," but the demolition is not included in the staff's recommendations.

Ms. Michalak explained that she failed to include the demolition in the staff's recommendation, but when the Board makes it motion, include the demolition as staff is recommending the demolition as the buildings are non-contributing and they did not find that the buildings have achieved "exceptional importance."

PETITIONER COMMENTS

Mr. Cramer thanked the Board and staff for their hard work. He also thanked them for reviewing their petition. They have a large site; it is 240 feet by 130 feet. Their goal on the site was to make a development that would look like it was developed several decades prior by different people. They thought that it would be inappropriate to develop one large building as they believed that it would not fit in with the scale of the other surrounding buildings.

Mr. Cramer said they chose to develop three buildings fronting on three major streets. The central elements of Savannah's fabric are present from the street; the sidewalks, planters, steps, stoops, and front doors. This is the streetscape. From the lane, they basically have a parking place, planters, courtyard and the rear of each unit. He said that they believe that by having these elements would make it aesthetically pleasing and an appropriate development.

Mr. Cramer said they agree with the staff's recommendations. Factually, they have already begun instituting some of the staff's recommendations.

PUBLIC COMMENTS

Mr. Alexandro Santana resides at 313 West Hall Street. Therefore, his back door faces the this proposed project lane façade. He would love to see some area left for green space planting on the front façade facing Montgomery Street. All the houses on his street up to the corner of Montgomery Street have some green space. But, with the proposed project, he does not see any green planting.

Mr. Howington read Ms. Monica Letourneau's letter.

Mr. Peter Galloway resides at 303 West Gwinnet Street. Mr. Galloway stated that he and his wife would love to see the townhouses built. They believe they will be an added addition to the neighborhood.

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) stated that they agree with all of the staff's recommendations. She believes that the petitioner said he is amiable to all of staff's recommendations. Ms. Meunier reported, however, the HSF has two additional recommendations. While they do believe that the design of the pediments over the entry stoops should be simplified and reduce the returns in the gable, they need to be very strong heavy returns in the gables. They believe the central vent element could be simplified. Additionally, their Architectural Review committee when reviewing this petition, discussed the windows surrounds. They questioned if the window surrounds are appropriate for the Victorian buildings. Maybe this is a question that could be proposed to Dr. Williams or Mr. Merriman of the Historic Review Board who are more familiar with the correct window types for historic styles.

Mr. Cramer in response to the public comments, stated that he looked at the other Victorian houses on Hall Street and he used similar details. He showed the Board a sample of the houses he looked at in the area.

BOARD DISCUSSION

In addition to staff's concerns and recommendations, the Board's discussion centered on the following:

1. Simplifying the gables and the returns on the roof over the entrance doors;
2. That the architectural style is an unusual mixture of Queen Anne and Italianate; it should be redesigned to be completely one or the other;
3. The tri-plex is an unusual configuration, particularly the way the center unit is designed and that the building is symmetrical.
4. A high-pitched hip roof is not an appropriate roof shape for either the Queen Anne or Italianate style; typically it would have a flat roof, parapeted roof, and/or more decorative accent roof forms.

Board Action:

The Savannah Historic District Board of Review

does hereby continue the petition for New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along Montgomery Street, adjacent to West Hall Lane, known as 714-718 Montgomery Street, in order for the petitioner to consider the following:

1. Redesign the building to be wholly one architectural style, including revising the roof shape and changing the unusual centered, symmetrical, tri-plex building form.
2. Revise the floor plan drawings to accurately reflect window sizes and locations (no windows are shown on the side façades but windows are shown on the elevations.)
3. Remove the faux windows from both side façades.
4. Reduce the depth of the roofs on the front porches as to cover only the landings and not the stairs.
5. Revise the sizes of the front façade, ground- floor entrance doors. - PASS
6. Add an entrance gate to the walkway along the south side of the building.
7. Reduce the pitch of the main hip roof.
8. Move the building forward on the properties so that the bay windows align with the front property line and the stairs encroach on the public right-of-way.
9. Add cap and base moldings to the posts on the front porches; ensure that the cap extends outward of the architrave.
10. Provide the proposed balusters heights; ensure that they do not exceed 36 inches.
11. Remove the existing curb cut and reinstate tree lawns and sidewalks along Montgomery Street.

Vote Results

Motion: Nicholas Henry

Second: Debra Caldwell

Debra Caldwell

- Aye

Tess Scheer

- Aye

Justin Gunther

- Aye

Zena McClain, Esq.

- Not Present

Andy McGarrity

- Not Present

Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Ebony Simpson	- Not Present
Nicholas Henry	- Aye
Robin Williams	- Aye
Keith Howington	- Abstain

21. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003897-COA | 310-322 West Gwinnett Street | New Construction Townhouses: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)
Attachment: [1998 Resource Card.pdf](#)
Attachment: [Context.pdf](#)
Attachment: [Staff Images - Historic Arched Windows.pdf](#)
Attachment: [Submittal Packet - Context Photographs.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Mass Model Photographs.pdf](#)

Mr. Jeffrey Cramer was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part I, Height and Mass of a row of seven, attached, two-story townhouses along West Gwinnett Street known as 304-308 Gwinnett Street. This is one part of a larger project consisting of three buildings on the site which is a full city block from West Hall Lane on the north, Jefferson Street on the east, West Gwinnett Street on the south, and Montgomery Street on the west. The parcels will be recombined and then subdivided into 15 individual lots with a shared parking lot in the center which will be accessed from the lane.

Ms. Michalak said the petitioner is also requesting a variance from the maximum lot coverage permitted for one of the proposed lots. 320 West Gwinnett Street is proposed to have a lot coverage of 82 percent; a maximum of 75 percent is permitted in the RIP-A zoning district. Therefore, a 7 percent variance from the standard is requested. The petitioner attended an SPR meeting on June 4, 2015. At that time, the City departments did not have any comments that would affect the Board review process.

Ms. Michalak reported that staff recommends approval of New Construction: Part I, Height and Mass of a row of seven, attached, two-story townhouses along West Gwinnett Street known as 304-308 Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:

- a. Revise the floor plan drawings to accurately reflect window sizes and locations (no windows are shown on the side façades but windows are shown on the elevations.)
- b. Reduce the arc of the arched window headers on the front and side facades.
- c. Remove the faux windows from both side facades.
- d. Move all corner windows on both facades away from the building corners – they are too close and there is not enough space between the windows and the building edge.
- e. Flip the building so that the bay window end of the building abuts the building to the east instead of the entry door.

- f. Increase the height of the doors on the rear façade.
- g. Revise the wall along the front property line be flush and not step back at the walkway.
- h. Provide a side elevation of the front porch; ensure that the capital extends outward of the architrace.
- i. Provide the proposed balusters heights; ensure that they do not exceed 36 inches.
- j. Remove the existing curb cut along West Gwinnett Street.

Ms. Michalak reported that staff recommends approval to the Zoning Board of Appeals for a 7 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcel known as 320 West Gwinnett Street because the variance criteria are met.

PETITIONER COMMENTS

Mr. Cramer said that they missed the windows on the end walls. In response to the staff's recommendations, Mr. Cramer said they can reduce the arches over the windows, reduce the curves and remove the faux windows. He regarding flipping the building, they like it the way they have proposed. This will allow more light to come inside as they would be able to put more windows here if it is not flipped. Mr. Cramer said he believes the balusters do not exceed 36 inches, but he will check this to be sure that they do not exceed 36 inches. He believes the curb cut has been removed.

Mr. Cramer stated that they will increase the height of the doors on the front façade; he said he had already shown the Board their side elevation of the porch and revising the wall along the property properly line be flush and not step back at the walkway deals with flipping the building. He said they need to restudy this to see exactly what they will do.

Ms. Letourneau stated that she is pleased to see this development happen. She has been looking at a used car lot for years. They have been great neighbors. Ms. Letourneau said she believes they need to be thoughtful about this development. This is a huge lot. When they look at the model, they see that other contributing buildings have their facades not at the property, but are set back. She knows the rule is that you build at the property line, but in this neighborhood the homes have green space between themselves and the sidewalk.

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they agree with the staff's comments. But, the HSF questions what would be entailed with flipping the building. They share some of Ms. Letourneau's concerns about having a continuous row here. The HSF believes that it would be more typical to have detached dwellings along Gwinnett Street. However, in looking at some of the rhythm of the other projects being proposed for this complex, the rows seem to work with the other things that are happening.

Ms. Meunier said she knows that this is a Part II Design Detail, but all the buildings appear to have implied materiality. If this building is to be stucco, they suggest including some sort of stringcourse or belt course from the bay between the windows and not just simply a detail that they saw in the photographs that were submitted.

BOARD DISCUSSION

In addition to staff's concerns and recommendations, the Board's discussion focused on the

following:

1. The long frontage, continuous frontage along Gwinnett Street that is unique to this street; the majority of the historic buildings that front Gwinnett Street in this area are not rowhouses, but are detached buildings, and have side gardens.
2. A high-pitched hip roof is not an appropriate roof shape for either the Queen Anne or Italianate style; typically it would have a flat roof, parapeted roof, and/or more decorative accent roof forms.
3. They did not agree with staff's recommendation to flip the building; they felt that it would cause more issues than it would solve and suggested a different building form instead.

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition for New Construction: Part I, Height and Mass of a row of seven, attached, two-story townhouses along West Gwinnett Street known as 304-308 Gwinnett Street in order for the petitioner to consider the following:

1. Redesign the building to be wholly one architectural style, including revising the roof shape and changing the unusual centered, symmetrical, tri-plex building form.
2. Break up the long, continuous façade of the building along West Gwinnett Street.
3. Revise the floor plan drawings to accurately reflect window sizes and locations (no windows are shown on the side façades but windows are shown on the elevations.)
4. Reduce the arc of the arched window headers on the front and side facades. - PASS
5. Remove the faux windows from both side facades.
6. Move all corner windows on both facades away from the building corners – they are too close and there is not enough space between the windows and the building edge.
7. Increase the height of the doors on the rear façade.
8. Revise the wall along the front property line be flush and not step back at the walkway.
9. Provide the proposed balusters heights; ensure that they do not exceed 36 inches.
10. Remove the existing curb cut along West Gwinnett Street.

Vote Results

Motion: Robin Williams

Second: Tess Scheer	
Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Not Present
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present
Robin Williams	- Aye

22. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003901-COA | 715-723 Jefferson Street | New Construction Townhouses: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)
Attachment: [1998 Resource Card.pdf](#)
Attachment: [Context.pdf](#)
Attachment: [Staff Images - Gaston and Alice Block.pdf](#)
Attachment: [Submittal Packet - Context Photographs.pdf](#)
Attachment: [Submittal Packet - Drawings.pdf](#)
Attachment: [Submittal Packet - Mass Model Photographs.pdf](#)
Attachment: [Submittal Packet - Photos of Non-Contributing Buildings.pdf](#)

Mr. Jeffrey Cramer was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along Jefferson Street, adjacent to West Hall Lane, known as 715-723 Jefferson Street. This is one part of a larger project consisting of three buildings on the site which is a full city block from West Hall Lane on the north, Jefferson Street on the east, West Gwinnett Street on the south, and Montgomery Street on the west. The parcels will be recombined and then subdivided into 15 individual lots with a shared parking lot in the center which will be accessed from the lane. The petitioner attended an SPR meeting on June 4, 2015. At that time, the City departments did not have any comments that would affect the HDBR review process.

Ms. Michalak reported that staff recommends to approve the New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along Jefferson Street, adjacent to West Hall Lane, known as 715-723 Jefferson Street, with the following conditions to be submitted to the Board for review with Part II, Design Details:

1. Revise the floor plan drawings to accurately reflect window sizes and locations on the south façade.
2. Remove the faux windows from both side facades.
3. The ground floor door opening is narrower than the pair of doors above; staff recommends that the openings be equal width; this could include adding sidelite to the ground floor, changing the ground floor to a double-door, making the second floor door narrower, etc. so as to not appear top heavy.

4. Increase the height of the doors on the rear façade; the doors appears too squat and the transoms too tall.
5. Center the entrance door and porches between each box window; the asymmetry is unusual.
6. Provide the proposed balusters heights; ensure that they do not exceed 36 inches.

PETITIONER COMMENTS

Mr. Cramer stated that are in agreement with all of staff's recommendations.

Dr. Williams stated that he was curious why the petitioner oriented this row with the entrance hall on the left of each unit. This actually the opposite of what he has done with Gwinnett Street so that the westernmost unit benefited from the light, but here at 715-723 Jefferson Street by putting the stairs on the left the southernmost unit will have the most faux windows or blank wall. Is there any reason why it is oriented this way and in this case not flipping it so that the entrance is on the right and the southernmost unit to the far left could have real windows across the façade facing Gwinnett Street?

Mr. Cramer said it ends at West Hall Lane.

Dr. Williams said he believes that it would make better sense to have the functional side with more windows. If this is flipped, more windows would be on the south end.

Mr. Cramer said that he agrees with this.

PUBLIC COMMENTS

Ms. Lois Grouberger of 309 West Hall Street stated that her concerns are the parking lot and the access to the alley. She has a two car garage. When the trash is collected, the garbage cans are all over the area. With this large amount of units here, where will they put the trash. Ms. Grouberger said she is excited that the lot is being developed. But she is also concerned that the units are too suburban. There is not enough difference between the units.

Mr. Howington stated that the Board understands the concern about the trash pick up, but this is not within the purview of the Historic Review Board. However, Mr. Cramer can answer this question. He assumes, however, that the area will have trash receptacles.

Ms. Letourneau said she does not understand why the end of Jefferson Street row is ending at Gwinnett Street when this is the main major street such as Liberty Street and Oglethorpe Avenue. She stated that all of these streets have their front facades facing the street. The Sanborn Map shows that at one time a house was here. It was 304 West Gwinnett Street. It had a side garden. Not, that they have to imitate history, but in looking at the end of a row of houses on Gwinnett Street is really flawing to Gwinnett Street and the other main streets of the city.

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said that the HSF noticed that it is not typical to have the side of these rows come all the way to Gwinnett Street. It would be more typical to have only buildings front Gwinnett Street and at the same time they would not be advocating for more repetition of those proposed rows on Gwinnett

Street as they believe this would be too much. Their main concern on this proposal is that the balconies above the stoop seem to project too far beyond the columns. They believe this is an inappropriate relationship. They would like to see this fixed. They believe that the hip pitch should be reduced on this proposal as well. They believe that it would reduce some of the visual height compared to some of the buildings across the street as Ms. Letourneau mentioned.

Mr. Alexandro Santana said he agrees with Dr. Williams regarding proposing a parapet on these Italianate rows.

Mr. Cramer stated that he believes the roof pitch can be worked out easily. Getting more windows on the corner makes better sense. He explained that only two buildings in this area will have trash cans. The units have large courtyards in the back and have their own trash area. The trash can be deposited there and then bring their trash cans back to their designated area. A trash can and a recycle bin are here for the units in this area.

BOARD DISCUSSION

In addition to staff's concerns and recommendation, the Board's discussion focused on the following:

1. Do not extend the Jefferson building to Gwinnett Street; it is not appropriate for a side façade to face this main street. Shorten the Jefferson Street building and continue the Gwinnett building to the Jefferson Street corner.
2. Flip the Jefferson building so that the north façade along the lane, which has more windows, faces Gwinnett Street.
3. Reduce the depth of the uncovered porches on top of the front stoops; they are much deeper than the stoops below.
4. A high-pitched hip roof is not an appropriate roof shape for the proposed style; revise the roof shape to be more compatible.
5. Accentuate the contemporary nature of the Jefferson building by simplifying the details such as the bracketed eaves.

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition for New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along Jefferson Street, adjacent to West Hall Lane, known as 715-723 Jefferson Street in order for the petitioner to consider the following:

1. Shorten the Jefferson Street building and continue the Gwinnett building to the Jefferson corner.
2. Flip the Jefferson building so that the north façade along the lane, which has more windows, faces Gwinnett Street.
3. Reduce the depth of the uncovered porches

- on top of the front stoops; they are much deeper than the stoops below.
4. A high-pitched hip roof is not an appropriate roof shape for the proposed style; revise the roof shape to be more compatible.
 5. Accentuate the contemporary nature of the Jefferson building by simplifying details such as the bracketed eaves. - PASS
 6. Revise the floor plan drawings to accurately reflect window sizes and locations on the south façade.
 7. Remove the faux windows from both side facades.
 8. The ground floor door opening is narrower than the pair of doors above; staff recommends that the openings be equal width; this could include adding sidelite to the ground floor, changing the ground floor to a double-door, making the second floor door narrower, etc. so as to not appear top heavy.
 9. Increase the height of the doors on the rear façade; the doors appears too squat and the transoms too tall.
 10. Center the entrance door and porches between each box windows; the asymmetry is unusual.
 11. Provide the proposed balusters heights; ensure that they do not exceed 36 inches.

Vote Results

Motion: Tess Scheer

Second: Robin Williams

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Not Present
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present
Robin Williams	- Aye

23. [Petition of Clegg Ivey | 15-003900-COA | 530 MLK, Jr. Blvd. | Sign and Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Staff Images.pdf](#)
Attachment: [Historic Photographs.pdf](#)
Attachment: [Submittal Packet.pdf](#)

Mr. Clegg Ivey was present on behalf of the petitioner.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for storefront alterations, signs, and color changes for the property located at 530 Martin Luther King Jr. Boulevard. The applicant also requested approval for a sculpture on the public sidewalk in front of the building; however, the Historic District Board of Review does not have purview over public art. The applicant must apply to the Historic Site and Monument Commission (HSMC) for review of the proposed sculpture; HSMC makes a recommendation to City Council regarding public art proposals.

Ms. Michalak stated that the petitioner is requesting approval to repair the broken panes of glass with the 16 lite, sidelites on either side of the entry door and remove the plywood that is mounted over these sidelites at the interior. The new glass panes will be clear, single-paned glass to match the existing. Two storefront windows below wood-covered transoms on the MLK façade and one storefront window below a wood-covered transom on the West Huntingdon Street façade will be altered. Some openings have plywood, some have plexiglass – none have glass; the plywood and the plexiglass will be replaced with clear, single-paned glass. The southernmost window on the MLK façade has a horizontal and a vertical muntin running through it that will be removed; this opening will be one, single large opening to match the other two existing openings.

Ms. Michalak reported that the staff recommends approval of the color change, storefront alterations, principal use projecting sign, and window signs for the property located at 530 Martin Luther King Jr. Boulevard with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the design and sign standards:

- Reduce the sizes of the proposed window signs so that the overall size is 10 feet (maximum) of each individual storefront window.

Ms. Michalak also reported that staff recommends denial of the fascia sign for the property located at 530 Martin Luther King Jr. Boulevard because it does not meet the preservation standards or the sign standards.

PETITIONER COMMENTS

Mr. Ivey stated that they agree with the staff's recommendations. He explained to the Board that the windows have single panes, but if the Board approves he would like to have large windows and get rid of the panes. Or maybe they can put one window on either side of the door.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said they agree with the staff's recommendations. They agree that the sign should be limited to 10 percent on the window.

BOARD DISCUSSION

The Board's discussion centered on the inappropriateness of the existing multi-pane, non-historic sidelites proposed to be repaired. The Board asked the petitioner if he would remove them and make the storefront windows on either side larger; the petitioner consented.

Board Action:

The Savannah Historic District Board of Review does hereby:

1. Approve the color change, storefront alterations, principal use projecting sign, and window signs for the property located at 530 Martin Luther King Jr. Boulevard with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the design and sign standards:
 - a. Reduce the sizes of the proposed window signs so that the overall size is 10 percent (maximum) of each individual - PASS storefront window.
 - b. Remove the multi-pane sidelites on either side of the door and make each of the two storefronts one window opening each.
- c. Deny the principal use fascia sign for the property located at 530 Martin Luther King Jr. Boulevard because it does not meet the preservation standards or the sign standards.

Vote Results

Motion: Tess Scheer

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Not Present
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present
Robin Williams	- Aye

24. Petition of Patrick Shay for Gunn Meyerhoff Shay, PC | 15-003908-COA | 412 Williamson Street | Amendment to New Construction: Part 2 Design Details

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

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval of amendments to Part 1 Height and Mass and Part 2 Design Details of a previously approved new construction hotel at 412 Williamson Street. Amendments include:

Site Plan:

- The configuration of the stairs adjacent to River Street has been revised to include a space for a monument or public art;
- The transformer walls adjacent to Factors Walk has increased and changed in material to cast in place concrete;
- A new transformer has been added at the northeast corner of Williamson and Montgomery Street and screened with plantings.

Elevations:

- All precast stone lintels have been revised to brick in “Augusta;”
- All metal panels in above and below the windows have changed to brick in “Augusta;”
- Along the River Street façade, the width of the storefronts has been reduced and awnings have been added above the windows (color to be submitted to staff for review and approval);
- Within the curved rotunda to the east, the recessed curtain wall has been revised on all floors, balconies eliminated, and the curvature about the entrance revised;
- Within the recessed storefront on the west, the recess configuration has changed;
- Adjacent to the Montgomery Stair, the recess and entrances have changed and the canopy eliminated;
- All metal canopies have been revised to fabric awnings;
- Metal railings at staircases have been revised to glass;
- Storefront doors have changed to painted metal;
- Balconies on the upper floors have been eliminated;
- Metal railings at rooftop eliminated;
- Rooftop trellis revised;
- All windows replaced with fixed windows simulating double hung.

Ms. Harris stated that the Board approved the request to demolish the existing structure on the property on January 11, 2012. On April 11, 2012 the Board approved an additional “bonus story” above the height map based on the provision that, “*Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.*” Part I, Height

and Mass amended was approved on September 12, 2012. Part II, Design Details was approved November 14, 2012. A one year extension was granted in October, 2013. The November 14, 2012 approval included several conditions including one to provide greater similarity in the color of cast stone, mortar and aluminum finish. Reconsider the two-tone brick to provide less contrast or a single brick.

Ms. Harris explained that the project was revised to utilize a buff colored mortar, single brick tone and the colors are more similar. On July 9, 2014 the HDBR approved amendments to the overall height and massing of the building and recommended denial to the Zoning Board of Appeals for a variance from the Height Map for an additional story (14-002857-COA). The Zoning Board of Appeals granted a one story height variance on August 28, 2014 (14-003662-ZBA). The HDBR approved amendments to the revised height and mass on October 8, 2014.

On December 10, 2014, the HDBR approved amendments to Part 1 Height and Mass and Part 2 Design Details (14-004581-COA).

Ms. Harris said the changes were approved with the following conditions:

- Restudy the ground floor window and door configuration on the south, Williamson Street, elevation to provide greater symmetry at the entrance where a door has been added to a prior window opening.
- Construct a sample panel on-site to be reviewed and approved by staff prior to construction and installation in accordance with the HDBR Sample Panel Guidelines.

Ms. Harris reported that staff recommends approval of amendments to Part 1 Height and Mass and Part 2 Design Details with the following conditions:

1. Reinstate the recessed entrance along the Montgomery Street façade to restore the relationship of the grand Montgomery Street staircase with this entrance;
2. Along Martin Luther King Jr. Blvd., maintain the three painted metal doors as storefront doors to provide greater voids in the façade;
3. Change the stair treads on the Montgomery Street staircase from concrete to granite;
4. Ensure that the transformers are screened; and
5. Staff will make a recommendation on the fixed windows at the meeting upon examination of the sample;

Because the project is otherwise visually compatible and meets the standards.

PETITIONER COMMENTS

Mr. Shay said they have been working together really intensely for the last two months refining, improving, and polishing this design that was previously approved. This project gets better and better every time they come before the Board. Mr. Shay said he appreciates the Board's patience with them in this project. They have met with the staff several times in the past six weeks to go over different variations that they have proposed. Some things were pulled back that the staff felt they could not support. However, they are present today to inform the Board that they are prepared to continue on that same path.

Mr. Shay said that all of the proposed changes that are being brought to the Board today will

improve the compatibility with this historically industrial area. The historical Power Plant building is still on the site. They believe the improvements that they have made are more compatible with this particular character. They agree with all of the staff's comments, but they do have some things that they want to propose additionally as ways to address some of the staff's concerns. Firstly, the front arrival as it turns out is that basically about 99 percent of the people will approach the building will definitely be on Williamson Street. They will come down Montgomery Street and turn left and this will be the main entrance to the hotel. Almost everybody will arrive to by automobile whether it is to be valet parked, taxi cab, or otherwise. Mr. Shay said they want to eliminate the ambiguity of having this appear the main front entrance when people pull up. This is the reason the storefront was pushed out flush on that side in what was submitted to the Board. The overhang was eliminated. They are proposing today what he believes is a reasonable compromise is that while having all three bays recessed and a projecting canopy be on something on the order of 35 feet wide would recreate that ambiguity as to what the rear entrance to the hotel is. To recess one bay and to have a smaller, but meaningful projecting canopy because in strict elevations, the elevation drawings that the Board sees would actually be identical. He said it is hard to read the third dimension. But, they have done a rendering to show the Board. At one time this was precede as being the primary entrance to the building. They have three set of doors, but what they would like to do instead is to have one recessed bay; a pair of doors that are there and a smaller, but protruding projecting canopy. It will have an address and faces the monumental stairway. Mr. Shay said he believes this is a reasonable compromise and is compatible with the building and the neighborhood.

Mr. Shay said they do not have a problem with the staff's recommendation that they maintain the three storefront doors instead of having three painted metal doors on Martin Luther King Jr. Boulevard. With regards to the stair treads, he and the client would like very much to have granite on the steps. But, they must remember the sponsor for this is the City of Savannah, not the hotel developer. He does not believe, however, that it is fair to hold up the petition today because of a decision on the stairs.

Mr. Shay said they will ensure that the transformers are screened. He explained that the transforms on Factors Walk presently are hanging from a telephone pole. Georgia Power anticipates that the arrange of buildings will be redeveloped to be more than what they are now. The small transformer that is at the top of the hill is for the street lighting and streetscape improvements that will be made in this area. They are working closely with Bridget Lidy and her team to ensure that all the streetscape improvements are compatible with the standards for the area. Mr. Shay used the model to explain the fixed windows to the Board.

Mr. Shay said what they are asking the Board to approve what they have brought to them today subject to the staff's recommendations, but with the alternative of having the singular recessed entrance projecting along Montgomery Street side.

PUBLIC COMMENTS

Ms. Danielle Meunier of the Historic Savannah Foundation (HSF) said that they agree with all of the staff's comments. She said additionally, the variety of materials, metal panels, precast stone, and the bricks help make this building more interesting. She is aware that Mr. Shay said that the main entrance is now Williamson Street. Will the balconies

remain?

Mr. Shay explained that the fixed windows will be similar to the windows on the Old Power Plant.

BOARD DISCUSSION

The Board's discussion focused on the main entrance; reinstating the recessed entrance along the Montgomery Street façade to restore the relationship of the grand Montgomery Street staircase with this entrance as presented; maintain the three painted metal doors as storefront doors to provide greater voids in the façade; changing the stair treads on the Montgomery Street staircase from concrete to granite; and ensuring that the bottom rail on the proposed windows are greater than the other rails.

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for amendments to Part 1 Height and Mass and Part 2 Design Details of a hotel at 412 Williamson with the following conditions:

1. Reinstate the recessed entrance along the Montgomery Street façade to restore the relationship of the grand Montgomery Street staircase with this entrance as presented in the revised drawings presented at the meeting;
2. Along Martin Luther King Jr. Blvd., maintain the three painted metal doors as storefront doors to provide greater voids in the façade;
3. Change the stair treads on the Montgomery Street staircase from concrete to granite (this - PASS recommendation is applicable to the adjacent property which is a City of Savannah project and is not binding on this project);
4. Ensure that the transformers are screened;
5. Ensure that the bottom rail on the proposed windows are greater than the other rails, and provide a sample to staff for review and approval;

Because the project is otherwise visually compatible and meets the standards.

Vote Results

Motion: Nicholas Henry

Second: Marjorie W Reed

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Not Present
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present
Robin Williams	- Aye

Board Action:

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals for a variance to allow fixed- PASS windows because the variance criteria are met.

Vote Results

Motion: Justin Gunther

Second: Tess Scheer

Debra Caldwell	- Aye
Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Not Present
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Ebony Simpson	- Not Present
Robin Williams	- Aye

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

25. [Petition of Ryan Koubek | 15-003343-COA | 530 East Jones Street | Staff Approved - Windows and Siding](#)

Attachment: [COA - 530 East Jones Street 15-003343-COA.pdf](#)
Attachment: [530 E Jones St - Back Sketch update.pdf](#)

No action required. Staff approved.

26. [Petition of Scott Brinson | 15-003650-COA | 102 Fahm Street | Staff Approved - Roll Up Door](#)

Attachment: [COA - 102 Fahm Street 15-003650-COA.pdf](#)
Attachment: [IMG_1415.pdf](#)
Attachment: [IMG_1416.pdf](#)
Attachment: [IMG_1417.pdf](#)
Attachment: [IMG_1418.pdf](#)

No action required. Staff approved.

27. [Petition of Cora Bett Thomas | 15-003657-COA | 16 East Jones Street | Staff Approved - Color Change](#)

Attachment: [COA - 16 East Jones Street 15-003657-COA.pdf](#)
Attachment: [Submittal Packet - 16 East Jones Street 15-003657-COA.pdf](#)

No action required. Staff approved.

28. [Petition of E. Shaver Bookseller | 15-003682-COA | 326 Bull Street | Staff Approved - Color Change](#)

Attachment: [COA - 326 Bull Street 15-003682-COA.pdf](#)
Attachment: [Submittal Packet - 326 Bull Street 15-003682-COA.pdf](#)

No action required. Staff approved.

29. [Petition of Elenor Methven for Hansen Architects | 15-003736-COA | 109-115 West Broughton Street | Staff Approved - Color Change](#)

Attachment: [Application and Submittal Packet - 109-115 W. Broughton Street 15-003736-COA.pdf](#)
Attachment: [COA - 109-115 West Broughton Street 15-003736-COA.pdf](#)

No action required. Staff approved.

30. [Petition of Rich Sioufi | 15-003737-COA | 501 East Charlton Street | Staff Approved - Wall](#)

Attachment: [COA - 501 East Charlton Street 15-003737-COA.pdf](#)
Attachment: [Before Accident.pdf](#)
Attachment: [Submittal Packet - 501 East Charlton Street 15-003737-COA.pdf](#)

No action required. Staff approved.

31. [Petition of Jimmy Paiz | 14-003860-COA | 501 Hartridge Street | Staff Approved - Fence](#)

Attachment: [Submittal Packet - 501 Hartridge Street 15-003860-COA.pdf](#)
Attachment: [COA - 501 Hartridge Street 15-003860-COA Amended.pdf](#)

No action required. Staff approved.

32. [Petition of Matthew Allan for J. Leander, LLC | 15-003861-COA | 148 Price Street | Staff Approved -Planter](#)

Attachment: [COA - 148 Price Street 15-003861-COA.pdf](#)
Attachment: [Submittal Packet - 148 Price Street 15-003861-COA.pdf](#)

No action required. Staff approved.

33. [Petition of John Post for Commonwealth Construction | 15-003877-COA | 609 Barnard Street | Staff Approved - Color Change](#)

Attachment: [COA - 609 Barnard Street 15-003877-COA.pdf](#)
Attachment: [Submittal Packet - 609 Barnard Street 15-003877-COA.pdf](#)

No action required. Staff approved.

34. [Petition of Terry Koller for Coastal Heritage Society | 15-003879-COA | 539 West Charlton Street | Staff Approved - In-Kind Repairs](#)

Attachment: [COA - 539 West Charlton Street 15-003879-COA.pdf](#)
Attachment: [Submittal Packet - 539 West Charlton Street 15-003879-COA.pdf](#)

No action required. Staff approved.

35. [Petition of Danielle Hubbard | 15-003885-COA | 301 East Liberty Street | Staff Approved - Roof Repair](#)

Attachment: [COA - 301 East Liberty Street 15-003885-COA.pdf](#)
Attachment: [Submittal Packet - 301 East Liberty Street 15-003885-COA.pdf](#)

No action required. Staff approved.

36. [Petition of Joshua Beckler for Coastal Canvas Products | 15-003887-COA | 17 West Jones Street | Staff Approved - Awning](#)

Attachment: [COA - 17 West Jones Street 15-003887-COA.pdf](#)
Attachment: [Submittal Packet - 17 West Jones Street 15-003887-COA.pdf](#)

No action required. Staff approved.

37. [Petition of Joshua Beckler for Coastal Canvas Products | 15-003888-COA | 605 Tattall Street | Staff Approved - Awning](#)

Attachment: [Submittal Packet - 605 Tattall Street 15-003888-COA.pdf](#)
Attachment: [COA - 605 Tattall Street 15-003888-COA.pdf](#)

No action required. Staff approved.

38. [Petition of Emily Rivers | 15-003895-COA | 507 East Charlton Street | Staff Approved - Color Changes and Fence Replacement](#)

Attachment: [COA - 507 East Charleton Street 15-003895-COA.pdf](#)

Attachment: [Submittal Packet - 507 East Charlton Street 15-003895-COA.pdf](#)

No action required. Staff approved.

39. [Petition of Clegg Ivey | 15-003899-COA | 518 MLK Jr. Blvd | Staff Approved - Sign Face Changes](#)

Attachment: [COA - 518 MLK JR. BLVD 15-003899-COA.pdf](#)

Attachment: [Submittal Packet - 518 MLK JR. BLVD 15-003899-COA.pdf](#)

No action required. Staff approved.

40. [Petition of Leprechauns | 15-003910-COA | 305 West York Street | Staff Approved - Remove T1-11](#)

Attachment: [COA - 305 West York Street 15-003910-COA.pdf](#)

Attachment: [Submittal Packet - 305 West York Street 15-003910-COA.pdf](#)

No action required. Staff approved.

41. [Petition of Luis Burgos for Hansen Architects, P.C. | 15-003953-COA | 300 West Broughton Street | Staff Approved - Color Changes](#)

Attachment: [COA - 300 West Broughton Street 15-003953-COA.pdf](#)

Attachment: [Submittal Packet - 300 West Broughton Street 15-003953-COA.pdf](#)

No action required. Staff approved.

42. [Petition of Raymond M. Masciarella | 15-004032-COA | 120 West Harris Street | Staff Approved - Color Changes](#)

Attachment: [COA - 120 West Harris Street 15-004032-COA.pdf](#)

Attachment: [Submittal Packet - 120 West Harris Street 15-004032-COA.pdf](#)

No action required. Staff approved.

43. [Petition of Joel Snayd | 15-004118-COA | 114 West Jones Street | Staff Approved - Brick Repointing and Shutters](#)

Attachment: [Application and Submittal Packet - 114 WestJones_Binder 15-004118-COA \(2\).pdf](#)

Attachment: [COA - 114 West Jones Street 15-004118-COA.pdf](#)

No action required. Staff approved.

44. [Petition of Jackie Tallon | 15-004161-COA | 446 Price Street | Staff Approved - Solar Plans](#)
- Attachment: [COA - 446 Price Street 15-004161-COA.pdf](#)
Attachment: [Submittal Packet - 446 Price Street 15-004161-COA.pdf](#)
- No action required. Staff approved.
45. [Petition of Jackie Tallon | 15-004162-COA | 550 East Taylor Street | Staff Approved - Solar Panels](#)
- Attachment: [COA - 550 East Taylor Street 15-004162-COA.pdf](#)
Attachment: [Submittal Packet - 550 East Taylor Street 15-004162-COA.pdf](#)
- No action required. Staff approved.
46. [Petition of Doug Patten for City of Savannah | 15-004167-COA | 202 West Bay Street | Staff Approved - Handrail and Guardrail](#)
- Attachment: [COA - 202 West Bay Street 15-004167-COA.pdf](#)
Attachment: [Submittal Packet - Stair plan 11x17 \(1\) 202 W. Bay Street 15-004167-COA.pdf](#)
- No action required. Staff approved.
47. [Petition of Justin Clemens | 15-004199-COA | 26 East Bryan Street | Staff Approved - Window Sills](#)
- Attachment: [COA - 26 East Bryan Street 15-004199-COA.pdf](#)
Attachment: [Submittal Packet 26 East Bryan Street 15-005199-COA.pdf](#)
- No action required. Staff approved.
48. [Petition of Eric Kaye | 15-004234-COA | 627-629 East Broad Street | Staff Approved - Color Changes](#)
- Attachment: [COA - 627-629 East Broad Street 15-004234-COA.pdf](#)
Attachment: [Submittal Packet - 627-629 East Broad Street 15-004234-COA.pdf](#)
- No action required. Staff approved.
49. [Petition of Jerry Lominack for Lominack Kolman Smith Architects | 15-004235-COA | 533 East Congress Street | Staff Approved - Awnings](#)
- Attachment: [COA - 533 East Congress Street 15-004235-COA.pdf](#)
Attachment: [Submittal Packet - 533 East Congress Street 15-004235-COA.pdf](#)
- No action required. Staff approved.
50. [Petition of Diedrich Weiss | 15-004239-COA | 505 East McDonough Street | Staff Approved - Wood Siding](#)
- Attachment: [COA - 505 East McDonald Street 15-004239-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

51. [Report on Work Performed Without a Certificate of Appropriateness](#)

Mr. Howington said the staff has given the Board a written report on the work performed without a Certificate of Appropriateness.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

XV. ADJOURNMENT

52. [Adjourned](#)

There being no further business to come before the Historic Review Board, Mr. Howington adjourned the meeting at 9:00 P.M.

Respectfully Submitted,

Ellen I. Harris
Director of Urban Planning Historic Preservation

EIH:mem