



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

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Arthur A. Mendonsa Hearing Room  
November 12, 2015 1:00 P.M.  
Meeting Minutes

**NOVEMBER 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. Nicholas Henry  
Andy McGarrity  
Stephen Merriman, Jr.  
Marjorie 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**

1. [Call to Order and Welcome](#)

**II. SIGN POSTING**

**III. CONSENT AGENDA**

2. [Petition of Eugene Maria | 15-005426-COA | 6 East State Street | Alterations](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for the installation of a door and fence alterations at 6 East State Street, because the work meets the standards and is visually compatible. - PASS

**Vote Results**

Motion: Zena McClain, Esq.  
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 - Not Present

3. [Petition of Angela Sergi | 15-005506-COA | 450 Price Street | Fence](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve an after the fact fence at 450 Price Street, because it meets the standards and is visually compatible. - PASS

**Vote Results**

Motion: Zena McClain, Esq.  
Second: Andy McGarrity  
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	- Not Present

4. [Petition of Worlverine Worldwide | 15-005510-COA | 100 Bull Street | Color change, awnings, windows, doors, alterations, sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the storefront alterations, awning recover, principal use sign, and supplemental identification sign at 100 Bull Street, because the work meets the standards- PASS and is visually compatible.

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

5. [Petition of Doug Bean | 15-005559-COA | 106 West Gwinett Street | Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review

does hereby approve the projecting principal use sign at 106 West Gwinnett Street, because it meets the standards and is visually compatible. - PASS

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

6. [Petition of Gunn Meyerhoff Shay Architects | 15-005560-COA | 214 Drayton Street | Alterations](#)

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

Attachment: [Submittal Packet - Specification and Materials Board.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Clear Coating Test Patch Images.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the building located 214 Drayton 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 design standards:

1. Install new sidewalks across the existing parking lot drives. Ensure that the new sidewalks serve as continuous uninterrupted pathways across the driveways in materials, configuration, and height. - PASS
2. Locate the refuse storage area on the site plan, on this building's property, and ensure that it is properly screened. If any additional screening details are necessary, submit to staff for review and approval.

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

7. [Petition of Sawyer Design | 15-005569-COA | 107 East Oglethorpe Avenue | Additions / Alterations](#)

Attachment: [Staff Report.pdf](#)

Attachment: [1995 Historic Resources Card.pdf](#)

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

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

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

Attachment: [Submittal Packet - Specifications and Materials.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for a two-story rear addition with the roof deck and alterations to the existing rear fence for the property located at 107 East Oglethorpe Avenue 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 standards:

1. Provide a brick mortar sample.
2. Provide color selections for both the windows and the doors.
3. Ensure that all new door frames are inset not less than 3 inches from the brick façade and ensure that the doors are made

from one of the permitted materials (provide specifications). - PASS

4. Add a string course to the parapet walls.
5. Revise the roof shape to have a parapet walls on all side, eliminating the balustrade on the rear façade.

If the roof shape is not changed and the roof itself will be visible and the metal balustrade remains upon the final design, staff also recommends the following conditions:

6. Provide a specification, material sample, and color selection for the tile roof.
7. Provide a specification, material sample, and color selection for the metal balustrade and ensure that the baluster spacing does not exceed 4 inches.

**Vote Results**

- Motion: Zena McClain, Esq.  
Second: Andy McGarrity
- |                             |               |
|-----------------------------|---------------|
| 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              | - Not Present |

8. [Petition of Kelly Waters | 15-005580-COA | 9 East Gordon Street | Balconies](#)

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

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the addition of two Juliet balconies at 9 East Gordon Street with the following conditions:

1. A detail of how the balconies will be attached

to the building is provided for staff approval;  
2. A final color is provided for staff approval;  
3. The balusters are spaced no more than 4 inches apart; - PASS

Because otherwise the standards are met and the work is visually compatible.

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

9. [Approval of Consent Agenda November 12, 2015](#)

**IV. ADOPTION OF THE AGENDA**

10. [Approval for Adoption of the November 12, 2015 Agenda](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the Agenda for November 12, 2015. - PASS

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

**V. APPROVAL OF MINUTES**

11. [Approve October 14, 2015 Meeting Minutes](#)

Attachment: [10-14-2015 Minutes.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve October 14, 2015 Meeting Minutes. - PASS

**Vote Results**

Motion: Marjorie W Reed

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	- Not Present

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

12. [Petition of Homeline Architecture | 15-005171-COA | 509 Tattnall Street | Additions / Alterations / Fences](#)

**VII. CONTINUED AGENDA**

13. [Petition of Patrick Shay for Gunn Meyerhoff Shay | 15-001384-COA | 600 East Bay Street | New Construction Part 1: Height and Mass](#)

**Board Action:**

The Savannah Historic District Board of Review

does hereby continue the petition to December 9, 2015 at the petitioner's request. - PASS

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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

14. [Petition of Patrick Phelps for Hansen Architects | 15-002710-COA | 200 Block East McDonough Street | New Construction, Part II: Design Details \(North Building\)](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby continue the petition to December 9, 2015 at the petitioner's request. - PASS

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

15. [Petition of Patrick Phelps for Hansen Architects | 15-002751-COA | 200 Block East Perry Street | New Construction, Part II: Design Details \(South Building\)](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby continue the petition to December 9, 2015 at the petitioner's request. - PASS

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

16. [Petition of Shauna Kucera | 15-004977-COA | 117 West Jones Street | Fence](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby continue the petition to December 9, 2015 at the petitioner's request. - PASS

**Vote Results**

Motion: Zena McClain, Esq.

Second: Andy McGarrity

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	- Not Present

**VIII. REGULAR AGENDA**

17. Petition of Emrich Construction LLC | 15-004371-COA | 210 and 214 West Gwinnett Street | New Construction: Part 1 Height and Mass

Attachment: [Context - Sanborn Maps.pdf](#)  
Attachment: [Charlton Ward.pdf](#)  
Attachment: [Aerial.pdf](#)  
Attachment: [GHS 1935 Photograph.pdf](#)  
Attachment: [Application - 210 and 214 West Gwinnett Street 15-004371-COA.pdf](#)  
Attachment: [Submittal Packet- Drawings.pdf](#)  
Attachment: [Submittal Packet- Mass Model Photos.pdf](#)  
Attachment: [Submittal Packet- Surrounding Property Photos.pdf](#)  
Attachment: [Letourneau Comments.pdf](#)  
Attachment: [Staff Recommendation 15-004371-COA.pdf](#)

**Mr. Richard Guerard** was not present on behalf of the petition.

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval for Part 1: Height and Mass of seven attached single family residences at 210 and 214 West Gwinnett Street. Four of the townhomes will face Gwinnett Street, and three will face Tattnall Street. Parking will be accessed from Gwinnett Lane. All buildings are proposed to be two stories tall and are contemporary in design. The site is currently vacant and consists of two parcels.

**Ms. Harris** stated that this petition was reviewed by the Historic District Board of Review on September 9, 2015 and was continued by the Board in order in order for the petitioner to address the following:

1. Restudy the Gwinnett Street façade to further break up the massing;
2. Revise the setback along Gwinnett Street;
3. Center the openings within the recesses;
4. Add additional voids to the widest bay on the Tattnall Street façade;
5. Restudy the courtyard area created between the two buildings;
6. Increase the stoop height;
7. Redesign the stoops so a firewall is not required;
8. Extend the canopies to cover the full width of the stoops/porch;
9. Ensure that door frames and window sashes are inset at least three inches from the façade.

No changes to the design have been made.

**Ms. Harris reported** that staff recommends denial of the petition for Part 1: Height and Mass of seven attached single family residences at 210 and 214 West Gwinnett Street because the project is not visually compatible and does not meet the design standards as follows:

1. The rhythm of structures on the streets are not visually compatible.
2. The rhythm of solids to voids are not visually compatible
3. The stoop height is not visually compatible;
4. The window sashes are not inset the required three inches.
5. The distance between windows on the Tattnall Street façade are greater than two times

the width of the windows as required.

6. The awnings are not integrated architecturally into the design of the façade as required.
7. The railing height exceeds the maximum of 36 inches.

**Ms. Harris** explained that at the last meeting, the petitioner asked for a continuance and requested that the petition be on today's agenda unchanged.

#### **PETITIONER COMMENTS**

The petitioner was not present.

#### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** stated that they agree with the staff's recommendations for denial. Ms. Meunier explained that the HSF holds an easement on this property. The purpose of the easement is that if anything is constructed on this property, HSF is required to grant approval. She stated that the HSF's Architectural Review Committee met on site and provided design review to the petitioner in the form of a memo. However, since that time, the petitioner has not contacted the HSF. Obviously, no changes have been reflected. Likewise, in its current design, the HSF would not grant approval for this also.

#### **Board Action:**

The Savannah Historic District Board of Review does hereby deny the petition for Part 1: Height and Mass of seven attached single family residences at 210 and 214 West Gwinnett Street because the project is not visually compatible and does not meet the design standards as follows:

1. The rhythm of structures on streets is not visually compatible.
2. The rhythm of solids to voids is not visually compatible
3. The stoop height is not visually compatible; - PASS
4. The window sashes are not inset the required three inches.
5. The distance between windows on the Tattnall Street façade are greater than two times the width of the windows as required.
6. The awnings are not integrated architecturally into the design of the façade as required.

7. The railing height exceeds the maximum of 36 inches.

**Vote Results**

Motion: Nicholas Henry

Second: Tess Scheer

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	- Not Present

18. [Petition of John Clegg for Barnard Architects | 15-004448-COA | 612 Drayton Street | Additions](#)

Attachment: [Staff Recommendation 15-004448-COA.pdf](#)

Attachment: [Submittal Packet.pdf](#)

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

Attachment: [Aerial.pdf](#)

Attachment: [Preservation Brief 14 - New Exterior Additions to Historic Buildings.pdf](#)

**Mr. Scott Barnard and Mr. Brian Fenster** were present on behalf of the petition.

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval for an addition to 612 Drayton Street. The project consists of a two story side porch addition to the south façade of the building, visible from Drayton Street. The main building will be altered to accommodate access to the porch. A window on the first and second floors will be replaced with doors in the same openings. The porch will consist of masonry piers on the first floor supporting steel post columns above. The railing will consist of steel tube balusters topped with a heart pine top rail. Custom-made appliqué metal flowers will be attached to the railing. The entire porch will include decorative ironwork wrapping the columns and railing to simulate vines with leaves. The roof is proposed to be a sloped in a lazy 's' configuration, and will be polycarbonate translucent bronze panels over wood rafters.

**Ms. Harris** explained that a similar proposal was reviewed by the HDBR on October 14, 2015. An addition and alterations to the rear of the building were approved, although the side porch addition was continued at the request of the petitioner to allow for restudy of the porch design and materials. The porch columns have subsequently been revised from wood to steel and decorative ironwork added to the columns and railing.

**Ms. Harris** reported that staff recommends approval of the side porch addition with the caveat that the approval does not set a precedent and the material will be monitored over

time, because the project is otherwise visually compatible and meets the preservation and design standards.

#### **PETITIONER COMMENTS**

**Mr. Barnard** stated that they made revisions and explained how the porch would attach to the building.

**Ms. Weibe-Reed** asked Mr. Fenster to clarify the gabbling material fill-in.

**Mr. Fenster** said the material is shown as grey on the details, but the gabbling will be iron lattice. They had the gate in their shop and brought to show a couple of different things. Additionally the vine work provides not an identical, but a similar type of craftsmanship that will be applied to the columns.

#### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** stated that they agree with staff's recommendation. They believe that the comments pointed out in the staff's report concerning Preservation Brief 14 supports the points for allowing the side addition.

#### **BOARD DISCUSSION**

**Mr. Gunther** stated that additions to historic buildings are extremely challenging. He said in his view, the porch addition is not necessary. The new use can be accommodated without adding a new addition to the exterior of the building. Mr. Gunther believes that the architecture of the house is a sophisticated Italianate façade. He believes the porch overpowers the overall architecture character. While it is beautiful in its craftsmanship, architecturally it is incompatible with the architecture of the building. An addition should always be simpler in form and design.

**Mr. Merriman** said he liked the project at their last meeting. He appreciates Mr. Gunther's comments, but he will vote in favor of the design as presented.

**Mr. Howington** explained that for clarification on the changes, at the last meeting the porch was wood and now all of it is steel with a more contemporary product fabrication. Also, there is decorative ironwork.

**Ms. Weibe-Reed** stated that she appreciates the fact that it is now steel and believes this helps differentiate the addition. But she has an issue with the vines.

**Mr. Howington** explained that he believes it is the petitioner's right to request the vines. The Board is not to design the project.

**Mr. Fenster** stated that the vines are somewhat a signature for them. The intention of the vines was as an accommodation to the Board to further differentiate the new construction. The omission of the vines something that they would not have an issue of.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for the side porch addition to the property located at 612 Drayton with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. The approval of the polycarbonate does not set a precedent;
2. The polycarbonate material will be monitored over time by staff; and
3. The elimination of the vines on the porch columns and railing.

- PASS

**Vote Results**

Motion: Marjorie W Reed

Second: Andy McGarrity

Debra Caldwell - Nay

Justin Gunther - Nay

Nicholas Henry - Aye

Keith Howington - Abstain

Zena McClain, Esq. - Nay

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Aye

Marjorie W Reed - Aye

Tess Scheer	- Aye
Ebony Simpson	- Aye
Robin Williams	- Not Present

19. Petition of Patrick Shay for Verizon Wireless | 15-005065-COA | Various Locations | DAS Network

Attachment: [Staff Recommendation 15-005065-COA.pdf](#)  
Attachment: [Submittal Packet- Node SV13 10-21-15.pdf](#)  
Attachment: [Submittal Packet- Node SV14 10-21-15.pdf](#)  
Attachment: [Submittal Packet- Node SV15 10-21-15.pdf](#)  
Attachment: [Submittal Packet- Node SV18 10-20-15.pdf](#)  
Attachment: [Submittal packet- Node SV20 10-21-15.pdf](#)  
Attachment: [Submittal Packet- Node SV24 10-21-15.pdf](#)

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

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval to install concealed wireless cellular communications equipment in six locations as follows:

Installation of antennas on buildings: East River Street- Pavilion (SV15)

Replacement of existing single wooden lamp post with new single metal lamps post:

- Emmett Park (SV13);
- East River Street (SV14);
- MLK and Indian (revised location) (SV18);

Add top mount antenna onto existing traffic light poles: 2 East Bay Street (SV20);

Replacement of two existing flagpoles with new flagpoles with and without mechanical closet at ground level: Southeast corner York and Bull Streets (SV24).

**Ms. Harris** explained that the past several years, during large events such as St. Patrick's Day, existing telecommunication antennas have been unable to keep up with call volume demand, necessitating the temporary use of "Cell-on-Wheels" or COWs. COWs are 60- to 80-foot lattice towers mounted on trailers, with generators and associated equipment. Each year, multiple COWs are set up in lots throughout the City. While temporary, they are also very unattractive and, as the population as well as cellular data usage continues to grow, a more permanent solution is needed. Verizon Wireless is proposing an ODAS (Outdoor Distributed Antenna System) on City-owned property throughout downtown. Verizon and the City of Savannah have entered into a Franchise Agreement to allow this system to be developed in public rights of way. The system will be "carrier neutral" and each ODAS "node" (antenna location) will allow up to three additional carriers the opportunity to collocate their own equipment. The technical aspects of the system, including an analysis of the need for such a system, are subject to the review and approval of the Metropolitan Planning Commission. Each individual location will also be required to receive an Encroachment Permit from the City Council.

**Ms. Harris** stated that 12 sites/designs were reviewed and approved by the HDBR on

September 9, 2015. Six designs were approved by the HDBR on October 14, 2015. Five designs which included flagpole replacement and installation on City Hall were continued at the request of the petitioner to allow for additional study.

**Ms. Harris** reported that staff recommends denial of the proposed flagpoles at York and Bull Streets (SV24) because they are not visually compatible. Staff recommends approval of the remaining five DAS locations with the following conditions:

- a. Provide color samples for all antennae;
- b. The poles do not require individual electric meters;

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

**Mr. Gunther** asked if Emmett Park has been resolved.

**Ms. Harris** explained Emmett Park was changed to replacement of the wooden light posts with the metal light posts that the Board previously approved.

### **PETITIONER COMMENTS**

**Mr. Shay** introduced the individuals that were accompanying him today. He said they agree with the staff's report and the recommendations. He informed the Board that they wish to withdraw the SV24 petition and propose an alternative that they believe the Board will be responsive to in a positive way. Mr. Shay explained that they eliminated all of the flagpoles based transmitters. With the Board's permission, they want to do the same thing that was previously approved for this end of the building (MPC is located here) which is a very unobtrusive transmitter on the side of the parking deck on the other end of this building and allow them to be able to show the details to the staff.

**Attorney Yellin** said they listened to what the Board said and, therefore, the flagpoles have been eliminated. They did submit one for a flagpole that Ms. Harris has recommended denial. They understand Ms. Harris' concern and are now withdrawing that request. Attorney Yellin explained that their alternative plan is to take the western end of the garage (where MPC is located). The Board previously approved SV8 which has antennas on the east end of the building. However, they want to put one on the west end of the building. Therefore, the only change will be at the Chatham County Courthouse which they believe is a viable solution which addresses the Board's concerns about no flagpoles. Procedurally, they ask since this is the third time that they have come before the Board, since this is identical in every respect to what is already approved on the east side of the building that they be able to do this at staff level so they can move forward. They do have two more proceedings. They will go to the MPC for site plan approval and to City Council for the encroachment permits.

### **PUBLIC COMMENTS**

None.

### **BOARD DISCUSSION**

The Board discussed that since they previously approved SV8 and the petitioner withdrew SV24 and no flagpoles are involved, they had no concerns with the petitioners' request that

they be able to work with staff with this regard.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for the proposed DAS installations at:

- East River Street- Pavilion (SV15)
- Emmett Park (SV13);
- East River Street (SV14);
- MLK and Indian (revised location) (SV18);
- 2 East Bay Street (SV20);
- 110 East State Street, west facade (SV24);

with the following conditions because the proposed - PASS work is otherwise visually compatible and meets the standards:

1. Submit details of SV24 to staff for review and approval;
2. Provide color samples for all antennae;
3. The poles do not require individual electric meters.

**Vote Results**

Motion: Ebony Simpson

Second: Robin Williams

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

20. [Petition of Kern & Co., LLC | 15-005547-COA | 31 East Jones Street | Demolition of Carriage House](#)

Attachment: [Staff Recommendation 15-005547-COA.pdf](#)

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

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

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

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

Attachment: [Monterey Ward.pdf](#)

Attachment: [Public Comment 1.pdf](#)

**Mr. John Kern** was present on behalf of the petition.

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval to demolish the contributing carriage house at 31 East Jones Street. The petitioner contends that the building is structurally unsound, and the effort to stabilize it would result in collapse. Staff verbally approved the selective removal of stucco in order to ascertain the condition of the brick beneath.

**Ms. Harris** stated that the structural engineering report provides documentation that the roof decking, floor decking, roof framing and wall framing are deteriorated and need replacement. The report also states that the north, south and east walls have moved one to two and one-half inches. The report states that, "Much of the cause of deteriorated walls is an improper initial footing. The existing footing is a non-grouted brick placed on the flat projecting 4" from the face of the wall. Repair requires new footings be provided under the existing wall. She explained that it is her opinion that the installation of the new footing, even done in 24" segments, will crumble the deteriorated walls. The walls are so deteriorated that they need to be rebuilt." The petitioner intends to rebuild the carriage house utilizing the original bricks, where salvageable, in the same footprint, although with different window and door openings, as the existing carriage house. However, only the demolition is under review currently.

**Ms. Harris** reported that staff recommends to continue the request to demolish the contributing carriage house at 31 East Jones Street in order to allow further exploration of structural stabilization options and methodologies, as demolition should be the alternative of last resort. Demolition of contributing resources is detrimental to the historic integrity of the Savannah Historic District. Should the board decide to approve the demolition, staff recommends the following conditions be attached to the approval:

1. Full documentation of the building per the City Archive's Collecting Policy;
2. Monitor and undertake all stabilization methods necessary to ensure that the adjoining common wall to the adjacent carriage house be preserved in its current condition; and
3. The new carriage house received full HDBR approval before a demolition permit is issued.

#### **PETITIONER COMMENTS**

**Mr. Kern** stated that he spent about eight to ten hours looking at this facility on three different occasions. Certainly, the wood structure has undergone the lack of maintenance for at least 15 to 20 years. His client has only owned the facility for approximately 18 months. The roof leaks substantially, the roof decking is totally rotten to the effective to rot out the full decking below. The floor beams and roof beams need to be replaced. Mr. Kern stated that as a part of his investigation, he saw that the walls were in such terrible shape, but did not understand why. They did some digging and found a foundation condition that he had

never run into anywhere. They have two flat bricks laying on the base and not grouted that the walls are built on. This is why there is so much cracking within the walls. Therefore, a new foundation is needed here in order to rebuild. However, to go in and provide a foundation under these existing conditions, the walls will collapse.

**Mr. Kern** explained that he has been to this facility with the Historic Savannah Foundation staff. He met on November 3, 2015 with Charlie George of Thomas and Hutton. They toured the facility. He understands that Mr. George has done a report on this. Based on his conversation with Mr. George, he believes that he agrees with him that this building can be rehabilitated. On Monday, November 9, 2015, he met with Mr. Daniel Carey, Mr. Todd May and Mr. Brian Felder to go through this facility. No one wants this building to be demolished, but he does not know how to restore this building because of its poor condition.

**Dr. Williams** asked Mr. Kern what percentage of fabric he feels could be salvaged.

**Mr. Kern** answered that he believes roughly a third could be salvaged. Their plan is to go back with masonry walls and line the interior of the facility with bricks and maintain the exterior as stucco.

**Mr. Gunther** asked Mr. Kern how he would rebuild the building.

**Mr. Kern** said he has done this on similar buildings with better wall conditions. But, typically, they would dig out two to three feet sections at a time and pour the foundation and compact it as best they can. The problem here is that the walls are in such poor condition that anywhere they dig the walls will collapse. The brick work is falling a part everywhere. He has restored a lot of buildings, but has never seen a building this bad.

#### **PUBLIC COMMENTS**

**Ms. Harris** explained that she received a letter from **William and Angela Coonce of 27 East Jones Street** outlining their concerns for the stabilization of the adjoining shared common wall.

**Mr. Daniel Carey of the Historic Savannah Foundation (HSF)** thanked the owner and petitioner for inviting the HSF to look at the building. Mr. Carey explained that they contacted Mr. George who gave them a report. Basically, Mr. George has confirmed Mr. Kern's assessment of the building. The HSF has used the firm of Thomas and Hutton on similar structural questions. They respect Mr. George's opinion, but to be certain they wanted another opinion as this is a serious matter. Therefore, they contacted Cody Thorpe who they have also worked with on historical buildings.

**Mr. Carey** said they spent about an hour onsite looking at the building. The building is in bad condition as Mr. Kern said. This building has suffered from demolition by neglect for a number of years. However, what they were not actually sure of is whether more digging is needed to look further into other areas, but not the west wall. They believe that a lot of the masonry, low-bearing historic carriage houses throughout downtown probably have the same structural system. He said that this is not an excuse, but this is what they believe which is not an uncommon situation. Mr. Carey stated that they have not yet received the final report from Cody Thorpe. However, when they were on site, Mr. Thorpe was of the opinion that the

facility was in bad shape, but that it could be saved. He said, therefore, they only want to bring a good decision to this situation. Therefore, they want to bring the additional information maybe in another way of going about something that might have a preservation solution rather than a demolition of construction. Mr. Carey said as a rule, the HSF opposes the demolition of contributing historic buildings in the Landmark District.

**Mr. Carey** said without the life safety issues which has to be determined by the City engineer, they think that it is premature to give approval at this time to demolish the building. He said, therefore, they are in agreement to continue this petition to provide more time. He explained that the their Revolving Fund Committee meets next meeting, which would be one of the groups involved in determining what the HSF might do to try to assist with this. Mr. Carey said he does not really know the HSF would do, but it might require that they spend some of their own capital. They might try to underwrite at least a part or all of the additional engineering that might bring about preservation. Hopefully, this would work for the owner and also preserve the preservation. This is a prominent corner.

**Mr. Kern** stated that they would be glad to listen to any help that would enable this building not be demolished. He asked for a continuance.

**Board Action:**

The Savannah Historic District Board of Review does hereby continue the request to demolish the contributing carriage house at 31 East Jones Street at the request of the petitioner in order to allow further exploration of structural stabilization options and methodologies, as demolition should be the alternative of last resort. Demolition of contributing resources is detrimental to the historic integrity of the Savannah Historic District. - 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

21. [Petition of Lynch Associates Architects | 15-005562-COA | 525 West Jones Street | New Construction Part 1: Height and Mass](#)

Attachment: [Staff Recommendation 15-005562-COA.pdf](#)

Attachment: [O'Neil Ward.pdf](#)

Attachment: [Aerial.pdf](#)

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

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

**Mr. Andrew Lynch** was present on behalf of the petition.

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting Part 1: Height and Mass approval of a new four story building at 525 West Jones Street with commercial on the ground floor and three residential units above. The design is contemporary in nature, drawing primarily from its industrial context. The proposal includes a request for a one story variance from the height map and a lot coverage variance. Additionally, the petitioner has applied to rezone the property from PUD-ISB to RIP-D1 and has requested a parking variance from the Zoning Board of Appeals. Any Certificate of Appropriateness approval is contingent on the rezoning and parking variance being granted. The project is located outside of the Savannah National Historic Landmark District but within the local Savannah Historic District.

**Ms. Harris** explained that the proposed site is situated between two vacant lots in O'Neil Ward. The lot is relatively narrow within this context, 23 feet wide and 93 feet deep. There is only one contributing building within the ward, an adjacent one story brick building. Much of the historic context has been eroded due to the I-16 flyover and public projects within the vicinity. More recently, new infill development has occurred, including the four story Frogtown Lofts project and the five story Selma Street Apartments project. Historically, a two story wood frame dwelling existed on this site. In the vicinity, one to three story wood and brick buildings existed historically. The existing building was demolished sometime after 1973, although a record of its demolition was not located.

**Ms. Harris** reported that staff recommends approval of Part 1 Height and Mass for a new four story building at 525 West Jones Street with the following conditions:

1. Increase the height of the second story to at least 12 feet;
2. Incorporate a sill in the storefront;
3. Incorporate a string course into the parapet wall;
4. If the roof mounted equipment be visible, incorporate screen;

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

**Ms. Harris** additionally reported that staff recommends approval of the following variances:

1. A one-story variance from the Height Map- three stories are permitted, while four stories are proposed; and

2. A lot coverage variance, assuming the parcel is granted approval to rezone from PUD-ISB to RIP-B1. Commercial uses in the RIP-B1 district are limited to 50% lot coverage while 73.9% is proposed. Residential uses are permitted 100% lot coverage, but due to the commercial on the ground floor, this project must be assessed as commercial;

Because the variance criteria have been met.

#### **PETITIONER COMMENTS**

**Mr. Lynch** said that they agree with the staff recommendations. He stated that if the second floor is shifted to 12 feet, they could make the second infill floor the same height. This would actually correspond more closely with the Frogtown project at 42 feet to the parapet. If possible, they would like to match this.

**Ms. Wiebe-Reed** asked why there is a request to change the zoning.

**Mr. Lynch** explained that presently the PUD is an industrial zoning which he does not allow for residential uses. They are requesting the rezoning to allow for residential uses and try to get some level of density on the property. As far as the variance for lot coverage, presently at 73% only allows on the first floor approximately 900 square feet of commercial space. If it is cut to 50% it would almost be unusable. Therefore, they are trying to balance between the residential lot coverage allowances and the commercial allowances. They are trying to meet it halfway.

#### **PUBLIC COMMENTS**

**Ms. Robin Grenshick of Circa Light**, which is the commercial building next door to this project, stated that she was present to find out and see what are the plans for this project. Ms. Grenshick stated that she believes the illustrations that were shown do not accurately depict what is actually happening on the property. Since they were given their approval to a courtyard, they had to spend a lot of money to have a nice fenced-in area. The aerial view that was shown does not fully show the Board how tiny the lot is and what the addition of this property will do their property nor does it show how it will be sandwiched in-between the parking lot and their green space. She said that perhaps more information could be shown to show the real view of the lot.

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** said they believe that a reduced height would be more appropriate. The HSF knows that there are taller buildings on surrounding blocks on this existing lot, especially on both sides of this building having no structures; particularly, the narrow width of this building. They would prefer to see that the height be restudied to reduce the height. The HSF would like for the petitioner to explore if there is a possibility of adding more openings or larger openings on one or both sides would be more appropriate.

**Mr. Howington** invited the petitioner to respond to the public comments.

**Mr. Lynch** in response to the public comments, stated that they have depicted the existing conditions as shown in the photographs. He explained that this is an exact scaled

photograph of the adjacent property and a scaled representation of the fence. As far as height, they are bound by the limitation of the width of the property which is obviously very narrow. But, to make it a viable project for the owner, they need enough density on the lot to make it work. They have tried to keep the height as low as possible. However, maybe they can work with staff on rethinking the height of the floors.

**BOARD DISCUSSION**

The Board's discussion centered around the overall height of the structure. They discussed the new proposed rezoning of this property.

**Mr. Lynch** asked for a continuance with the understanding from the Board that Part I Height and Mass and Part 2 Design Details could be reviewed concurrently.

**Board Action:**

The Savannah Historic District Board of Review does hereby continue the request for Part 1 Height and Mass for a new four story building at 525 West Jones Street at the request of the - PASS petitioner in order to allow further study of the overall height of the structure. The Board agreed that Part 1 Height and Mass and Part 2 Design Details could be reviewed concurrently.

**Vote Results**

Motion: Robin Williams

Second: Tess Scheer

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

22. [Petition of Sawyer Design | 15-005563-COA | 23 West Gordon Street | New Construction Part 1: Height and Mass Carriage House](#)

Attachment: [Staff Recommendation 15-005563-COA.pdf](#)

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

Attachment: [Monterey Ward.pdf](#)

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

Attachment: [Submittal Drawings.pdf](#)

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

Attachment: [HDBR Application-2015 WRITEABLE \(revised 1-2015\) \(2\).pdf](#)

**Mr. Jon Leonard** was present on behalf of the petition.

**Ms. Harris** gave the staff report. The petitioner is requesting alterations, demolition of non-contributing buildings, additions, and Part 1: Height and Mass for new construction of a carriage house as follows:

1. Alterations to the main house consist of replacing the asphalt shingle roof with a new standing seam metal roof, repair and repainting windows, shutters, and other woodwork; and replacing the existing wood siding on the west elevation of the addition with stucco.
2. Demolition of the non-contributing one and two story buildings at the lane;
3. Addition of a third story on the existing two-story rear addition, set back from Drayton Street;
4. New construction of a two story, five bay carriage house at the lane, connected with a two story hyphen to the rear of the main house. The hyphen is designed to read as a covered porch.

**Ms. Harris** explained that the four story main house at 23 West Gordon Street was constructed in 1870 and is a contributing building within the Savannah Historic District. According to the Sanborn Maps, the rear addition has evolved over time from a two and four story addition in 1898 to a two story addition by 1973. Current conditions indicated that the addition was modified to extend to the south and partially wrap the east façade of the main house after 1973, but no record of this alteration was located. The one and two story concrete block and wood buildings at the lane first appear in the 1954 Sanborn Maps although they are non-contributing.

**Ms. Harris** reported that staff recommends approval for alterations to the main house to include replacing the roof and repairing woodwork with the condition that a specification and color for the new roof be provided to staff for review and approval, because the project meets the preservation and design standards, and is visually compatible.

**Ms. Harris** also reported that staff recommends approval of the demolition of the non-contributing buildings at the lane because they do not meet the criteria to be considered contributing.

**Ms. Harris** additionally reported that staff recommends a continuance for the two additions and Part 1: Height and Mass for new construction of a carriage house in order for the petitioner to:

1. Provide the following information:
  - a. All setbacks on site plan,
  - b. Overall height of the second floor addition,
  - c. Overall height of the hyphen addition,
  - d. The heights and widths of all windows and doors,
  - e. The roof pitches,

- f. The width of the garage openings,
  - g. Locations of electrical meters, HVAC units, or refuse storage areas.
2. On the addition to the second floor of the main house, retain the west window in place, retain the center window on site, and retain the east window in place;
  3. On the west façade of the carriage house, reduce the second story windows to the same height as the windows on the second floor of the south façade;
  4. On the west façade of the carriage house, the first floor windows appear to be false windows in the floor plan. Either eliminate, cover with shutters, or establish true openings;
  5. Restudy the proportions and configurations of the windows on the upper portions of the east façade of the addition and the north facade of the carriage house which will be visible above the fence from East Gordon Street;
  6. Where the proposed carriage house is divided to read as two structures by the eastern portion stepping back from the western portion; either break the roofline as well or accommodate a massing break on the same plane;
  7. Restudy the roof configuration on the north façade of the carriage house which features a flat roof addition to the side gable roof which will be visible from Gordon Street;
  8. Reduce the carriage house chimney in size and scale.

#### **PETITIONER COMMENTS**

**Mr. Leonard** stated that they agree with all of the staff's recommendations. They appreciate the fact of trying to save some of the windows even if they have to store some of them on site. They do not have an issue of looking at some of the visual elements from Gordon Street nor do they have an issue of trying to break up the roof mass. In essence, this means dividing the garage and carriage house into two sections. He entertained questions from the Board.

**Mr. Howington** asked Mr. Leonard if he was in favor of all the staff's recommendations.

**Mr. Leonard** answered yes.

**Ms. Scheer** asked Mr. Leonard if the chimney on the carriage house was there for decoration or will it serve a function?

**Mr. Leonard** explained that the chimney will serve a function.

**Mr. Merriman** asked Mr. Leonard that when he says he is in favor of all the staff's recommendations, does this include asking for a continuance?

**Mr. Leonard** answered yes.

#### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** said they, like the petitioner, is in agreement with all of the staff's recommendations. However, the HSF believes that the additions in the carriage house will overwhelm the main structure. They suggest that the petitioner consider using a little more ornate materials such as brick like the main house or possibly using wood siding. Also, simplify the elements such as chimney on the carriage house and the parapet.

**Mr. Howington** invited Mr. Leonard to respond to the public comments.

**Mr. Leonard** said regarding the carriage house, as they move on to the detail phase, he was not sure about them looking at wood elements, but definitely they are looking at adding some more brick elements to help visually divide the main house and the carriage house so that they read as two separate elements.

### **BOARD DISCUSSION**

The Board's discussion centered around the hyphen, the use of shutters, and the roof's style.

#### **Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the main house to include replacing the roof and repairing woodwork with the condition that a specification and color for the new roof be provided to staff for review and approval, because the project meets the preservation and design standards, and is visually compatible.

The Savannah Historic District Board of Review does hereby approve the petition for the demolition of the non-contributing buildings at the lane because they do not meet the criteria to be considered contributing.

The Savannah Historic District Board of Review does hereby continue the petition for the two additions and Part 1: Height and Mass for new construction of a carriage house at the request of the petitioner, in order to address the following:

1. Provide the following information:
  - a. All setbacks on site plan,
  - b. Overall height of the second floor addition,
  - c. Overall height of the hyphen addition,
  - d. The heights and widths of all windows and doors,
  - e. The roof pitches,
  - f. The width of the garage openings,
  - g. Locations of electrical meters, HVAC units, or refuse storage areas.
2. On the addition to the second floor of the main house, retain the west window in place, - PASS

- retain the center window on site, and retain the east window in place;
3. On the west façade of the carriage house, reduce the second story windows to the same size as the windows on the second floor of the south façade;
  4. On the west façade of the carriage house, the first floor windows appear to be false windows in the floor plan. Either eliminate, cover with shutters, or establish true openings;
  5. Restudy the proportions and configurations of the windows on the upper portions of the east façade of the addition and the north facade of the carriage house which will be visible above the fence from East Gordon Street;
  6. Where the proposed carriage house is divided to read as two structures by the eastern portion stepping back from the western portion; either break the roofline as well or accommodate a massing break on the same plane;
  7. Restudy the roof configuration on the north façade of the carriage house which features a flat roof addition to the side gable roof which will be visible from Gordon Street;
  8. Reduce the carriage house chimney in size and scale.

**Vote Results**

Motion: Nicholas Henry

Second: Andy McGarrity

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

23. [Petition of Diversified Designs | 15-005575-COA | 302-306 West Gwinnett Street | New Construction: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Context.pdf](#)

Attachment: [Gaston Ward.pdf](#)

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

Attachment: [Submittal Packet - Multi-Family Context Map and Photographs.pdf](#)

Attachment: [Submittal Packet - Similar access walkway and parking context photos.pdf](#)

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

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

Attachment: [Submittal Packet - Rendering.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 three, attached, two-story townhouses along West Gwinnett Street known as 302-306 West Gwinnett Street. This is one part of a larger project consisting of five 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** explained that the parcels have been “Bowyer’s Used Cars” since the 1960s. The two enclosed automobile-related buildings on the site were constructed c.1970, per the 1998 Resource Card, and are not contributing structures within the Savannah National Historic Landmark District or the Savannah Local Historic District. The Sanborn Maps reinforce this date as both buildings appear on the 1973 map but not the 1954 map. The two carports on the site were built in the last 20 years; however, no records were located approving their construction. The requested demolition of these buildings is included as part of the review for 714-718 Montgomery Street [File No. 15-003896-COA].

**Ms. Michalak** stated that historically, on this site, a variety of buildings existed throughout the years. However, before the 1960s, with which came a proliferation of car lots in this area, the architecture consisted almost exclusively of two-story, wood-framed, single-family detached residences. The majority of the buildings faced Gwinnett Street; however, for a number of years a duplex faced Montgomery Street at the lane. Along the lane a variety of accessory buildings existed including auto garages, sheds, and storage buildings of both one and two stories. Within Gaston Ward, the current surrounding historic context is much eroded. There are many vacant lots and/or lots used for selling or repairing cars. This ward directly abuts the Victorian Historic District to the south as well, making it an architectural transitional area. What historic context remains consists mainly of single-family, duplex, and multi-family, two-story, wood-framed residential construction. There are still a few historic commercial building along MLK. Also, this area has recently seen several new construction projects which mostly consist of multi-family and a Family Dollar.

**Ms. Michalak** explained that at the October 14, 2015 HDBR Meeting, the Board denied a similar petition [File No. 15-003897-COA]; however, the proposal that was denied was a row of five, attached, two-story townhouses but the design is similar. The applicant was also previously requesting lot coverage variances for three of the five properties; no lot coverage

variances are requested with this current proposal. The Board cited lack of visual compatibility as the basis for their denial and Board discussion centered on the following:

*The Board's discussion centered on the overall height, length, and design of the building. They discussed that the building is too long; surrounding contributing buildings facing Gwinnett Street have narrower footprints mostly consisting of single or two-family buildings. They discussed that the foundation height should be taller and the overall design and appearance of the building should be more prominent to be compatible with surrounding contributing buildings that face Gwinnett Street.*

**Ms. Michalak** stated that additionally, at the October 14, 2015 HDBR Meeting, the Board approved two of the five buildings proposed on the site: the triplex on Montgomery Street and the duplex on Jefferson Street [File Nos. 15-003896-COA and 15-003901-COA]. The Board recommended approval to the Zoning Board of Appeals for lot coverage variances for these two projects.

**Ms. Michalak** reported that staff recommends approval of New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along West Gwinnett Street known as 302-306 West Gwinnett Street with the following conditions to be submitted for review by the Board with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Increase the foundation height and the overall building height so that the building is more prominent as previously requested by the Board.
2. Remove all faux windows from the side facades.
3. Add the gate and wall/fence along West Gwinnett Street to the site plan.
4. Reduce the depth of the second floor balconies to a maximum of three (3) feet.
5. Ensure that the baluster spacing does not exceed 4 inches.

#### **PETITIONER COMMENTS**

**Mr. Cramer** thanked the Board and staff for all the hard work they do for the City of Savannah. He said they agree with all of the staff's comments. The height of the building and the main living levels in this area vary quite a bit in this area. Mr. Cramer said a house across the street is definitely approximately one foot taller than what he has and he has three and one-half feet. He entertained questions from the Board.

#### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** said they agree with all of the staff's recommendations. However, they wanted to add that in terms of referencing when looking at other buildings, Gwinnett Street has a very particular context. Therefore, the HSF recommends that the petitioner look to what is directly on Gwinnett Street as opposed to the some of the surrounding area.

**Ms. Meunier** said she was not present at one of the meetings, but she believes that previously the staff was asking for a continuous balcony with no porticos below or porticos with individual balconies. She was not sure what happened with this.

**Ms. Michalak** explained that the Board did not agree, so she removed it.

**Mr. Alexandro Santana of 313 West Hall Street** stated that he was present at the last meeting and today he is extremely satisfied with the changes that the architect has made. He recommended that the Board approve the petitioner's request.

**Ms. Monica Letourneau** lives on Jefferson Street across the street from this project. Ms. Letourneau said that this project has made some great changes. She said that Jefferson Street has a context that is different than the rest of the ward. The buildings along this street has a much grander scale; the massing of the structures are much different than they are on the other streets that run east and west. On Gordon Street, Taylor Street and many of the other streets, side gardens are there. Therefore, the rhythm of the street is different. Ms. Letourneau said she is aware that they are only looking at one building now, but what is proposed when they look at the site map are two narrow passageways between the buildings. But, when you look at the renderings that have been shown to them, it looks like one long row of structures and this is not typical of the neighborhood and the street.

**Ms. Ginger Schroder** said that she and her husband are the owners of Bowyer's Motors. Ms. Schroder said that after attending the meeting, she was upset as she spent the last four years looking at the downtown area. She said that they did not take "lightly" the buildings that they looked at and wanted to incorporate. She met the neighbors and asked them what was their main concern. Ms. Schroder said obviously it is fear because of the size of the lot. She understands the scale of the mass of the project, but believes that they five different looking buildings that will add to this area. The height and mass across the street is similar to what they are proposing to put here.

**Ms. Connie Pinkerton** said she is concerned about the false historicism that they have regarding the potential selection of materials, shapes and silhouettes so that the buildings will look old. She is also concerned that when someone looks at the buildings 50 years from now, what would they said about a building that was built in 2015. Ms. Pinkerton said there is a big difference between visual compatibility and mimicry.

**Mr. Howington** invited Mr. Cramer to respond to the public comments.

**Mr. Cramer** said as far as the materials on the buildings, if they put wood on all of the buildings, they would be told that everything looks like a big wood building. All of the buildings are different. They believe they have good urban design plans. The plan has all of the elements that are required by the City.

#### **BOARD DISCUSSION**

The Board's discussion focused on the foundation height and the overall building height; the faux windows; and more space between the buildings. Mr. Gunther said they should not be mimicking the past, but design the present while still appreciating the past. Mr. Howington believes it is the desire of the Board that project presented to them are not copy cats of historic architectural, but that it responds to the architecture of its day and time. However, it is the petitioner's right to building things of a historic character because it fits the ordinance. But, it is often the Board's desire to see more contemporary buildings. Mr. Merriman said the buildings need to be visually compatible.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along West Gwinnett Street known as 302-306 West Gwinnett Street with the following conditions to be submitted for review by the Board with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Increase the foundation height and the overall building height so that the building is more prominent as previously requested by the Board. - PASS
2. Remove all faux windows from the side facades.
3. Add the gate and wall/fence along West Gwinnett Street to the site plan.
4. Reduce the depth of the second floor balconies to a maximum of three (3) feet.
5. Ensure that the baluster spacing does not exceed 4 inches.

**Vote Results**

Motion: Andy McGarrity

Second: Debra Caldwell

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

24. [Petition of Diversified Designs | 15-005572-COA | 308-314 West Gwinnett Street | New Construction: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Context.pdf](#)  
Attachment: [Gaston Ward.pdf](#)  
Attachment: [Submittal Packet - Context and Compatibility Photographs.pdf](#)  
Attachment: [Submittal Packet - Multi-Family Context Map and Photographs.pdf](#)  
Attachment: [Submittal Packet - Similar access walkway and parking context photos.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Mass Model.pdf](#)  
Attachment: [Submittal Packet - Rendering.pdf](#)

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

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for New Construction: Part I, Height and Mass of a row of four, attached, two-story townhouses along West Gwinnett Street known as 308-314 West Gwinnett Street. This is one part of a larger project consisting of five 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 that the applicant is also requesting variances from the maximum lot coverage of 75% that is permitted in the RIP-A zoning district as follows:

- 308 West Gwinnett Street: 80%
- 310 West Gwinnett Street: 80%
- 312 West Gwinnett Street: 80%
- 314 West Gwinnett Street: 80%

**Ms. Michalak** stated that these parcels have been “Bowyer’s Used Cars” since the 1960s. The two enclosed automobile-related buildings on the site were constructed c.1970, per the 1998 Resource Card, and are not contributing structures within the Savannah National Historic Landmark District or the Savannah Local Historic District. The Sanborn Maps reinforce this date as both buildings appear on the 1973 map but not the 1954 map. The two carports on the site were built in the last 20 years; however, no records were located approving their construction. The requested demolition of these buildings is included as part of the review for 714-718 Montgomery Street [File No. 15-003896-COA].

**Ms. Michalak** explained that historically, on this site, a variety of buildings existed throughout the years. However, before the 1960s, with which came a proliferation of car lots in this area, the architecture consisted almost exclusively of two-story, wood-framed, single-family detached residences. The majority of the buildings faced Gwinnett Street; however, for a number of years a duplex faced Montgomery Street at the lane. Along the lane a variety of accessory buildings existed including auto garages, sheds, and storage buildings of both one and two stories. Within Gaston Ward, the current surrounding historic context is much eroded. There are many vacant lots and/or lots used for selling or repairing cars. This ward directly abuts the Victorian Historic District to the south as well, making it an architectural transitional area. What historic context remains consists mainly of single-family, duplex, and multi-family, two-story, wood-framed residential construction. There are still a few historic commercial building along MLK. Also, this area has recently seen several new construction projects which mostly consist of multi-family and a Family Dollar.

**Ms. Michalak** said that at the October 14, 2015 HDBR Meeting, the Board denied two longer buildings along West Gwinnett Street [File Nos. 15-003897-COA and 15-004659-

COA]. The Board cited lack of visual compatibility as the basis for their denials and Board discussion centered on the following:

*The Board's discussion centered on the overall height, length, and design of the building. They discussed that the building is too long; surrounding contributing buildings facing Gwinnett Street have narrower footprints mostly consisting of single or two-family buildings. They discussed that the foundation height should be taller and the overall design and appearance of the building should be more prominent to be compatible with surrounding contributing buildings that face Gwinnett Street.*

**Ms. Michalak** explained that the petitioner has responded to concerns regarding the overall length of each of the two previous buildings by breaking them into three buildings. This proposed building is the one in the center of the block and is a wholly new design than previously proposed on the other two buildings. Additionally, at the October 14, 2015 HDBR Meeting, the Board approved two of the five buildings proposed on the site: the triplex on Montgomery Street and the duplex on Jefferson Street [File Nos. 15-003896-COA and 15-003901-COA]. The Board recommended approval to the Zoning Board of Appeals for lot coverage variances for these two projects.

**Ms. Michalak** reported that staff recommends:

1. Approve New Construction: Part I, Height and Mass of a row of four, attached, two-story townhouses along West Gwinnett Street known as 308-314 West Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:
  - a. Increase the foundation height and the overall building height so that the building is more prominent as previously requested by the Board.
  - b. Staff recommends that more windows be added to the east façade and that the one faux window on the west façade be removed.
  - c. Increase the pitch of main side-gable roof to at least to a minimum of a 4:12 pitch to meet the standard.
  - d. Ensure that the baluster spacing does not exceed 4 inches.
  - e. Ensure that an encroachment license is obtained from the City of Savannah for the front stoops and stoop stairs.
2. Recommend approval to the Zoning Board of Appeals for four (4), 5 percent variances to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 308-314 West Gwinnett Street because the variance criteria are met.

#### **PETITIONER COMMENTS**

**Mr. Cramer** stated that he agrees with the staff recommendations. He entertained questions from the Board.

**Mr. Howington** asked if they will have any problems with the fire rating windows and the windows on the lot line on the east and west.

**Mr. Cramer** answered no. They will be three feet away from the lot line.

#### **PUBLIC COMMENTS**

**Ms. Monica Letourneau** stated she is fine with the windows. Her concern with the context and massing. She realizes that garbage is not the purview of the Review Board, but to have someone take their trash to the curb in the morning and put it back the same evening will probably not happen. She is happy that this building is not stucco.

**Mr. Howington** explained that the Board is reviewing Part I Height and Mass. The design details will come in Part II.

**Ms. Ginger Schroder** stated that they want each building to look different. The roofline on this building will be higher. She said a triplex building is here that has no side yard.

### **BOARD DISCUSSION**

The Board's discussion centered around reducing the widths of the buildings from 23 feet wide to 22 feet wide to increase spaces between the buildings and whether the buildings could be changed to two duplexes. The staff recommended that more windows be added to the east façade and that the one faux window on the west façade be removed. Dr. Henry is in favor of the 75% lot coverage.

The Board approved that the petitioner could return with both Part I and II for review at the next Review Board meeting.

### **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 four, attached, two-story townhouses along West Gwinnett Street known as 308-314 West Gwinnett Street in order for the petitioner to consider the following:

1. Break up the building into two smaller buildings.
2. Increase the distances between the buildings, possibly reducing the building widths.
3. Restudy the lot coverage to be within the 75% maximum permitted.
4. Increase the foundation height and the overall building height so that the building - PASS is more prominent as previously requested by the Board.
5. Staff recommends that more windows be added to the east façade and that the one faux window on the west façade be removed.
6. Increase the pitch of main side-gable roof

to at least to a minimum of a 4:12 pitch to meet the standard.

7. Ensure that the baluster spacing does not exceed 4 inches.

\*The Board also stated that the petitioner could return with both Parts I and II for review at the next HDBR meeting.

**Vote Results**

Motion: Robin Williams

Second: Tess Scheer

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

25. [Petition of Diversified Designs | 15-005576-COA | 316-320 West Gwinnett Street | New Construction: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Context.pdf](#)

Attachment: [Gaston Ward.pdf](#)

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

Attachment: [Submittal Packet - Multi-Family Context Map and Photographs.pdf](#)

Attachment: [Submittal Packet - Similar access walkway and parking context photos.pdf](#)

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

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

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

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

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along West Gwinnett Street known as 316-320 West Gwinnett Street. This is one part of a larger project consisting of five 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 variances from the maximum lot coverage of 75% that is permitted in the RIP-A zoning district as follows:

- 316 West Gwinnett Street: 82%
- 318 West Gwinnett Street: 82%
- 320 West Gwinnett Street: 81%

**Ms. Michalak** stated that these parcels have been “Bowyer’s Used Cars” since the 1960s. The two enclosed automobile-related buildings on the site were constructed c.1970, per the 1998 Resource Card, and are not contributing structures within the Savannah National Historic Landmark District or the Savannah Local Historic District. The Sanborn Maps reinforce this date as both buildings appear on the 1973 map but not the 1954 map. The two carports on the site were built in the last 20 years; however, no records were located approving their construction. (See the attached “Context” document for additional information.) The requested demolition of these buildings is included as part of the review for 714-718 Montgomery Street [File No. 15-003896-COA].

**Ms. Michalak** explained that historically, on this site, a variety of buildings existed throughout the years. However, before the 1960s, with which came a proliferation of car lots in this area, the architecture consisted almost exclusively of two-story, wood-framed, single-family detached residences. The majority of the buildings faced Gwinnett Street; however, for a number of years a duplex faced Montgomery Street at the lane. Along the lane a variety of accessory buildings existed including auto garages, sheds, and storage buildings of both one and two stories. Within Gaston Ward, the current surrounding historic context is much eroded. There are many vacant lots and/or lots used for selling or repairing cars. This ward directly abuts the Victorian Historic District to the south as well, making it an architectural transitional area. What historic context remains consists mainly of single-family, duplex, and multi-family, two-story, wood-framed residential construction. There are still a few historic commercial building along MLK. Also, this area has recently seen several new construction projects which mostly consist of multi-family and a Family Dollar.

**Ms. Michalak** said that at the October 14, 2015 HDBR Meeting, the Board denied a similar petition [File No. 15-004659-COA]; however, the proposal that was denied was a row of five, attached, two-story townhouses but the design is similar. The applicant was also previously requesting lot coverage variances for all five of the properties. Board cited lack of visual compatibility as the basis for their denial and Board discussion centered on the following:

*The Board’s discussion centered on the overall height, length, and design of the building. They discussed that the building is too long; surrounding contributing buildings facing Gwinnett Street have narrower footprints mostly consisting of single or two-family buildings. They discussed that the foundation height should be taller and the overall design and appearance of the building should be more prominent to be compatible with surrounding contributing buildings that face Gwinnett Street.*

**Ms. Michalak** explained that additionally, at the October 14, 2015 HDBR Meeting, the Board approved two of the five buildings proposed on the site: the triplex on Montgomery Street and the duplex on Jefferson Street [File Nos. 15-003896-COA and 15-003901-COA]. The Board recommended approval to the Zoning Board of Appeals for lot coverage variances for these two projects.

**Ms. Michalak** reported that staff recommends:

1. Approve New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along West Gwinnett Street known as 316-320 West Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:
  - a. Increase the foundation height and the overall building height so that the building is more prominent as previously requested by the Board.
  - b. Staff recommends that more windows be added to the east façade and that the one faux window on the west façade be removed.
  - c. Add the gate and wall/fence along West Gwinnett Street to the site plan.
  - d. Ensure that the balustrades do not exceed 36 inches high and that the baluster spacing does not exceed 4 inches.
2. Recommend approval to the Zoning Board of Appeals for two (2), 7 percent variances and one (1), 6 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 316-320 West Gwinnett Street because the variance criteria are met.

#### **PETITIONER COMMENTS**

**Mr. Cramer** came forward and stated that he agrees with the staff recommendations.

#### **PUBLIC COMMENTS**

None.

#### **BOARD DISCUSSION**

The Board discussed raising this building walls higher rather than the roof. This one should be the tallest of the proposed buildings along Gwinnett Street. The staff recommended that more windows be added to the east façade and that the one faux window on the west façade be removed.

#### **Board Action:**

The Savannah Historic District Board of Review does hereby:

1. Approve New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses along West Gwinnett Street known as 316-320 West Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:
  - a. Increase the foundation height and the overall building height so that the building is more prominent as previously requested by the Board. (The Board recommends that this be the tallest of the proposed buildings along Gwinnett Street.)

b. Staff recommends that more windows - PASS  
be added to the east façade and that the one  
faux window on the west façade be removed.

c. Add the gate and wall/fence along  
West Gwinnett Street to the site plan.

d. Ensure that the balustrades do not  
exceed 36 inches high and that the baluster  
spacing does not exceed 4 inches.

2. Recommend approval to the Zoning Board  
of Appeals for two (2), 7 percent variances and  
one (1), 6 percent variance to the maximum lot  
coverage of 75 percent permitted in the RIP-A  
zoning district for the parcels at 316-320 West  
Gwinnett Street because the variance criteria are  
met.

#### **Vote Results**

Motion: Tess Scheer

Second: Debra Caldwell

Debra Caldwell

- Aye

Justin Gunther

- Nay

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

- Aye

Robin Williams

- Aye

#### **IX. REQUEST FOR EXTENSION**

#### **X. APPROVED STAFF REVIEWS**

26. [Petition of Corey Jones | 15-005398-COA | 309 East Gaston Street | Staff Approved - Fence](#)

Attachment: [309EGaston\\_SitePlan.pdf](#)

Attachment: [COA - 309 East Gaston Street 15-005398-COA.pdf](#)

No action required. Staff approved.

27. [Petition of Eugene M. Maria for Hansen Architects, P.C. | 15-005427-COA | 208 East Bay Street | Staff Approved - Removal of Casement Windows and the HVAC Units](#)

Attachment: [COA - 208 East Bay Street 15-005427-COA.pdf](#)

Attachment: [Submittal Packet - 208 East Bay Street 15-005427-COA.pdf](#)

No action required. Staff approved.

28. [Petition of Joshua Beckler for Coastal Canvas Products | 15-005449-COA | 345 Bull Street | Staff Approved - Awning](#)

Attachment: [COA - 345 Bull Street 15-005449-COA.pdf](#)

Attachment: [Submittal Packet - 345 Bull Street 15-005449-COA.pdf](#)

No action required. Staff approved.

29. [Petition of Michael Chance Meyer | 15-005492-COA | 331-333 East Broad Street | Staff Denied - After-the-Fact Porch Spindle Friezes](#)

Attachment: [COA - 331-333 East Broad Street 15-005492-COA Denial.pdf](#)

Attachment: [Project Description 331 and 333 East Broad Street 15-005492-COA \(2\).pdf](#)

No action required. Staff approved.

30. [Petition of Luis Burgos for Hansen Architects, P.C. | 15-005493-COA | 102 East Broughton Street | Staff Approved - Color Change](#)

Attachment: [COA - 102 East Broughton Street 15-005493-COA.pdf](#)

Attachment: [Submittal Packet - 102 East Broughton Street 15-005493-COA.pdf](#)

No action required. Staff approved.

31. [Petition of Elaine Berk | 15-005514-COA | 616 - 618 Price Street | Staff Approved - Color Change](#)

Attachment: [COA - 616-618 Price Street 15-005514-COA.pdf](#)

Attachment: [Submittal Packet - 616 - 618 Price Street 15-005514-COA.pdf](#)

No action required. Staff approved.

32. [Petition of Edell Carson Parker, III For SCAD | 15-005519-COA | 713 Barnard Street | Staff Approved - Color Change](#)

Attachment: [COA - 713 Barnard Street 15-005519-COA.pdf](#)

Attachment: [Submittal Packet - 713 Barnard Street 15-005519-COA.pdf](#)

No action required. Staff approved.

33. [Petition of John Post for Commonwealth Construction Company | 15-005527-COA | 401 East Gordon Street | Staff Approved - Color Change](#)

Attachment: [COA - 401 East Gordon Street 15-005527-COA.pdf](#)

Attachment: [Submittal Packet - 401 East Gordon Street 15-005527-COA.pdf](#)

No action required. Staff approved.

34. [Petition of Andrew Lynch for Lynch Associates Architects, PC | 15-005558-COA | 570 Indian](#)

Street | Staff Approved - Alterations

Attachment: [COA - 570 Indian Street 15-005558-COA.pdf](#)

No action required. Staff approved.

35. Petition of Donald and Michelle Burton | 15-005561-COA | 440 - 442 Tattnall Street | Staff Approved - Alterations

Attachment: [COA - 440-442 tattnall Street 15-005561-COA.pdf](#)

No action required. Staff approved.

36. Petition of Mark Rojas for The Olfactory Company | 15-005581-COA | 15 West York Street | Staff Approved - Spotlights

Attachment: [COA - 15 West York Street 15-005581-COA.pdf](#)

No action required. Staff approved.

37. Petition of Samuel Bernstein | 15-005626-COA | 223 West Congress Street | Staff Approved - Rehabilitation and Alterations

Attachment: [COA - 223 West Congress Street 15-005626-COA.pdf](#)

Attachment: [Submittal Packet - 223 West Congress Street 15-005626-COA.pdf](#)

No action required. Staff approved.

38. Petition of Jamie Durrence | 15-005651-COA | 12 West Liberty Street | Staff Approved - Sign Face Change

Attachment: [COA - 12 West Liberty Street 15-005651-COA.pdf](#)

Attachment: [Submittal Packet - 12 W. Liberty Street 15-005651-COA.pdf](#)

No action required. Staff approved.

39. Petition of Michael Swain for Signs Installed Plus, Inc. | 15-005652-COA | 2 West Bay Street | Staff Approved - Signs

Attachment: [COA - 2 West Bay Street 15-005652-COA.pdf](#)

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

No action required. Staff approved.

40. Petition of Joshua Beckler for Coastal Canvas Products | 15-005710-COA | 425A East River Street | Staff Approved - Awning

Attachment: [COA - 2 West Bay Street 15-005652-COA.pdf](#)

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

No action required. Staff approved.

41. [Petition of Jon Davis | 15-005768-COA | 108 West Broughton Street | Staff Approved - Satellite Dish](#)

Attachment: [108 W Broughton Lane Photo.pdf](#)  
Attachment: [108 W Broughton St.pdf](#)  
Attachment: [COA - 108 West Broughton Street 15-005768-COA.pdf](#)

No action required. Staff approved.

42. [Petition of Jon Davis | 15-005769-COA | 111 West Broughton Street | Staff Approved - Satellite Dish](#)

Attachment: [COA - 111 West Broughton Street 15-005769-COA.pdf](#)  
Attachment: [111 W Broughton St.pdf](#)  
Attachment: [111 W Broughton Lane Photo.pdf](#)

No action required. Staff approved.

43. [Petition of Elaine Berk | 15-005783-COA | 616-618 Price Street | Staff Approved - Replace Three Columns](#)

Attachment: [COA - 616-618 Price Street 15-005783-COA.pdf](#)  
Attachment: [Submittal Packet - 616-618 Price Street 15-005783-COA.pdf](#)

No action required. Staff approved.

44. [Petition of Sherry Herron for NUCO Investments, Inc. | 15-005798-COA | 220 West Bryan Street | Staff Approved - Railings](#)

Attachment: [COA - 220 West Bryan Street 15-005798-COA.pdf](#)  
Attachment: [Submittal Packet - 220 West Bryan Street 15-005798-COA.pdf](#)  
Attachment: [Submittal Packet 2 - 220 West Bryan Street 15-005798-COA.pdf](#)

No action required. Staff approved.

45. [Petition of Joshua Beckler for Coastal Canvas Products, Inc. | 15-005858-COA | 115 West Broughton Street | Staff Approved - Awning](#)

Attachment: [COA - 115 West Broughton Street 15-005858-COA.pdf](#)  
Attachment: [Submittal Packet - 115 West Broughton Street 15-005858-COA.pdf](#)

No action required. Staff approved.

**XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS**

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

Attachment: [HDBR Michalak Work Without a COA 11-12-15.pdf](#)

**XII. REPORT ON ITEMS DEFERRED TO STAFF**

**XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS**

**Notices**

47. [Next Case Distribution and Chair Review Meeting - Monday, November 16, 2015 at 3:30 p.m. in the West Conference Room, MPC, 110 East State Street](#)

48. [2015 HDBR Retreat - Friday, November 20, 2015 from 9:30 a.m. to 3:30 p.m. at the Civil Rights Museum](#)

49. [Next Regular Meeting - Wednesday, December 9, 2015 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

**XIV. OTHER BUSINESS**

**Unfinished Business**

50. [Nominating Committee Report](#)

The Nominating Committee reported that they met and nominated the following officers for 2016:

**Chair - Mr. Stephen Merriman, Jr.**  
**Vice Chair - Ms. Marjorie Weibe-Reed**

The Board accepted the nominations. These officers will be voted on the next meeting.

\*\*\*

**Ms. Harris** informed the Board that she attended City Council meeting today as the proposed Hardi Plank ordinance was on their agenda. City Council rejected the Hardi Plank ordinance unanimously.

**XV. ADJOURNMENT**

51. [Adjournment](#)

There being no further business to come before the Review Board, Chair Howington adjourned the meeting at approximately 6:20 p.m.

Respectfully Submitted,

Ellen I. Harris  
Director of Urban Planning and Historic Preservation

EIH:mem