



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

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Arthur A. Mendonsa Hearing Room  
September 9, 2015 1:00 P.M.  
Meeting Minutes

**SEPTEMBER 9, 2015 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING**

**HDRB Members Present:** Keith Howington, Chair  
Justin Gunther  
Dr. Nicholas Henry  
Andy McGarrity  
Marjorie Weibe-Reed  
Tess Scheer  
Dr. Robin Williams

**HDRB Member Not Present:** Ebony Simpson, Vice-Chair  
Zena McClain, Esq., Parliamentarian  
Debra Caldwell  
Stephen Merriman, Jr.

**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 Clegg Ivey | 15-002129-COA | 514 MLK, Jr. Blvd. | Fence](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

3. [Petition of Corey Jones | 15-004042-COA | 317 East Broad Street | Fence](#)

Attachment: [Staff Recommendation.pdf](#)  
Attachment: [Picture 1.pdf](#)  
Attachment: [Picture 2.pdf](#)  
Attachment: [Picture 3.pdf](#)

4. [Petition of Mark Rojas | 15-004395-COA | 15 West York Street | Sign](#)

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

5. [Petition of Patrick Phelps for Hansen Architects | 15-004396-COA | 115 West Broughton Street | Awnings, Windows, Doors, Alterations, Signs, Demolition](#)

Attachment: [Staff Recommendation.pdf](#)  
Attachment: [Submittal Packet.pdf](#)  
Attachment: [1930 Historic Picture.pdf](#)  
Attachment: [Picture 1.pdf](#)  
Attachment: [Picture 2.pdf](#)  
Attachment: [Picture 3.pdf](#)  
Attachment: [Picture 4.pdf](#)

6. [Petition of Alexander Zilberman | 15-004418-COA | 109 West Broughton Street | Signs and Awnings](#)

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

7. [Petition of Neil Dawson for Dawson Architects | 15-004447-COA | 118 West Hall Street | Alterations](#)

Attachment: [Staff Recommendation 15-004447-COA.pdf](#)  
Attachment: [Submittal Packet- narrative.pdf](#)  
Attachment: [Submittal Packet- drawings.pdf](#)

8. [Petition of Breanna White | 15-004449-COA | 311 W Broughton Street | Awnings, Windows, Doors, Signs](#)

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

9. [Petition of Hansen Architects | 15-004454-COA | 22 West Harris Street | Brick Staining](#)

Attachment: [Staff Report.pdf](#)  
Attachment: [Submittal Packet.pdf](#)  
Attachment: [Preservation Brief 1\\_ As...pdf](#)

#### **IV. ADOPTION OF THE AGENDA**

10. [Approval for Adoption of the September 9, 2015 Agenda](#)

#### **V. APPROVAL OF MINUTES**

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

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

12. [Approval of July 22, 2015 Special Called Meeting Minutes](#)

Attachment: [07-22-2015 Special Called Meeting Minutes.pdf](#)

13. [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**

14. [Petition of Linda Ramsay | 15-002695-COA | 20 East Taylor Street | New Construction Carriage House: Part II, Design Details](#)

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

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

17. [Petition of Rick Wissmach | 15-003894-COA | 114 East Oglethorpe Avenue | Carriage House New Construction Part II: Design Details](#)

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

#### **VIII. REGULAR AGENDA**

19. [Petition of Patrick Shay for Gunn Meyerhoff Shay, PC | 14-001846-COA | 201 Montgomery Street | New Construction: Part II Design Details](#)

Attachment: [Elbert Ward.pdf](#)

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

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

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

Attachment: [14-001846-COA Staff Recommendation 9-9-15.pdf](#)

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

Attachment: [Staff Report.pdf](#)  
Attachment: [Aerial - Facing North.pdf](#)  
Attachment: [Colored Roof Screen and Awning Images.pdf](#)  
Attachment: [Context - Sanborn Maps.pdf](#)  
Attachment: [Historic Building Map - South Oglethorpe Ward.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Mass Model Photos.pdf](#)  
Attachment: [Submittal Packet - Project Narrative, Materials, List, and Materials Photos.pdf](#)  
Attachment: [Submittal Packet - Specifications.pdf](#)  
Attachment: [Petitioner Presentation.pdf](#)

21. [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: [Gaston Ward.pdf](#)  
Attachment: [Staff Images - Gaston and Alice Block.pdf](#)  
Attachment: [Submittal Packet - Additional Compatibility-Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Mass Model Photos.pdf](#)  
Attachment: [Submittal Packet - Photos of Non-Contributing Buildings.pdf](#)  
Attachment: [Letourneau Comments.pdf](#)

22. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-004659-COA | 312-320 West Gwinnett Street | New Construction Townhouses: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)  
Attachment: [Context.pdf](#)  
Attachment: [Gaston Ward.pdf](#)  
Attachment: [Submittal Packet - Additional Compatibility-Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Mass Model Photos.pdf](#)  
Attachment: [Letourneau Comments.pdf](#)

23. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003897-COA | 302-310 West Gwinnett Street | New Construction Townhouses: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)  
Attachment: [Context.pdf](#)  
Attachment: [Gaston Ward.pdf](#)  
Attachment: [Submittal Packet - Additional Compatibility-Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Mass Model Photos.pdf](#)  
Attachment: [Letourneau Comments.pdf](#)

24. [Petition of Jeffrey A. Cramer, Diversified Designs | 15-003901-COA | 715 and 717 Jefferson Street | New Construction Townhouses: Part I, Height and Mass](#)

Attachment: [Staff Report.pdf](#)  
Attachment: [Context.pdf](#)  
Attachment: [Gaston Ward.pdf](#)  
Attachment: [Submittal Packet - Additional Compatibility-Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Context Photographs.pdf](#)  
Attachment: [Submittal Packet - Drawings.pdf](#)  
Attachment: [Submittal Packet - Mass Model Photos.pdf](#)  
Attachment: [Letourneau Comments.pdf](#)

25. [Petition of Patrick Shay for Verizon Wireless | 15-004236-COA | Various Locations | DAS Network](#)

Attachment: [Application - 2 East Bay Street 15-004236-COA.pdf](#)  
Attachment: [Submittal Packet- Abercorn and Gwinnett SV03.pdf](#)  
Attachment: [Submittal Packet- Abercorn and Wayne SV06.pdf](#)  
Attachment: [Submittal Packet- Abercorn and Macon SV07.pdf](#)  
Attachment: [Submittal Packet- Drayton and Huntingdon SV05.pdf](#)  
Attachment: [Submittal Packet- Broughton and Habersham SV09.pdf](#)  
Attachment: [Submittal Packet- Broughton and East Broad SV11.pdf](#)  
Attachment: [Submittal packet- River and MLK SV18.pdf](#)  
Attachment: [Submittal packet- Barnard and West Bay SV19.pdf](#)  
Attachment: [Submittal Packet- Bay and Abercorn SV21.pdf](#)  
Attachment: [Submittal Packet- Bull and Oglethorpe SV25.pdf](#)  
Attachment: [Submittal Packet- Bull and Liberty SV26.pdf](#)  
Attachment: [Submittal Packet- Bull and Charlton SV27.pdf](#)  
Attachment: [Staff Photographs.pdf](#)  
Attachment: [Staff Recommendation 15-004236-COA.pdf](#)

26. [Petition of Emrich Construction LLC | 15-004371-COA | 210 and 214 West Gwinnett Street | New Construction: Part 1 Height and Mass](#)

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

27. [Petition of Lynch Associates Architects | 15-004451-COA | 511 East Congress Street | Alterations, Addition, and Fence](#)

Attachment: [Staff Report.pdf](#)

- Attachment: [1978 COA.pdf](#)
- Attachment: [1995 Historic Resources Card.pdf](#)
- Attachment: [Context.pdf](#)
- Attachment: [Submittal Packet - Photographs, Drawings, and Colors.pdf](#)
- Attachment: [Submittal Packet - Specifications.pdf](#)

## IX. REQUEST FOR EXTENSION

## X. APPROVED STAFF REVIEWS

28. [Petition of Rachael Raab | 15-004304-COA | 409 East Liberty Street | Staff Approved - Garage Door](#)

- Attachment: [COA - 409 E. bLiberty Street 15-004304-COA.pdf](#)
- Attachment: [Submittal Packet - 409 East Liberty Street 15-004304-COA.pdf](#)

29. [Petition of Matthew Hallett for Ellsworth-Hallett, LLC | 15-004308-COA | 141 Lincoln Street | Staff Approved - Color Change](#)

- Attachment: [COA - 141 Lincoln Street 15-004308-COA.pdf](#)
- Attachment: [Submittal Packet - 141 Lincoln Street 15-004308-COA.pdf](#)

30. [Petition of Trey Wilder for Treylor Park Savannah, LLC | 15-004329-COA | 115 East Bay Street | Staff Approved - Awnings](#)

- Attachment: [COA - 115 East Bay Street 15-004329-COA.pdf](#)
- Attachment: [IMG\\_20150805\\_134052.pdf](#)

31. [Petition of Natalie Aiken for Lynch Associates Architects | 15-004358-COA | 53 Montgomery Street | Staff Approved - Alterations](#)

- Attachment: [COA - 53 Montgomery Street 15-004358-COA.pdf](#)

32. [Amended Petition of Neil Dawson for Dawson Architects | 15-004384-COA | 135 Martin Luther King Jr. Boulevard | Staff Approved - Window and Doors](#)

- Attachment: [PROPOSED A204 revised 8-14.pdf](#)
- Attachment: [135 Milk Blvd HDBR Amendment 08-11-15 \(2\) 15-004384-COA.pdf](#)
- Attachment: [COA - 135 Martin Luther King Jr. Boulevard 15-004384-COA.pdf](#)

33. [Petition of Alexis AuBuchon for Hansen Architects | 15-004443-COA | 22 West Harris Street | Staff Approved - Brick Repointing](#)

- Attachment: [COA - 22 West Harris Street 15-004443-COA.pdf](#)
- Attachment: [Submittal Packet - 22 W. Harris St. - 15-004443-COA.pdf](#)

34. [Robert Loper for Loper Construction Company | 15-004445-COA | 608 Lincoln Street | Staff Approved - Windows](#)

Attachment: [COA - 608 Lincoln Street 15-004445-COA.pdf](#)  
Attachment: [Submittal Packet - 608 Lincoln Street 15-004445-COA.pdf](#)

35. [Petition of Doug Bean for Doug Bean Signs, Inc. | 15-004455-COA | 14 East Broughton Street | Staff Approved - Sign Face Change](#)

Attachment: [Submittal Packet - 14 E. Broughton Street 15-004455-COA.pdf](#)  
Attachment: [COA - 14 East Broughton Street 15-004455-COA.pdf](#)

36. [Petition of Daniel Brown | 15-004548-COA | 220 East Taylor Street | Staff Approved - Porch](#)

Attachment: [COA - 220 East Taylor Street 15-004548-COA.pdf](#)  
Attachment: [Submittal Packet - 220 East Taylor Street 15-004548-COA.pdf](#)

37. [Petition of Stephanie Bock | 15-004564-COA | 126 East Broughton Street | Staff Approved - Repair Fascia](#)

Attachment: [COA - 126 East Broughton Street 15-004564-COA.pdf](#)  
Attachment: [Submittal Packet - 126 East Broughton Street 15-004564-COA.pdf](#)

38. [Amended Petition of Maggie Ward for Gunn Meyerhoff Shay Architects | 15-004664-COA | 303, 305, and 307 Alice Street | Staff Approved - Replace Brick Stair Treads](#)

Attachment: [COA - 303, 305, and 307 Alice Street 15-004664-COA.pdf](#)  
Attachment: [Submittal Packet - 303, 305, 307 Alice Street 15-004664-COA.pdf](#)

39. [Petition of Luis Burgos for Hansen Architects, P.C. | 15-004796-COA | 300 West Broughton Street | Staff Approved - Sign](#)

Attachment: [COA - 300 West Broughton Street 15-004796-COA.pdf](#)  
Attachment: [Submittal Packet - 300 West Broughton Street 15-004796-COA.pdf](#)

40. [Petition of Mark Fitzpatrick | 14-004765-COA | 300 Bull Street - Apt 602 | Staff Approved - Guardrail](#)

Attachment: [COA - 300 Bull Street 15-004765-COA.pdf](#)  
Attachment: [Submittal Packet - 300 Bull Street 15-004765-COA REVISED J S Ironworks.pdf](#)

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

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

Attachment: [HDBR Michalak Work Without a COA 9-9-15.pdf](#)

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

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

**Notices**

42. [Next Case Distribution and Chair Review Meeting - Thursday, September 17, 2015 at 3:30 p.m. in the West Conference Room, MPC, 110 East State Street](#)

43. [Next Regular Meeting - Wednesday, October 14, 2015 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

**XIV. OTHER BUSINESS**

**New Business**

44. [HDBR Annual Retreat Discussion](#)

**XV. ADJOURNMENT**

45. [Adjournment](#)