



SAVANNAH HISTORIC DISTRICT
BOARD OF REVIEW

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](#)

Mr. Howington called the meeting to order at 1:05 p.m. and welcomed everyone in attendance. He outlined the purpose and role of the Historic District Board of Review. He explained the ground rules for the hearing of each petition. Staff will make its presentation, then the petitioner will have ten minutes to make their presentation, and the public will have ten minutes to voice their concerns.

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](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition to install a fence between the buildings located at 514 and 518 MLK Jr. Blvd. as requested because the proposed work is visually compatible and meets the preservation and design standards. - PASS

Vote Results

Motion: Marjorie W Reed

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a fence at 317 East Broad Street, because it is visually compatible and meets the standards. - PASS

Vote Results

Motion: Marjorie W Reed

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye

Stephen Glenn Merriman, Jr.	- Aye
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign at 15 West York Street with the condition an encroachment license is obtained, because it is visually compatible and meets the standards. - PASS

Vote Results

Motion: Marjorie W Reed
Second: Tess Scheer
Justin Gunther - Aye
Nicholas Henry - Aye
Keith Howington - Abstain
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Not Present
Marjorie W Reed - Aye
Tess Scheer - Aye
Robin Williams - Aye

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](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for a new storefront, signs, awnings, and alterations at 115 West Broughton Street with the following conditions to be submitted to staff for review and

approval:

1. Exploratory demolition is completed on the existing storefront to determine if any historic fabric exists; - PASS
2. A contrasting material is used on the base of the storefront;
3. The entrance is centered;

because otherwise the work meets the standards and is visually compatible.

Vote Results

Motion: Marjorie W Reed

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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

Attachment: [Staff Report.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for ground floor storefront alterations, signs, and an awning for the property located at 109 West Broughton Street as requested because the proposed work is visually compatible and meets the design, preservation, and sign standards. - PASS

Vote Results

Motion: Marjorie W Reed

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye

Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the alterations as requested because the project meets the preservation and design standards and is visually compatible. - PASS

Vote Results

Motion: Marjorie W Reed
Second: Tess Scheer
Justin Gunther - Abstain
Nicholas Henry - Aye
Keith Howington - Abstain
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Not Present
Marjorie W Reed - Aye
Tess Scheer - Aye
Robin Williams - Abstain

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](#)

Board Action:

The Savannah Historic District Board of Review does hereby approve the petition for the sign, awnings, color changes, and new storefront doors at 311 West Broughton Street with the following conditions:

1. The inset of the door is inset not less than 3 inches; - PASS
2. The windows are not painted gold;
3. The windows at the lane are not blacked out;
4. An encroachment license is obtained for the

awnings;

because otherwise the work meets the standards and is visually compatible.

Vote Results

Motion: Marjorie W Reed

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

Board Action:

The Savannah Historic District Board of Review does hereby Approve the petition to stain the brick and mortar for the row house located at 22 West Harris Street, in this circumstance only and for this particular project, with the following conditions because the proposed work is otherwise visually compatible, and meets the preservation and design standards:

1. Clean the brick and mortar, using an approved cleaning method, prior to the application of the water-repellent stain coating. After cleaning, if it is found that the discolorations, repairs, or other reasons for requesting façade stain has decreased or been mitigated in any way contact staff to determine if a change in the scope of work is necessary.
2. Ensure that the way is dry before the water-repellent coating is installed to ensure that it adheres properly and so as to not trap moisture inside the walls.
3. Do not apply the water-repellent stain coating to - PASS the entire exterior of the building, but only to

selected areas where the discoloration or damage is extensive and necessary to “blend in.”

4. Install a 4 foot-by-4 foot test patch in an inconspicuous location and have staff examine the test patch prior to full execution of the work to determine if the color and change to the appearance of the masonry is acceptable.

5. A color selection was not provided with the submittal packet because the color will be determined on site to be compatible with the building. Staff requests to evaluate the color during the field examination of the test patch.

6. It is likely that the water-repellent coating is not permanent and will need to be reapplied in the future, staff recommends that prior to reapplying the product automatically, that the applicant reapply for a Certificate of Appropriateness and staff will determine at that time if the application was successful and warrants reapplication.

Vote Results

Motion: Marjorie W Reed

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

IV. ADOPTION OF THE AGENDA

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the adoption of the September - PASS 9, 2015 agenda.

Vote Results

Motion: Justin Gunther

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

V. APPROVAL OF MINUTES

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

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the July 8, 2015 Meeting Minutes. - PASS

Vote Results

Motion: Robin Williams
Second: Andy McGarrity

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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

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

Board Action:

The Savannah Historic District Board of Review does hereby approve the July 22, 2015 Special Called Meeting Minutes. - PASS

Vote Results

Motion: Robin Williams
Second: Andy McGarrity

Justin Gunther	- Aye
Nicholas Henry	- Aye

Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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

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

Board Action:

The Savannah Historic Board of Review does hereby approve the August 12, 2015 Meeting Minutes. - PASS

Vote Results

Motion: Robin Williams

Second: Andy McGarrity

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington - Abstain

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Marjorie W Reed - Aye

Tess Scheer - Aye

Robin Williams - Aye

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](#)

Board Action:

The Savannah Historic Board of Review does hereby continue the petition as requested by the petitioner. - PASS

Vote Results

Motion: Nicholas Henry

Second: Marjorie W Reed

Justin Gunther - Aye

Nicholas Henry - Aye

Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

15. [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 as requested by the petitioner. - PASS

Vote Results

Motion: Nicholas Henry
Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

16. [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 as requested by the petitioner. - PASS

Vote Results

Motion: Nicholas Henry
Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present

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

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

Board Action:

The Savannah Historic Board of Review does hereby continue the petition as requested by the petitioner . - PASS

Vote Results

Motion: Nicholas Henry
Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition as requested by the petitioner. - PASS

Vote Results

Motion: Nicholas Henry
Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Not Present
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

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

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval of amendments to Part I: Height and Mass to address previous board comments, and Part II: Design Details of the City of Savannah's Cultural Art Center at 201 Montgomery Street. The Historic District board of Review reviewed the project on May 14, 2014 and approved the alterations to the existing building on the site with the following conditions to be submitted to staff for review and approval:

1. Provide additional information on mortar composition and analysis, replacement brick and cleaning techniques.
2. Conduct a repointing test patch as described for staff review and approval.

Ms. Harris said that no changes are proposed to the existing building beyond what has been approved. Additionally, the Board approved Part I Height and Mass with the following conditions to be submitted with Part II Design Details:

1. Restudy ways to activate the street along MLK Jr. Blvd;
2. Restudy the tower height;
3. Restudy the walls of continuity at the northwest corner of the site;
4. Provide additional and more consistent and regular openings or other architectural features along Turner Boulevard;
5. Center the south entry on Turner Boulevard within the bay.

Ms. Harris stated that on May 12, 2015, a one-year extension was granted by the Board. On July 22, 2015 the Board approved amendments to Part I: Height and Mass with conditions to be submitted with Part II Design Details. The petitioner has responded to each condition.

Ms. Harris reported that staff recommends approval of the amendments to Part I Height and Mass and Part II Design Details for the Cultural Arts Center at 201 Montgomery Street with the following conditions:

1. Along MLK Jr. Blvd. provide some sort of architectural relief to provide visual interest until the plantings grow; and
2. Revise the color of the canopy support at the main entrance on the Montgomery Street façade to be medium bronze to match the storefront system; because the project is otherwise visually compatible and meets the standards.

PETITIONER COMMENTS

Mr. Shay introduced the individuals were accompanying him. He showed the Board slides

relative to the proposed Cultural Arts Center. He stated that they agree with the staff report and they have a plan on how to articulate the façade that the staff is concerned about. They also agree that they will make the main beam at the front entrance medium bronze as opposed to the brick red color.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) said they are maintaining their position that they had at the last meeting. Their concerns are consistent with the editorial that they were a part of that was in Tuesday's paper. He said that the HSF and their Architectural Review Committee looked at this very carefully. They agree with many of staff's recommendations. They believe that an archaeological probing of the Wetter House foundations would be appropriate. They understand that this has been done years ago when the Chatham Area Transit Center was contemplated to be built here, but they are aware that multiple archaeological digs can yield new and valid information.

Mr. Carey asked what is the material of the beam. They have some concerns about the lower portion of the wing on the left side. It is shown in white brick. There may be practical reasons why this brick, but monumental buildings they believe are uniformity of materials on both of those wings and should reflect what is on the upper portion all the way through would be consistent according to the architecture orders. They believe this would work better and be more visually compatible with the rest of the intent of the building.

Mr. Shay, in response to the public comments, stated that regarding the archaeological dig, when the sewer line is being installed either he or Ms. Ward will be there to see what is encountered in terms of the foundation. If it looks like there is something that is worthy of additional study, they will recommend this. He believes at this point the City is receptive to this idea. He said regarding the detail question, the raft around the beam as indicated on their drawing is to be anodized aluminum, which is similar to the materiality of the window frames. Therefore, it is metal and is not stucco. He explained that it is intended to be the smooth metal finish. As far as expressing what the steel is behind there, Mr. Shay said this is something that they maybe able to visit in the future. Mr. Shay said he wanted to point out that although they are present today for final approval for the exterior, this is an evolutionary process. They are working on the technical aspects of the building such as the exact size of the piece of steel and its composition, even some of the functional elements of the inside of the building as the plan evolve. In order for them to explore these things further, they need to be able to advance from this moment. If this needs to come back to the Board, they will not hesitate to bring it back. But, what they have presented is what they would like to have approved today.

BOARD DISCUSSION

The Board's discussion centered on the beam design on the two front entrances and the wall materials where the white brick is below the stucco.

Board Action:

The Savannah Historic District Board of Review
does hereby approve the amendments to Part 1

Height and Mass and Part II Design Details for the Cultural Arts Center at 201 Montgomery Street with the following conditions:

1. Along MLK Jr. Blvd. provide some sort of architectural relief to provide visual interest until the plantings grow, as presented by the Petitioner at the meeting; - PASS
2. Restudy the beam design on the two entrances; and
3. Restudy the wall materials where white brick is below stucco.

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

Vote Results

Motion: Robin Williams

Second: Nicholas Henry

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

Ms. Jennifer Deacon was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for amendments to New Construction: Part I, Height and Mass and for approval of Part II, Design Details for a 6-story hotel for the vacant property located at 512 West Oglethorpe Avenue. The Board originally approved Part I, Height and Mass, with conditions, at the November 12, 2014 HDBR Meeting.

Ms. Michalak explained that the hotel fronts West Oglethorpe Avenue and Ann Street, and is oriented to face West Oglethorpe Avenue as do the other existing buildings on the block face. The project qualifies as large-scale development and the applicant applied for a bonus story (the 6th floor) with the original Part I COA application. An attached 5-story parking garage (7-levels of parking) was reviewed and approved by the Board separately under File No. 14-005113-COA.

Ms. Michalak stated that the applicant is also requesting variances from the following standards:

- *Windows facing a street shall be double or triple hung, awning, casement of Palladian.* To allow the windows on floors two through six to be fixed, aluminum storefront style.
- *Where wood siding has been determined to be appropriate ..., smooth finish fiber cement siding may be used on new residential construction*
To allow the use of fiber cement siding with a faux wood grain texture on the 6th floor.

Ms. Michalak reported that staff recommends the following:

1. Approval for amendments to New Construction: Part I, Height and Mass for a 6-story hotel on the vacant property located at 512 West Oglethorpe Avenue with the following conditions:
 - a. Redesign the awning above the coffee shop storefront to be similar to the architectural “awning” on the remainder of the Oglethorpe façade which is more integrated structurally and architecturally into the design of the façade.
 - b. The HVAC equipment on the roof that is not located behind the roof screen element may be visible from a public right-of-way. Either screen the equipment or provide additional evidence that the equipment will not be visible from any public-right-of-way.
 - c. Increase the distance between the two primary valet lobby entrances at the corner of Oglethorpe and Ann to be a minimum of 15 feet apart.
2. Approval for New Construction: Part II, Design Details for a 6-story hotel on the vacant property located at 512 West Oglethorpe Avenue with the following conditions to be submitted to staff for final review and approval:
 - a. Revise the windows on floors two through six to be an operable type to meet the standards.
 - b. Revise the fiber cement siding with a faux wood grain finish proposed on the 6th floor to be a product permitted by the ordinance.
 - c. Replace the outdoor seating wall material, “Cemex, Polished Architectural Block” in “Blue Stone,” with one of the other materials already proposed on the building such as brick or one of the two stone cladding products.
 - d. Revise the design of the gate that encloses the east side yard setback to be compatible with the contemporary design of the hotel building.
 - e. All signage is shown on the drawings as “by others;” ensure that the Board issues a COA for all signage prior to applying for any building permits.
3. Recommends denial to the Zoning Board of Appeals for variances from the following

standards because the variance criteria are not met.

- a. *Windows facing a street shall be double or triple hung, awning, casement of Palladian.* To allow the windows on floors two through six to be fixed, aluminum storefront style.
- b. *Where wood siding has been determined to be appropriate ..., smooth finish fiber cement siding may be used on new residential construction*

To allow the use of fiber cement siding with a faux wood grain texture on the 6th floor.

PETITIONER COMMENTS

Ms. Deacon thanked the staff for working with them on their petition and the Review Board for hearing it. She clarified that the coffee shop doors and the pair of doors to the west are actually over 16 feet apart. Ms. Deacon requested that the Board allow the signage to be submitted for a COA prior to the building receiving a Certificate of Occupancy (CO) instead of a building permit as recommended by staff.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) stated that their comments concerns two of the variance requests. He said regarding the inoperable fixed windows, the ordinance is as it reads. They believe that a contemporary design could still be maintained with the use of casing and/or awning window. This is what is being used on the Perry Street Hotel which is clearly a modern building. Mr. Carey said with respect to the fiber cement siding with wood texture, the petitioner stated that it would not be seen. Therefore, they question why the petitioner wants it. It is not allowed and there is no strong argument other than this is what they like. Consequently, the HSF does not see a reason for either of these to be granted.

BOARD DISCUSSION

The Board was amenable to the petitioner's request to allow the signage to be submitted for a COA prior to the building receiving a CO instead of a building permit as recommended by the staff. The Board decided that the two valet lobby entrances at the corner of the building met the intent of the standard (being less than 15 feet apart) because they are not on the same wall plane. The Board also decided that the coffee shop awning is compatible as designed. Ms. Deacon confirmed that the HVAC equipment would not be visible, agreed to change the outdoor seating wall material, and will revise the design of the gate.

Board Action:

The Savannah Historic Board of Review does hereby:

1. Approve for amendments to New Construction:
Part I, Height and Mass for a 6-story hotel on the vacant property located at 512 West Oglethorpe

Avenue with the following conditions:

a. The HVAC equipment on the roof that is not located behind the roof screen element may be visible from a public right-of-way. Either screen the equipment or provide additional evidence that the equipment will not be visible from any public-right-of way.

2. Approve for New Construction: Part II, Design Details for a 6-story hotel on the vacant property located at 512 West Oglethorpe Avenue with the following conditions to be submitted to staff for final review and approval: - PASS

- a. Revise the windows on floors two through six to be an operable type to meet the standards.
- b. Revise the fiber cement siding with a faux wood grain finish proposed on the 6th floor to be a product permitted by the ordinance.
- c. Replace the outdoor seating wall material, "Cemex, Polished Architectural Block" in "Blue Stone," with one of the other materials already proposed on the building such as brick or one of the two stone cladding products.
- d. Revise the design of the gate that encloses the east side yard setback to be compatible with the contemporary design of the hotel building.
- e. All signage is shown on the drawings as "by others;" ensure that the Board issues a COA for all signage prior to receiving a CO.

Vote Results

Motion: Marjorie W Reed

Second: Nicholas Henry

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

Board Action:

The Savannah Historic District Board of Review does hereby recommend denial to the Zoning Board of Appeals for variances from the following standards because the variance criteria are not met.

- a. Windows facing a street shall be double or triple hung, awning, casement or Palladian. To allow the windows on floors two through six to be fixed, aluminum storefront style. - PASS
- b. Where wood siding has been determined to be appropriate ..., smooth finish fiber cement siding may be used on new residential construction To allow the use of fiber cement siding with a faux wood grain texture on the 6th floor.

Vote Results

Motion: Nicholas Henry

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

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

Ms. Michalak explained that the next four petitions are the same project. Last month there were three buildings, but this month there are four buildings on the site.

Mr. Howington explained that at their last meeting they went through the entire project and then discussed each submission and looked at the project as a whole; but he believes that the Board is now familiar with this and today they will review each petition and vote on it separately.

Ms. Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses

along Montgomery Street, adjacent to West Hall Lane, known as 714-718 Montgomery Street. This is one part of a larger project consisting of four 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 stated that the applicant is also requesting the demolition of all of the buildings on the site. All are listed as non-contributing buildings on the Historic Buildings Map. The petitioner is also requesting variances from the maximum lot coverage of 75% that is permitted in the RIP-A zoning district as follows:

- 714 Montgomery Street: 81%
- 716 Montgomery Street: 81%
- 718 Montgomery Street: 81%

Ms. Michalak stated that the applicant attended an SPR meeting on June 4, 2015. At that time, the City departments did not have any comments that would affect the HDBR review process.

Ms. Michalak explained that this project was continued from the August 12, 2015 HDBR meeting in order for the petitioner to consider the following:

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

Ms. Michalak reported that staff recommends the following:

1. Approve demolition of all of the non-contributing buildings on this site because they are less than 50 years old and the buildings have not achieved "Exceptional Importance."
2. Approve New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses at 714-718 Montgomery Street with the following conditions to be submitted to the Board for review with Part II, Design Details:
 - a. Revise the posts so that the capitals extend outward of the architraves.
 - b. Reduce the height of the balustrades to 36 inches maximum and ensure that the baluster spacing does not exceed 4 inches.

- c. Pull the fire walls back as to not separate the adjoined porches, pull the porches back so that their balustrades align with the front walls of the bay windows, and revise the front foundation wall to be continuous.
3. Recommend approval to the Zoning Board of Appeals for a 6 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 714, 716, and 718 Montgomery Street because the variance criteria are met.

PETITIONER COMMENTS

Mr. Cramer said regarding the lot coverage issue, the lot extends over the sidewalk to get the 75 percent for these three lots. He said they agree with the staff's comments.

PUBLIC COMMENTS

Mr. Alexander Santana stated that he is a resident of this ward. He said he believes the amount of the building material mass along all edges of the property regardless of allowing what is being called the common space is nothing but a paved hard surface occupied by automobiles.

Mr. Peter Galloway resides at 303 West Gwinnett Street. He supports the project and believes it will be a great addition to the neighborhood.

Mr. Richard Guerard said what the petitioner is proposing to build here is a great improvement over what is presently here. In general he believes it is a great use of the space. The petitioner did not try to use the maximum density of the space proves that the petitioner is trying to build something good for the community and its citizens.

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) stated that he was not present when their Architectural Review Committee reviewed this project, but they gave him their written report. He stated that HSF agrees with staff's recommendations and conditions. They particularly agree with pulling the firewalls back so as not to separate the adjoining porches; pull the porches back so that their balusters align with the front walls of the bay windows and revise the front foundation walls to be continuous. They recommend removing the gables that are proposed on the north and south side elevations because although the design is meant to evoke Queen Anne style, there is already enough roofline variations and the additional gables would make the roofline complicated.

Ms. Monical Letourneau resides at 707 Jefferson Street. She believes the petitioner has responded remarkably quick to the suggestions made at the last meeting and she believes that with every iteration or revision that is made will improve their neighborhood. Ms. Letourneau said the project is a huge block and whatever is approved is going to have a great impact on future developments within the neighborhood.

Mr. Mark Schroder, owner, said he has lived in Savannah all his life. Mr. Schroder said four generations of Schroders have lived here and he would not do anything that would jeopardize the historic value of downtown Savannah and this is why he selected Jeffery Cramer as his architect. Jeff has done several projects downtown. The Review Board is knowledgeable about Jeff. Mr. Schroeder said they did not just go out there and put something together. They rode throughout the district and took pictures as they wanted

something that would be visually compatible. Now, what they have selected probably does not fit everybody's taste, but what they have proposed will be a beautiful project and it will sell well.

BOARD DISCUSSION

The Board's discussion focused on the roof form being overly complex. The north and south side gables should be removed to simplify. The HSF also recommended that the north and south sides gables be removed. The Board's discussion also centered around the unusual configuration of the wall planes on the southern 3rd unit of the building.

Board Action:

The Savannah Historic District Board of Review does hereby approve demolition of all of the non-contributing buildings on this site because they are less than 50 years old and the buildings have not achieved "Exceptional Importance." - PASS

Vote Results

Motion: Nicholas Henry

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Nay
Tess Scheer	- Aye
Robin Williams	- Aye

Board Action:

The Savannah Historic District Board of Review does hereby approve New Construction: Part I, Height and Mass of a row of three, attached, two-story townhouses at 714-718 Montgomery Street with the following conditions to be submitted to the Board for review with Part II, Design Details:

- a. Revise the posts so that the capitals extend outward of the architraves.
- b. Reduce the height of the balustrades to 36 inches maximum and ensure that the baluster spacing does not exceed 4 inches. - PASS
- c. Pull the fire walls back as to not separate

the adjoined porches, pull the porches back so that their balustrades align with the front walls of the bay windows, and revise the front foundation wall to be continuous.

- d. Remove the north and south side roof gables.
- e. Redesign the wall planes on the southern 3rd unit of the building.

Vote Results

Motion: Nicholas Henry

Second: Tess Scheer

- | | |
|-----------------------------|---------------|
| Justin Gunther | - Nay |
| Nicholas Henry | - Aye |
| Keith Howington | - Abstain |
| Andy McGarrity | - Aye |
| Stephen Glenn Merriman, Jr. | - Not Present |
| Marjorie W Reed | - Aye |
| Tess Scheer | - Aye |
| Robin Williams | - Aye |

Board Action:

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals for a 6 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 714, 716, and 718 Montgomery Street because the variance criteria are met. - PASS

Vote Results

Motion: Nicholas Henry

Second: Tess Scheer

- | | |
|-----------------------------|---------------|
| Justin Gunther | - Nay |
| Nicholas Henry | - Aye |
| Keith Howington | - Abstain |
| Andy McGarrity | - Aye |
| Stephen Glenn Merriman, Jr. | - Not Present |
| Marjorie W Reed | - Aye |
| Tess Scheer | - Aye |
| Robin Williams | - Aye |

[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](#)

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

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 312-320 West Gwinnett Street. This is one part of a larger project consisting of four 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 stated that the petitioner is also requesting variances from the maximum lot coverage of 75% that is permitted in the RIP-A zoning district as follows:

- 312 West Gwinnett Street: 83%
- 314 West Gwinnett Street: 83%
- 316 West Gwinnett Street: 83%
- 318 West Gwinnett Street: 83%
- 320 West Gwinnett Street: 81%

Ms. Michalak said that at the request of the MPC's Development Services Department, who reviews site plans, the common areas will be subdivided into their own parcel. Therefore, the design of the project has not changed and is still compatible with historic block developments in the area, just the property line locations have changed.

Ms. Michalak stated that the petitioner attended an SPR meeting on June 4, 2015. At that time, the City departments did not have any comments that would affect the HDBR review process.

This project was continued from the August 12, 2015 HDBR meeting in order for the petitioner to consider the following:

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

Ms. Michalak reported that the staff recommends the following:

1. Approve New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 312-320 West Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:
 - a. Ensure that the baluster spacing does not exceed 4 inches.
 - b. Reinstate the tree lawn along West Gwinnett Street.
2. Recommend approval to the Zoning Board of Appeals for four (4) 8 percent variances and two (2) 6 percent variances to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 312-320 West Gwinnett Street because the variance criteria are met.

PETITIONER COMMENTS

Mr. Cramer stated that after revisiting the site and getting comments from the staff and Board, they decided that it was a good idea to reduce the size of the building to be more in conformity with the buildings that are here. They also decided to make the other buildings behind smaller to fit in better with the neighborhood. He said they agree with the staff's comments. The trees will be here and they will ensure that the balusters are not more than 36 inches.

PUBLIC COMMENTS

Mr. Schroder said that regarding the parking lot situation, each unit has a deeded parking lot space. He said they are not cramming townhouses on these lots. A line share of what they make from selling these units will go to charity. They have good intentions and will go forward with their plan.

Mr. Alexander Santana stated that he believes the new proposal for the Gwinnett Street elevation is better than the first; but in this case he still believes that the five unit blocks are not in keeping with the conditions across the street.

Mrs. Ginger Schroder said the size and mass of the buildings have been talked about, but the house that is on the corner of Jefferson and Gwinnett Streets is taller than any of the buildings that they want to build. Ms. Schroder said across Gwinnett Street lies the Victorian District. But, their property is in the Historic District. She selected the stucco designs because she loves the wrought iron and the stucco that is more reminiscing of the French style from New Orleans.

Ms. Monica Letourneau said she ,too, likes stucco, but she believes that they need to look at the context. It is true that across Gwinnett Street is the Victorian District, but when you look at the Sanborn Maps and see when the buildings were built on these lots on Gwinnett street, they, too, were built the same time in similar form just as when you go east on Gwinnett Street, those buildings are clapboard.

Mr. Richard Guerard said he heard Dr. Williams say that they are trying to force a 21 century matter into an area where they did not have cars and he agrees. Parking is parking

and there is not really anything else you can do. It is a parking lot. Mr. Guerard said the stucco looks fine to him, but this is a design detail issue. He believes the general mass of the building looks great.

BOARD DISCUSSION

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 building facing Gwinnett Street have narrower footprints mostly consisting of single or two-family buildings. They additionally 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.

Mr. Howington informed Mr. Cramer that he was sensing from the Board that maybe he needs to ask for a continuance. Or if he prefers, he may ask for a vote today.

Mr. Cramer asked for a vote.

Board Action:

The Savannah Historic District Board of Review does hereby deny the petition for New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 312-320 West Gwinnett Street because the proposed building is not compatible. - PASS

Vote Results

Motion: Justin Gunther
Second: Robin Williams
Justin Gunther - Aye
Nicholas Henry - Aye
Keith Howington - Abstain
Andy McGarrity - Aye
Stephen Glenn Merriman, Jr. - Not Present
Marjorie W Reed - Aye
Tess Scheer - Aye
Robin Williams - Aye

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](#)

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

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 302-310 West Gwinnett Street. This is one part of a larger project consisting of four 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 stated 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%

She explained that at the request of the MPC's Development Services Department, who reviews site plans, the common areas will be subdivided into their own parcel. Therefore, the design of the project has not changed and is still compatible with historic block developments in the area, just the property line locations have changed.

Ms. Michalak said that the petitioner attended an SPR meeting on June 4, 2015. At that time, the City departments did not have any comments that would affect the HDBR review process.

Ms. Michalak explained that this project was continued from the August 12, 2015 HDBR meeting in order for the petitioner to consider the following:

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

Ms. Michalak reported that staff recommends the following:

1. Approve New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 302-310 West Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:

- a. Either eliminate the balconies between the covered stoops or redesign to be an unsupported/uncovered stoop design. If the balconies are retained, reduce the depth to a maximum of 3 feet to meet the standard.
 - b. Change the main roof to meet the standard.
 - c. Revise the posts so that the capitals extend outward of the architraves.
 - d. Ensure that the baluster spacing does not exceed 4 inches.
 - e. Reinstate the tree lawn along West Gwinnett Street.
2. Recommend approval to the Zoning Board of Appeals for a 5 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 308 and 310 West Gwinnett Street because the variance criteria are met.

PETITIONER COMMENTS

Mr. Cramer said they looked in different areas in the district and found some attractive buildings. They are trying to make their buildings look different. It is definitely a mistake not to have buildings on Jefferson Street and Montgomery Street.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) stated that they agree with the staff's recommendation regarding eliminating the balconies between the covered stoops or redesign to be an unsupported/uncovered stoop is wise. Mr. Carey said they do not agree with staff on the hipped shape design.

Ms. Lois Grouberger resides at 309 West Hall Street and she believes that five buildings together are too much. Ms. Grouberger stated that she would rather see the buildings in a different configuration.

Mr. Cramer, in response to the public comments, said they are in agreement with the staff's recommendations pertaining to this project.

BOARD DISCUSSION

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 building facing Gwinnett Street have narrower footprints mostly consisting of single or two-family buildings. They discussed additionally 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.

Mr. Howington explained to Mr. Cramer that the Board is in the same conclusion as with the previous petition. He asked him if he was requesting a continuance or a vote.

Mr. Cramer said he was asking for a vote today.

Board Action:

The Savannah Historic District Board of Review

does hereby deny the petition for New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 302-310 West Gwinnett Street because the proposed building is not visually compatible. - PASS

Vote Results

Motion: Tess Scheer

Second: Marjorie W Reed

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

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 two-story duplex along Jefferson Street, adjacent to West Hall Lane, known as 715 and 717 Jefferson Street. This is one part of a larger project consisting of four 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 petitioner is also requesting variances from the maximum lot coverage of 75% that is permitted in the RIP-A zoning district as follows:

- 715 Jefferson Street: 77%
- 717 Jefferson Street: 77%

Ms. Michalak explained that at the request of the MPC's Development Services Department, who reviews site plans, the common areas will be subdivided into their own

parcel. Therefore, the design of the project has not changed and is still compatible with historic block developments in the area, just the property line locations have changed.

She said that applicant attended an SPR meeting on June 4, 2015. At that time, the City departments did not have any comments that would affect the HDBR review process.

Ms. Michalak said that this project was continued from the August 12, 2015 HDBR meeting in order for the petitioner to consider the following:

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

Ms. Michalak reported that staff recommends the following:

1. Approve New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 302-310 West Gwinnett Street with the following conditions to be submitted to the Board for review with Part II, Design Details:
 - a. Center northern unit's entrance door and porch between the box windows.
 - b. Either reduce the depth of the porch on top of the stoop or increase the depth of the stoop to make both elements the same depth.
 - c. Ensure that the baluster spacing does not exceed 4 inches.
2. Recommend approval to the Zoning Board of Appeals for a 2 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 715 and 717 Jefferson Street because the variance criteria are met.

PETITIONER COMMENTS

Mr. Cramer stated that he agrees with all of staff's recommendations.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board's discussion centered on the overly high roof pitch. Mr. Cramer agreed that they will lower the roof's pitch.

Board Action:

The Savannah Historic District Board of Review does hereby approve New Construction: Part I, Height and Mass of a row of five, attached, two-story townhouses along West Gwinnett Street known as 715 and 717 Jefferson Street with the following conditions to be submitted to the Board for review with Part II, Design Details:

- a. Center northern unit's entrance door and porch between the box windows. - PASS
- b. Either reduce the depth of the porch on top of the stoop or increase the depth of the stoop to make both elements the same depth.
- c. Ensure that the baluster spacing does not exceed 4 inches
- d. Reduce the roof's pitch.

Vote Results

Motion: Nicholas Henry

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

Board Action:

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals for a 2 percent variance to the maximum lot coverage of 75 percent permitted in the RIP-A zoning district for the parcels at 715 and - PASS

717 Jefferson Street because the variance criteria are met.

Vote Results

Motion: Robin Williams

Second: Andy McGarrity

Justin Gunther	- Nay
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

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 12 locations. The type of concealment varies by the location and includes the replacement of existing wooden lamp posts with new single or double metal lamp posts or the addition of top mounted antennas to existing wooden posts with mechanical closet at ground level.

Ms. Harris gave the background data on this petition. For 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.

Ms. Harris stated that 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 explained that this is the first of a two-part ODAS proposal for Verizon. A total of 26 locations will be proposed (two of which are in the Victorian District), although only 12 are being considered with this submission. 12 additional sites/designs will come before the HDBR at a later date.

Ms. Harris reported that staff recommends approval of the 12 DAS locations with the following conditions to be submitted to staff for review and approval:

1. Provide color samples for “Savannah Green,” the top mount antenna and the equipment box;
2. Provide screening around the two equipment boxes;
3. The poles do not require individual electric meters;

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

PETITIONER COMMENTS

Mr. Shay introduced the persons who were accompanying him relative to this petition. He wanted to stress to the Board that he believes Verizon has done an amazing job of reaching out to our community over the past two and one-half years. They have worked with an amazing array of different regulatory and other community members within the City process, the Metropolitan Planning Commission, and members of the Historic Review Board. He explained that this is the most elaborate and sensitive approach that they have ever undertaken anywhere in the world. Consequently, this is a three-way approval.

Mr. Shay said they agree with all of staff’s recommendations. The equipment boxes will be Savannah Green. He explained that the equipment boxes in the two locations where they do not want to change out the light poles and fixtures will be screened. They will work with the City of Savannah’s Park & Tree Department to identify appropriate landscaping. Mr. Shay there are no electric meters proposed for any of the locations. As the Board correctly identified, are already powered by Georgia Power and Verizon has worked out an arrangement with Georgia Power to use this power source. They are LED light and will be installed on all the poles. The wooden poles will be locked.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board agreed that future proposals utilizing the same light pole design could be reviewed at the staff level.

Board Action:

The Savannah Historic District Board of Review does hereby approve the 12 DAS locations with the following conditions to be submitted to staff for review and approval:

1. Provide color samples for “Savannah Green,” the top mount antenna and the equipment box;
2. Provide screening around the two equipment- PASS boxes;
3. The poles do not require individual electric meters;

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

Vote Results

Motion: Nicholas Henry

Second: Tess Scheer

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

Mr. Richard Guerard was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for Part I: 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 the buildings are proposed to be two stories tall and are contemporary in design. The site is currently vacant and consists of two parcels.

Ms. Harrris reported that staff recommends a continuance in order for the petitioner to address the following:

1. Set the Gwinnett Street façade back at least five feet;
2. Center the openings within the recesses;
3. Add additional voids to the widest bay on the Tattnall Street façade;
4. Restudy the courtyard area created between the two buildings;
5. Increase the stoop height to at least three feet;
6. Redesign the stoops so a firewall is not required;
7. Extend the canopies to cover the full width of the stoops/porch;
8. Ensure that the door frames and windows sashes are inset at least three inches from the façade;
9. Provide additional clarification on the stair configuration on the site plan and in the sections;
10. Reduce the height of the railings to be 36" tall;
11. Ensure that the height of the wall does not exceed 11 feet; and
12. Provide the trash and electric meter locations on the site plan.

PETITIONER COMMENTS

Mr. Guerard stated that when they went to SPR, City staff wanted the parking to be associated with the homes so that there would be no possible future development. He pointed out that a lane runs through the area. It appears that the trash collectors walk to this area, get the garbage and bring it back to the parked truck. Mr. Guerard said he was not sure this is how the garbage is collected every time, but on the two occasions he saw it being collected, this is how it was done. On Tattnall Street, a lot of the homes have their trash cans on Tattnall Street.

Mr. Guerard said he agrees that the 10 foot wide lane is too narrow to back up and turn around. This is why one parking space is a little shallower as he is giving them the courtyard. He explained that he does not know why the other stairwell elevation was not switched to match the accent windows. But as far as the design element, it makes no difference to them whether they are whole or accent windows. They are in agreement with staff's recommendation regarding this.

Mr. Guerard said that the problem with setting the Gwinnett Street façade back five feet is that the buildings are attached and it will cause the building to be cutoff. The bulk of the building is setback three feet. The multifamily unit that was here on the site was at the zero lot line on Tattnall Street and on Gwinnett Street. Therefore, they are actually adhering to what was there prior. He wants to leave the façade at three feet. He explained that the courtyard area, when they were designing this, their choice was between fronting the building on Gwinnett Street or on Tattnall Street. They did not believe that it should appear to front both streets. The only way to avoid a courtyard here is to "L" shape the building.

Mr. Guerard said regarding increasing the stoop height to at least three feet, the way they arrived at 18 inches was that they would have a band around the bottom. Although, the building next to it is 3 feet to five feet, but these are contemporary-style buildings and he believed, therefore, that the 18 inches was a good compromise between what was old and contemporary as far as the height. He believes that three feet will detract from this. However, if this is what the staff and Board wants, he is willing to work with it.

Mr. Guerard stated that the stairs do not project out into the right-of-way. He will clarify this on their site plan. They were careful of this as they do not want to ask for any variances or project in the public right-of-way. Mr. Guerard said regarding the electric meters, they will add them to the drawings. They are paying the electric company to put a power line underground and they will run feeder lines from each parking space to the units. Each parking space will have its own door in the wall and the trash will be brought out into their parking space.

Mr. Howington said to Mr. Guerard that he covered all of the staff's recommendation with the exception of "redesign the stoops so a firewall is not required."

Mr. Guerard explained that at first he believed that a firewall extension was required by code. But, the band will not project out three feet. The finish will come up and this will obviously separate the two homes. Although they are connected, they are single homes and will be permitted as single-family residences.

PUBLIC COMMENTS

Ms. Monica Letourneau resides at 707 Jefferson Street. She said the idea of setting the first two units back was pleasing to her. Ms. Letourneau said she believes that the four townhouse's wide structure should be divided into two structures so that it is more similar to what is already there. She would love to see the courtyard that is on the corner building that is making Tattnell Street much nicer be pivoted around and actually be moved up to Gwinnett Street. This would give a little more variation.

Mr. Daniel Carey of the Historic Savannah Foundation (HSF) met with the Architectural Review Committee on Tuesday and he is aware that the HSF holds an easement on this property. The easement gives HSF the right and responsibility of reviewing and approving new construction. They have agreed to meet on site next week so that they, as a group, can look at what has been proposed.

Mr. Carey said they are open to the contemporary design. They realize it is more challenging to construct multi unit in a contemporary design. Hopefully, everything will be worked out.

Mr. Guerard, in reponse to the public comments, stated that they appreciate all the comments. They have expressed their willingness to work with Historic Savannah Foundation. They will meet on site as stated by Mr. Carey.

Mr. Guerard said he read the staff's report which states that the proportions of openings and the height are visually compatible. Mr. Guerard asked the Board if they could possibly approve the petition today under the condition that they would restudy the courtyard and the stoop height.

BOARD DISCUSSION

The Board's discussion centered around setting the Gwinnett Street façade back. Because of the many conditions associated with this petition, it was the consensus of the Board that Part I - Height and Mass could not be approved today.

Mr. Guerard asked for a continuance.

Board Action:

The Savannah Historic District Board of Review does hereby continue the petition in order 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; - PASS
Increase the stoop height;
6. Redesign the stoops so a firewall is not required;
7. Extend the canopies to cover the full width of the stoops/porch;
8. Ensure that door frames and window sashes are inset at least three inches from the façade.

The Board further determined that Part 1 Height and Mass could be heard at the same meeting as Part 2 Design Details.

Vote Results

Motion: Robin Williams

Second: Marjorie W Reed

- | | |
|-----------------------------|---------------|
| Justin Gunther | - Aye |
| Nicholas Henry | - Aye |
| Keith Howington | - Abstain |
| Andy McGarrity | - Aye |
| Stephen Glenn Merriman, Jr. | - Not Present |
| Marjorie W Reed | - Aye |
| Tess Scheer | - Aye |
| Robin Williams | - Aye |

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](#)

Mr. Josh Ward was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for alterations to the existing building, a rear porch addition, new fences, and colors changes for the building located at 511 East Congress Street.

Ms. Michalak reported that staff recommends approval of the alterations to the existing building, a rear porch addition, new fences, and colors changes for the building located at 511 East Congress 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 standards:

1. Relocate the proposed new side door and stoop to the 1978 addition portion of the building (rear of the west facade).
2. Retain the shed roof form of the current front stoop. Redesign the stoop columns and balustrades to be more compatible with the simple early 19th century style of this building and current features.
3. Revise the new cornerboards to be 1-by-4 instead of 1-by-6.
4. Revise the proposed new window head trim.
5. Reduce the height of the 2-by-4 trim beneath the top rail on all balusters to be more compatible with visually related historic balustrades and provide the baluster spacing (not to exceed 4 inches).
6. Revise the paint color proposed for all trim, columns, and balustrades.
7. Provide a color selection for the wood fence panels (both front and rear fences).

PETITIONER COMMENTS

Mr. Ward explained they agree with staff and will work with them on all the items with the exception of relocating the proposed new side door and stoop to the 1978 addition portion of the building (rear of the west facade). They would like to keep the proposed door on the façade in its current location. They believe it is a secondary elevation and a proposed new six foot high fence will be on the front which will partly obscure the door. A window is already on this facade that was introduced in the historic part of the building. Therefore, they believe that a precedent is already set for putting an opening on this side.

PUBLIC COMMENTS

None.

BOARD DISCUSSION:

The Board decided that the door, in its proposed location, is reversible and would remove only a small amount of historic materials. Although they do feel it should be differentiated from original openings on the building, particularly those on the front façade.

Board Action:

The Savannah Historic Board of Review does hereby approve the petition for alterations to the existing building, a rear porch addition, new fences, and colors changes for the building located at 511 East Congress 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 standards:

1. Retain the shed roof form of the current front stoop. Redesign the stoop columns and balustrades to be more compatible with the simple early 19th century style of this building and current features. - PASS
2. Revise the new cornerboards to be 1-by-4 instead of 1-by-6.
3. Revise the proposed new window head trim.
4. Reduce the height of the 2-by-4 trim beneath the top rail on all balusters to be more compatible with visually related historic balustrades and provide the baluster spacing (not to exceed 4 inches).
5. Provide physical paint samples of the three (3) proposed paint colors for the main building.
6. Provide a color selection for the wood fence panels (both front and rear fences).

Vote Results

Motion: Andy McGarrity

Second: Robin Williams

Justin Gunther	- Aye
Nicholas Henry	- Aye
Keith Howington	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Marjorie W Reed	- Aye
Tess Scheer	- Aye
Robin Williams	- Aye

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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 Mlk Blvd_HDBR Amendment 08-11-15 \(2\) 15-004384-COA.pdf](#)

Attachment: [COA - 135 Martin Luther King Jr. Boulevard 15-004384-COA.pdf](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

No action required. Staff approved.

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](#)

Mr. Howington stated that the staff has provided the Board a written report on the work performed without a Certificate of Appropriateness.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, and ACKNOWLEDGEMENTS

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](#)

Mr. Howington stated that he will be out of town on Thursday, September 17, 2015. Therefore, the Case Distribution and Chair Review Meeting will be held on Friday, September 18, 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](#)

Ms. Harris informed the Board that she has been looking at possibly have the HDBR Annual Retreat on Wednesday, October 21, 2015 or Wednesday, October 28, 2015 at the Ralph Gilbert Civil Rights Museum from 10:00 a.m. to 3:00 p.m. Dr. Williams said Fridays are better for him as he teaches on Wednesdays. Fridays were agreeable with the Board.

Ms. Harris asked the Board if they had any particular items they wanted to discuss at the retreat. Dr. Henry said the microphones do not work properly and the computers fade in and out. Ms. Harris informed the Board that she will send them an email later regarding the potential dates for the Retreat. She would like for the Board to discuss the Large Scale Development Standards at the Retreat.

XV. ADJOURNMENT

45. Adjournment

There being no further business to come before the Board, Mr. Howington adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

Ellen I. Harris
Director of Urban Planning and Historic Preservation

EIH:mem