



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

---

Arthur A. Mendonsa Hearing Room  
December 14, 2016 1:00 P.M.  
Meeting Minutes

**DECEMBER 14, 2016 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING**

**HDRB Members Present:** Justin Gunther, Vice- Chair  
Zena McClain, Esq., Parliamentarian  
Debra Caldwell  
Jennifer Deacon  
Dr. Betsy Dominguez  
Kellie Fletcher  
Keith Howington  
Becky Lynch  
Andy McGarrity  
Tess Scheer

**HDRB Members Not Present:** Stephen Merriman, Jr., Chair

**MPC Staff Present:** Ellen Harris, Director of Urban Planning and Historic Preservation  
Leah G. Michalak, Historic Preservation Planner  
Sara Farr, Historic Preservation Planner  
Alyson Smith, 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. [Approval of Consent Agenda December 14, 2016](#)

**Board Action:**

Approve Consent Agenda December 14, 2016. - PASS

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Aye

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Not Present

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

3. [Petition of Sign Crafters | 16-006217-COA | 412 West Bay Street | Signs](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for the building identification sign and sign face changes, because they meet the standards and are visually compatible. - PASS

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

4. [Petition of Chris Gimenez | 16-006283-COA | 107B Whitaker Street | Sign](#)

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

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for an under-awning sign and the installation of two LED lights on an existing projecting sign at 107B Whitaker Street because the work is visually compatible and- PASS meets the standards.

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

5. [Petition of Felder & Associates Architecture | 16-006319-COA | 109-119 Jefferson Street and 306 West State Street | Alterations](#)

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

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for alterations with the following conditions to be reviewed by staff:

1. Color samples and an awning material are provided;
2. The windows and doors are inset a minimum

- of 3 inches;
3. The new stair connector is reduced in height; - PASS
  4. Provide details for the new stair connector roof;

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

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Aye

Tess Scheer - Aye

6. [Petition of Karin Johnson | 16-006320-COA | 31 Montgomery Street | Sign](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for a fascia sign at 31 Montgomery Street with the following conditions to be submitted to staff for approval prior to installing:

1. Relocate the fascia sign so that the sign does not conceal the building's string course or any other architectural feature or detail; - PASS
2. Ensure that the sign's screws are anchored in existing mortar joints as opposed to installing the screws through the brick face;

Because otherwise the sign meets the standards and

is visually compatible.

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

7. [Petition of SCAD Museum of Art | 16-006343-COA | 601 Turner Boulevard | Public Art](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Package.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for public art at 601 Turner Boulevard, because it meets the preservation standards and is visually compatible. - PASS

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

#### IV. ADOPTION OF THE AGENDA

8. [Adoption of Agenda for December 14, 2016 Meeting](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the December 14, 2016 Meeting Agenda. - PASS

**Vote Results**

Motion: Tess Scheer

Second: Kellie Fletcher

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Aye

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Not Present

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

#### V. APPROVAL OF MINUTES

9. [Approve November 9, 2016 Meeting Minutes](#)

Attachment: [11-09-2016 Minutes.pdf](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the Meeting Minutes of November 9, 2016. - PASS

**Vote Results**

Motion: Andy McGarrity

Second: Debra Caldwell

Debra Caldwell - Aye

Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

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

10. [Petition of Lawton Place Condominium Association, Inc. | 16-006204-COA | 407 East McDonough Street | Alterations](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve to remove the petition of Lawton Place Condominium, Inc. at 407 East McDonough Street for alterations from the Final Agenda. - PASS

**Vote Results**

Motion: Keith Howington  
Second: Becky Lynch

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

**VII. CONTINUED AGENDA**

11. [Continue All Items to Next Regular Meeting](#)

**Board Action:**

The Savannah Historic District Board of Review does hereby approve to continue the petitions as requested to - PASS the next regular meeting.

**Vote Results**

Motion: Dr. Betsy Dominguez

Second: Jennifer Deacon

Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present

12. [Petition of Gunn Meyerhoff Shay | 15-001384-COA | 600 East Bay Street | New Construction: Part II, Design Details](#)

**Board Action:**

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

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye



13. [Petition of Gary Sanders | 16-003487-COA | 305 West Wayne Street | New Construction: Part I, Height and Mass](#)

**Board Action:**

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

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

14. [Petition of Gunn Meyerhoff Shay Architects | 16-003492-COA | 607 Drayton Street | New Construction: Part II, Design Details](#)

**Board Action:**

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

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

15. [Petition of King Chau | 16-005167-COA | 8 East Broughton Street | Sign](#)

**Board Action:**

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

**Vote Results**

Motion: Keith Howington  
Second: Becky Lynch

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

16. [Petition of Gregory Beck | 16-005197-COA | 409 East Charlton Street | Alterations](#)

**Board Action:**

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

**Vote Results**

Motion: Keith Howington  
Second: Becky Lynch

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye

Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

17. [Petition of Hall Smith Office, Inc. | 16-005621-COA | 23 West Gordon Street | Alterations, Additions, and New Construction: Part II, Carriage House](#)

**Board Action:**

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

**Vote Results**

Motion: Keith Howington

Second: Becky Lynch

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther - Abstain

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Glenn Merriman, Jr. - Not Present

Tess Scheer - Aye

**VIII. REGULAR AGENDA**

18. [Petition of Jerry & Mary Rooney | 16-005999-COA | 212 Houston Street | Gates](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [Submittal Packet.pdf](#)

**Ms. Mary Rooney** was present on behalf of the petition.

**Ms. Alyson Smith** gave the staff report. The petitioner is requesting approval for an amendment to a previously approved COA [file no. 16-005695-COA] at 212 Houston Street. The applicant is requesting to amend the approved see-through metal mesh screening on the vehicular gates to be replaced with solid metal panels.

**Ms. Smith** stated that on October 17, 2016, staff approved the repair of an existing 8-foot wood fence, the replacement of an existing double door vehicular gate along Oglethorpe Lane and a single swinging pedestrian gate at 212 Houston Street. The existing metal framed, wood picket, vehicular gate was damaged during Hurricane Matthew and it was

approved to be replaced with an aluminum picket gate with see-through metal mesh screening. Contractors incorrectly installed solid metal privacy panels. The petitioner has submitted additional photos of similar types of screening methods that they have installed.

**Ms. Smith** reported that recommends denial of the request for approval to an amendment to a previously approved aluminum picket vehicular gate to include solid metal screening panels at 212 Houston Street because the work is not visually compatible.

**Ms. Deacon** asked if this is an after-the-fact request.

**Ms. Smith** explained that the petitioner applied for the gate with a mesh see-through screen. While the gate was being installed, the petitioner contacted her and explained that metal panels were installed. The petitioner was aware that this type of screening was not compatible.

**Ms. McGarrity** asked if the petitioner submitted a drawing of the gate to staff for approval.

**Ms. Smith** answered yes.

#### **PETITIONER COMMENTS**

**Ms. Rooney** explained that the wooden gate was damaged during Hurricane Matthew. They contacted numerous contractors. One contractor from Hilton Head, SC was able to come immediately and check the gate. She went through the entire process and Ms. Smith was very helpful. She stated that she left home for half an hour and when she returned the old gate was hauled away and the new gate was installed. Therefore, their choice was to have no gate or keep the gate that was installed. Because of their location, they did not want to leave it open.

**Ms. Rooney** said she immediately called Ms. Smith and asked her what do they do now? They contacted the contractor and at the time he was doing so many different things in Hilton Head and advised her to see if she could get the gate approved. They do not mind having the privacy panels. It was the contractor's belief that because the wooden gate enclosed the entire courtyard, he assumed that the gate he installed was fine. She explained that after she received the Certificate of Appropriateness, she sent a copy of it to the contractor. Apparently, the contractor did not read his email and, of course, this is the reason for the confusion.

**Ms. Scheer** asked Ms. Rooney if the solid panels are welded onto the picket.

**Ms. Rooney** answered that the panels are welded onto the picket at the top and bottom. There is space between the pickets and the panels.

**Mr. McGarrity** asked if the contractor is willing to come back put in the panels as approved.

**Ms. Rooney** stated that the contractor wanted to wait until after today's review.

**Mr. Howington** asked staff if they were okay with the metal gate and wood fence.

**Ms. Smith** said the fence was already approved and is consistent. The staff found that the panels were incompatible.

**PUBLIC COMMENTS**

None.

**BOARD DISCUSSION**

The majority of the Board members were in agreement with the staff's recommendation to deny the petition to amend a previously approved aluminum picket vehicular gate to include solid metal screening panels.

**Board Action:**

The Savannah Historic District Board of Review does hereby deny the petition to amend a previously approved aluminum picket vehicular gate to include solid metal screening panels at 212 Houston Street because the work is not visually compatible. - PASS

**Vote Results**

Motion: Kellie Fletcher

Second: Dr. Betsy Dominguez

Debra Caldwell	- Nay
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Nay
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Nay

19. [Petition of Vineyard Vines | 16-006291-COA | 301 W. Broughton St. | Alterations and Signs](#)

Attachment: [Staff Report 16-006291-COA.pdf](#)

Attachment: [Historic Photographs.pdf](#)

Attachment: [Submittal Packet - Existing Condition Report.pdf](#)

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

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

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

**Ms. Leah Michalak** gave the staff report. The petitioner is requesting approval for alterations and signs for a new business to be located on the first and second floors of the building at 301 West Broughton Street as follows:

Alterations:

- Remove the existing awnings.
- Replace the front entry doors and surrounding storefront system with new mahogany doors and surrounding storefront system in the same configuration.
- Paint the storefront base in “Behr, Admiral Blue” and “Sherwin Williams, Custom Decorator White.”
- A display wall will be constructed within the Jefferson Street storefront. It will be setback 3 feet-6 inches from the glazing.

Signs:

Broughton Street Projecting Sign: The sign is proposed to be aluminum with a stain white painted finish and navy blue raised border. The lettering and graphics will be raised 3/8 inch from the surface of the background. It will hang recessed within the two-story storefront entry area by two poles and will have a clearance of 13 feet- 3¾ inches above the ground; the sign does not project forward of the building’s façade. The sign will be a total of 26.25 square feet. The business maintains 39 feet-8 inches of frontage along Broughton Street. The sign will be lit by three gooseneck light fixtures mounted on the cornice above the sign.

Jefferson Street Corner Projecting Sign: The sign will be mounted within an existing sign frame that was approved by the Board in 2012 [File No. 12-000322-COA]. The existing exterior light source will illuminate the sign. The bottom of the sign frame is 10 feet – 1 5/8 inches above the sidewalk and the sign frame projects 3 feet from the building’s façade. The sign itself is proposed to be aluminum; the lettering and graphics will be raised 3/8 inch from the surface of the background. The sign will be a total of 19.2 square feet. The business maintains 90 feet-5 inches of frontage along Jefferson Street.

Window Signs: A total of seven window decals signs are proposed on the storefront glazing; one on Broughton Street and six on Jefferson Street. They are each one square foot and have the business name and logo.

**Ms. Michalak** reported that staff recommends approval for alterations and signs for a new business to be located on the first and second floors of the building at 301 West Broughton Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

- Do not replace the aluminum entry doors and surrounding storefront system with mahogany because this work does not meet the preservation standards.

**PETITIONER COMMENTS**

**Mr. Luis Burgos of Hansen Architects** came forward and asked if it would be appropriate to switch the doors and leave the aluminum sidelights. They see other instances of this on the street. He said that 217 Broughton Street, a company called Free People has an aluminum storefront with wood doors. Mr. Burgos asked if this would be appropriate.

**Ms. Lynch** asked the petitioner if he knew whether the examples he cited were historic buildings or historic reconstructions.

**Mr. Burgos** answered that he did not know.

**Ms. Michalak** explained that the Free People building is a nonhistoric building. This why the Review Board approved the replacement of the wood doors.

**PUBLIC COMMENTS**

None.

**BOARD DISCUSSION**

The Board appreciated the aesthetic that was proposed by the petitioner, but they were in agreement with the staff recommendation of not to replace the aluminum entry doors and surrounding storefront system with mahogany because this work does not meet the preservation standards.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for alterations and signs for a new business to be located on the first and second floors of the building at 301 West Broughton Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

- Do not replace the aluminum entry doors - PASS and surrounding storefront system with mahogany because this work does not meet the preservation standards.

**Vote Results**

Motion: Tess Scheer

Second: Zena McClain, Esq.

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher - Aye

Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

20. [Petition of Nathan Pollard | 16-006293-COA | 601 MLK, Jr. Blvd. | Demolition and New Construction: Part I, Height and Mass](#)

- Attachment: [Staff Report 16-006293-COA.pdf](#)  
Attachment: [Submittal Packet - Drawings and Photographs.pdf](#)  
Attachment: [Automobile Buildings.pdf](#)  
Attachment: [Context - Sanborn Maps and Historic Photos.pdf](#)  
Attachment: [Garden Ward.pdf](#)  
Attachment: [Gaston Ward.pdf](#)  
Attachment: [Minis Ward.pdf](#)  
Attachment: [Petitioner's Presentation.pdf](#)

**Mr. Adam Ragsdale, Mr. Nathan Pollard and Alex Salgueiro** were present on behalf of the petition.

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for the demolition of a non-contributing commercial building and for Part I, Height and Mass for the new construction of a two-story commercial building on the same property located at 601 Martin Luther King Jr. Boulevard. The building is surrounded by streets on three sides; MLK to the east and Morris Brown Drive to the north and west.

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

1. Approval the request for the demolition of a non-contributing commercial building located at 601 Martin Luther King Jr. Boulevard as requested because the building is not yet 50 years old and has not achieved exceptional importance.
2. Continue the request for Part I, Height and Mass for the new construction of a two-story commercial building on the same property located at 601 Martin Luther King Jr. Boulevard for the petitioner to consider the following:
  - a. Enlarge the second floor windows throughout; their overall size, for the large scale of these facades, is too small and not compatible.
  - b. Add more voids to all facades. Ensure that the distance between windows is not less than for adjacent historic buildings, nor more than two times the width of the windows.
  - c. Add a wall of continuity to the property lines of both MLK and Morris Brown Drive to create a sense of enclosure. Ensure that the wall/fence meets the design standards.
  - d. The main entrance should be located on the front façade, beneath the vehicular canopy. Secondary entrances can be located on the side facades.
  - e. Simplify the roof line; eliminate the variety of heights and elements. Ensure that the building has a string course, cornice, or other elements toward to the top of the building.



- f. Increase the exterior expression of the height of the ground floor to a minimum of 14'-6".
- g. Ensure that door frames and window sashes are inset a minimum of 3 inches from the face of the building.
- h. Reduce the number of driveway access points into the property, reduce the curb cuts to a maximum of 20 feet wide, and redesign the sidewalks to serve as a continuous uninterrupted pathway across all driveways in materials, configuration, and height.
- i. Provide HVAC units locations and ensure that they are screened from all public rights-of-way.
- j. Provide additional information regarding the refuse storage area indicated in the southwest corner of the property.

### PETITIONER COMMENTS

**Mr. Ragsdale, Landscape Architect for the project came forward and introduced Mr. Alex Salgueiro, owner of Savannah Restaurant Corporation.** Mr. Salgueiro brought the Burger King franchise to Savannah 31 years ago. This was one of his first stores. This is store 322. Mr. Ragsdale stated that Mr. Salgueiro and he have worked with the Savannah Redevelopment Authority (SDRA) for 16 years in the redevelopment of the MLK corridor. He was the landscape architect for the MLK Streetscape project that was conceived in 2001; they were both members of the SDRA Technical Advisory Committee regarding reestablishing this neighborhood as a vital neighborhood to the City of Savannah.

**Mr. Ragsdale** said this will be the most expensive Burger King in its history. Mr. Salgueiro is committed to building a quality project. Mr. Pollard is the architect. Mr. Ragsdale said they are under the need for the wall of continuity and the standard along MLK. They can see a vegetative buffer along Morris Brown Drive along the sides. He said the expressions of the voids are shown without the windows. Mr. Salgueiro intends to have a mural project with SCAD and the community to go on the void walls. This will be presented later.

**Mr. Ragsdale** said they understand the inspiration that needs to be along the main entrance located along MLK. A door would be appropriate along the front of the building; this is a safety concern of theirs. Parkers is a great example of the use of the front door. But, Parkers is a little different because cars park in those lanes instead of driving through. They have safety concerns about pedestrians going through here at the same time cars are most likely to be going through here with speed. However, they will stipulate the front door; this is not a problem. He said the driveway has four access points. However, Mr. Salgueiro has agreed to reduce it to three access points. If they have less than three access points, the Burger King will probably stop the project if there is less than three access points. He said they agree to work with the City's Traffic Engineers to resolve this issue. Traffic Engineering design standards for driveway entrances are typically 24 feet for safety perspectives, but this is within the functional limits of the Department of Transportation of Transportation (DOT). Therefore, the DOT will be involved. Consequently, they will work within the safety parameters of the City of Savannah Traffic Engineering Department and the DOT.

**Mr. Ragsdale** said regarding the continuance, they would appreciate that the continuance be stipulated that Part I and II be heard at the next meeting. He said that with this type of development, timeliness is of the essence.

**Mr. Nathan Pollard** showed the Board examples of related structures windows in the area. Mr. Pollard explained that on Huntingdon Street and MLK, small residential windows are above a much larger façade. He stated that on West Jones and MLK across the street from the Cuban Restaurant, a massive parapet is here sitting over a somewhat historic representation of windows while at the same time, they have done other things to it such as fire escapes that lead nowhere. The solids to voids on Charlton Street and MLK are very large voids between the windows used as signage and ultimately is a historic representation of what is going on.

**Mr. Pollard** said at 506 West Jones Street, north of the property, the rhythm to void is almost 2:1 and the parapet is massive over the smaller windows. They are okay with putting a fence to the MLK side, but not okay with fencing the entire property. Residential traffic is here from behind the Burger King that walks here. They use any means necessary to cross the parking lot and putting up a fence will hinder them and will also create an influx of people around the other entrances. Ultimately, this will be a cost to his client. Mr. Pollard said he understands that cost is not a purview of the Review Board, but this is a nonhistoric street curvature that is here. This is a nonhistoric city grid. Therefore, he believes a fence should be on the MLK site and not the rest of the site.

**Mr. Pollard** said the roofline is simplified; it is only a tower element on the corner that wraps around the corner to the north. What is seen is a long mass of the building which matches the mass of the building on the front.

**Mr. Pollard** said as Mr. Ragsdale has stated, they are reducing the access points to three. DOT will have purview on this. They will work with staff to minimize this as much as possible.

### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** stated that they appreciate the owner's willingness to make some changes to make this a more appropriate building for the district. The HSF recognizes the nature of a fast food building and that there are going to be certain functions and elements that need to be incorporated. They see that the petitioner has looked for inspiration from historic porte cochiere which are normally attached to automobile related buildings which the HSF feels is appropriate because as a fast food restaurant, there is obviously an automobile element; therefore, they believe the concept is appropriate. However, on those historic automobile rated buildings, there is normally some sort of function or purpose for the porte cochiere whether it is driving through to get gas, have the car service, or something such as this. But, there does not appear to be an apparent function happening here, it really just appear as a pass-through in this location. Ms. Meunier said, therefore, the HSF suggests that a way be found to activate the space or create a function if it is to remain. As a recommendation, the HSF suggested creating outdoor dining in this space or a portion of the space. This would not only create a function, but also activate it on the street more.

**Ms. Meunier** said, otherwise, the HSF appreciates that the owner is willing to make the building more appropriate. They agree with a lot of the staff's comments. Consequently, they agree with continuing this petition so that there is an opportunity to further refine the design.

**Mr. Ragsdale** in response to the public comments, explained that this is a quick service restaurant (QSR) and the driveway is called an escape lane. They have to have them from a land planning perspective. Drivers constantly get into a drive lane, realize that they do not want to be there or they want to go around. They must turn back to the front of the building. He said if they look at any QSR, there is an escape lane in front of the building. This is the functionality of the driveway. He pointed out that a bank has an ATM; a gas station has a gas lane. But physically and functionally you can not do that with this type of business. This is the reason for the driveway in the front.

### **BOARD DISCUSSION**

The Board was in favor of the demolition. The Board discussed that they appreciate the petitioner's effort to work on this property and to improve it. This is a difficult site and a difficult program for this type of building. The Board was in agreement with the staff's recommendation for a continuance of Part I as there are so many conditions. It appears that the petitioner is only agreeing to 50 or 60 percent of the conditions. Some things need to definitely be restudied. The entrance needs to be restudied. They do not want to see a lot of false windows here. They welcome the opportunity to have a mural here. The wall of continuity needs to be on MLK. If the porte cochiere approach cannot be done, it is more important to have the wall of continuity on the street than to have a front door.

**Mr. Ragsdale** requested a continuance for Part I and asked that they be allowed to present Part II at the same time. They will work with staff to ensure that all comments and concerns are resolved prior to the meeting with the Review Board.

### **Board Action:**

The Savannah Historic District Board of Review does hereby:

1. Approve the request for the demolition of a non-contributing commercial building located at 601 Martin Luther King Jr. Boulevard as requested because the building is not yet 50 years old and has not achieved exceptional importance.
2. Continue the request for Part I, Height and Mass for the new construction of a two-story commercial building on the same property located at 601 Martin Luther King Jr. Boulevard for the petitioner to consider the following:
  - a. Enlarge the second floor windows throughout; their overall size, for the large scale of these facades, is too small and not compatible.
  - b. Add more voids to all facades. Ensure that the distance between windows is not less

- than for adjacent historic buildings, nor more than two times the width of the windows.
- c. Add a wall of continuity to the property lines of both MLK and Morris Brown Drive to create a sense of enclosure. Ensure that the wall/fence meets the design standards.
  - d. The main entrance should be located on the front façade, beneath the vehicular canopy. Secondary entrances can be located on the side facades. - PASS
  - e. Simplify the roof line; eliminate the variety of heights and elements. Ensure that the building has a string course, cornice, or other elements toward to the top of the building.
  - f. Increase the exterior expression of the height of the ground floor to a minimum of 14'-6".
  - g. Ensure that door frames and window sashes are inset a minimum of 3 inches from the face of the building.
  - h. Reduce the number of driveway access points into the property, reduce the curb cuts to a maximum of 20 feet wide, and redesign the sidewalks to serve as a continuous uninterrupted pathway across all driveways in materials, configuration, and height.
  - i. Provide HVAC units locations and ensure that they are screened from all public rights-of-way.
  - j. Provide additional information regarding the refuse storage area indicated in the southwest corner of the property.

The Board also decided that Parts I and II can be heard together at the next meeting.

**Vote Results**

Motion: Andy McGarrity

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain

Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

21. [Petition of Wubben Architects and Design and Liberty Townes, LLC | 16-006295-COA | 529 East Liberty Street | Demolition of a Non-Contributing Building and Part I: New Construction Height and Mass](#)

Attachment: [Aerial.pdf](#)  
Attachment: [Sanborn Maps- Context.pdf](#)  
Attachment: [Submittal Packet- COA Application Phase 1.pdf](#)  
Attachment: [Submittal Packet- Drawings.pdf](#)  
Attachment: [Submittal Packet- Civil.pdf](#)  
Attachment: [Submittal Packet- Photos.pdf](#)  
Attachment: [16-006295-COA Staff Recommendation.pdf](#)  
Attachment: [Bartow Ward.pdf](#)

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval to demolish an existing non-contributing building and New Construction, Part 1: Height and Mass of eight townhomes and carriage houses at 529 East Liberty Street. The proposed townhomes are three stories with a raised stoop configuration. The carriage houses are two stories and feature two garage doors.

**Ms. Harris** reported that staff recommends approval of the request to demolish 529 East Liberty with the condition that the building permit for demolition not be issued until the permit for new construction is issued, because the building was constructed in 1984 and does not meet the criteria for consideration as historic.

**Ms. Harris** stated that staff also recommends approval of Part I: Height and Mass with the following conditions to be submitted with Part II: Design Details:

1. On the south façade, revise the windows to be regularly spaced.
2. On the north façade, revise the window and door openings to be consistent in shape.
3. Revise the stoop stair design and configuration to be more regular, and revise the stoops to be either covered or uncovered consistently.
4. Reduce the height of the raised basement to be no taller than nine feet six inches to meet the standard.
5. Ensure the height of the fence does not exceed 11 feet.
6. Revise to ensure the sloped apron is not erected on the public right-of-way.
7. Locate HVAC units and refuse storage areas with Part II: Design Details.

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

**PETITIONER COMMENTS**

**Mr. Hoffman** thanked the Board for reviewing their project. He and his wife are the principal owners of Liberty Townes and its managing members. They are excited to build homes to complement the

neighborhood, to improve on the existing vacant property, and add to the Historic Landmark District.

**Mr. Hoffman** showed the Board some photos that revealed the property is currently occupied by a one-story vacant commercial building and a vacant parking lot all of which is enclosed by a six foot fence. He explained that their intent is to restore the lots to their historic function as residential that are compatible with those commonly found on Liberty Street. It has been his wife and his intent to carefully study the guidelines of the existing architecture and design homes that fit within that traditional style and within the historic ordinance. They are grateful for the feedback and input of the Historic Preservation Board, the MPC and they have worked to incorporate that input into these design. Mr. Hoffman said they are also grateful for the survey of significant buildings that were published by the Historic Savannah Foundation.

**Mr. Wubbena** stated that they are not opposed to any of the staff's recommendations. They would like to seek approval to the height and mass as long as they bring the recommendations and changes to the staff. He said they will do so and ensure that the staff is satisfied with what they submit prior to going into Part II. This will afford them the opportunity to work with stairs direction, window shapes and see which style looks better with eight units. They want to move towards phase II while fixing the conditions that staff has recommended for Part I.

**Mr. Gunther** for clarity, asked Mr. Wubbena if he was saying that they are in agreement with all the staff's recommendations.

**Mr. Wubbena** answered yes. They are willing to work with whatever staff feels is the best thing to do.

#### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** said they believe that the staff has made a good report and they agree with many of the staff's comments. She said the HSF appreciates the level of work that has gone into studying the context of Liberty Street and the surrounding area. This has positively formed the design.

**Ms. Meunier** said the HSF recommends a covered stoop as it creates a little more definition on the façade so that there is not a consistent flat façade. So that there is not a lot of the repetition that they are trying to get away from, there is the option to may be pair them and have central stoops (not connected) that have stairs that come away from each other because of having an even number. The HSF feels that the height of the ground floor needs to be reduced substantially. They recognize that the standard is 9' - 6". However, they believe that it is more appropriate to be even lower. Ms. Meunier said it would be great if some windows could be located on the side facades of these buildings. They recognize that they may be on the property line, but they will be visible facades. Therefore, any way to incorporate any kind of articulation on the exterior side facades would be an improvement.

**Mr. Wubbena**, in response to public comments, stated that they have looked at the orientation of the stairs carefully. They will work with the staff on this and get it right. As far as the expression on the first floor, the 9' - 6" is something that is going to be necessary because of flood and they have to build them at least six inches above grade. Therefore, they do not have the luxury of recessing them. However, in terms of making them consistent with the neighborhood, they will look into this.

#### **BOARD DISCUSSION**

The Board was in agreement with the staff's recommendations; especially lowering the first floor, and HSF comments regarding making the porch more consistent with using the

covered porticos as it helps to break up the facades. The Board would like for there to be more detailing on the east elevation.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the request to demolish 529 East Liberty with the condition that the building permit for demolition not be issued until the permit for new construction is issued, because the building was constructed in 1984 and does not meet the criteria for consideration as historic.

The Savannah Historic District Board of Review does hereby approve New Construction: Part I: Height and Mass with the following conditions to be submitted with Part II: Design Details:

1. On the south façade, revise the windows to be regularly spaced.
2. On the north façade, revise the window and door openings to be consistent in shape.
3. Revise the stoop stair design and configuration to be more regular, and revise - PASS the stoops to be either covered or uncovered consistently.
4. Reduce the height of the raised basement to be no taller than nine feet six inches to meet the standard.
5. Ensure the height of the fence does not exceed 11 feet.
6. Revise to ensure the sloped apron is not erected on the public right-of-way.
7. Locate HVAC units and refuse storage areas with Part II: Design Details.

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

**Vote Results**

Motion: Jennifer Deacon

Second: Kellie Fletcher

Debra Caldwell - Aye

Jennifer Deacon - Aye

Dr. Betsy Dominguez - Aye

Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

22. [Petition of LS3P Dawson | 16-006335-COA | 401 East Bay Street | Demolition of Non-Contributing Building and New Construction Part I Height and Mass](#)

Attachment: [Staff Recommendation 16-006335-COA.pdf](#)

Attachment: [Aerial.pdf](#)

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

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

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

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

Attachment: [Petitioners Supplemental information.pdf](#)

**Ms. Deacon and Mr. McGarrity recused from participation in this petition.**

**Mr. Neil Dawson and Mr. Dave Moore were present on behalf of the petition.**

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval to demolish an existing non-contributing building and New Construction Part I: Height and Mass of a new four story building at 401 East Bay Street. The project anchors the corner of East Bay and Habersham Streets, with the primary elevation facing Habersham. This façade features a regular rhythm of seven bays with a corner tower element. The Bay Street façade features a five bay rhythm. The request also includes a lot coverage variance to allow 100% lot coverage. 50% is the maximum permitted in the RBC zoning district.

**Ms. Harris** stated that the subject property located at 401 East Bay Street is being developed in combination with 411 East Bay St. and 413 East Bay St. as a boutique hotel. The new development will rehabilitate and reuse the two buildings to the east, which will be reviewed separately. The parcel will be subdivided into three parcels, reestablishing the historic addresses and property boundaries.

**Ms. Harris** reported that staff recommends approval of the request to demolish the existing building at 401 East Bay Street with the condition that a building permit for demolition not be issued until the permit for new construction is issued, because the building does not meet the criteria for historic designation.

**Ms. Harris** additionally reported that staff recommends approval of New Construction: Part I Height and Mass with the following conditions to be submitted with Part II: Design Details:

1. On the ground floor of the north façade at the tower element, incorporate additional voids.
2. Redesign the East Bay Street entrance be more prominent.
3. Redesign the proposed valet parking drop off area to be accommodated within the existing street, rather than the sidewalk, if space allows.

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



**Ms. Harris** said staff recommends approval of the lot coverage variance to allow 100% lot coverage because the variance criteria are met.

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

**Dr. Dominguez** asked for clarity, if the drop off area will be located on Habersham Street and not on Bay Street.

**Ms. Harris** answered that the drop off area will be located on Habersham Street.

**Dr. Dominguez** asked what is the width of the walkway that would remain.

**Ms. Harris** answered that she did not know the remaining with. It is not detailed.

**Dr. Dominguez** asked if it would be enough space for a pedestrian to comfortably access.

**Ms. Harris** answered yes; the walkway meets all ADA accessibility requirements.

### **PETITIONER COMMENTS**

**Mr. Dawson** said they are requesting only one variance which is the lot coverage. He does not know why the RBC zone requires 50%. He has personally been involved in other projects that have gotten 100% coverage and is consistent with the Bay Street area. Mr. Dawson said he does not know why the 50% works, but the existing building is about 50%. He said regarding the staff comments, they agree with the comments.

**Mr. Dawson** said Part II is due next week. They have moved forward based on the comments and they believe they are moving in the right direction. Regarding the third comment, this is commonly the usual situation because presently it is a full curve cut the full length of the property line. Therefore, you don't perceive any sidewalk here. Presently, it is probably 22 feet from the property line to the edge of the curve. Obviously, there is no parallel parking on this side of Habersham Street. Mr. Dawson said they would not be opposed to either doing parallel parking that would be more reflective of the north/south street developments that are common in the other areas and have the valet outside of the curve, but be more in a traditional parking type setting where they would label them as passengers loading and unloading signs. They believe this would look more appropriate. He said even with this proposal, it still leaves ten feet clear from the property line to the edge of the curve.

**Mr. Dawson** said as they get into the design, they have engaged Wooden Partners Land Planners and Landscape architects of Hilton Head, SC to help them with defining a street tree lawn. They believe with this much depth remaining, over 12 feet, they could put some trees here and landscape that would make this much more robust and soften this corner. Presently, the corner is totally asphalt. Mr. Dawson said they believe that there is an opportunity for them to create a park setting here.

**Mr. Dawson** said as they are moving towards Part II, with regards to more openings on the first floor they thought of some screen wall that might add some landscape feature that will soften this corner and make more pronounced the Bay Street entrance. They want to clearly articulate the Habersham Street entrance. On November 9, 2016, they met with the neighbors. They do not look at the lane elevation a lot, but the windows in the bathrooms

will have obscure glass. They have an indoor trash room and all the mechanicals are on the roof. He said they want to respect the property rights of the neighbors here and do a development where they are not looking in their backyards with hotel guests. Therefore, they spent some time trying to make the back of not only this building, but the restaurant building and the center building have the same respect for the neighbors.

**Dr. Dominguez** asked Mr. Dawson to clarify his position with number 3 - the drop off area.

**Mr. Dawson** stated that presently it is articulated that is owned by them with the curb cut that curves, but he believes if they could be squared off more to look like parallel parking, then it would be more consistent with the overall development pattern rather than have this kind of "we own a drop off lane." Parallel parking space is normally about 8.5 feet to 9 feet wide. They are showing about ten feet from the edge of curb back. They could work with the City on this. Maybe one space could be a taxi stand and one maybe a passenger loading zone.

**Ms. Dominguez** asked if it would be possible to use Bay Street as the zone for this.

**Mr. Dawson** answered no. They met with Traffic Engineering and they do not want anybody slowing down, stopping, pulling to the side, backing up or parallel parking on Bay Street. With the streetscape planning that is being done now, there maybe even more significant changes to Bay Street.

#### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** stated that they attended the neighborhood meeting that Mr. Dawson spoke about on November 9. Overall, the HSF feels the building is well-designed and the mass is appropriate as presented. She said while typically, the HSF would agree that an entrance on a primary street like Bay Street should be much more prominent, they think that there is a bit of a precedent with other buildings that face Bay Street, especially hotels that the entrance is on the north/south street and not on Bay Street.

**Ms. Meunier** said additionally based on the plan for what is shown here does not seem as if this entrance is going to be used as a primary entrance. The HSF feels that making it more prominent will mislead people to that entrance for a purpose that is not going to serve. Therefore, they are in agreement of leaving the entrance as is. They support the variance for 100% lot coverage.

**Mr. Gunther** asked the petitioner if he wanted to respond to public comments, he declined.

#### **BOARD DISCUSSION**

The Board was in agreement of the demolition of the non-contributing building.

**Dr. Dominguez** said the sidewalk is a public right-of-way. She believes that the sidewalk should not be cut and does not want to see the valet drop off here. The Board discussed that the petitioner will handle the valet parking differently as he mentioned as well as putting landscape here that will soften this up. The Board discussed that they do not support the curb cut. The tree lawn could be a great design opportunity for a busy industrial corner.

**Ms. Lynch** agreed with HSF to allow Habersham Street to serve as the primary entrance. Bay Street is not a pedestrian friendly street.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the request to demolish the existing building at 401 East Bay Street with the condition that a building permit for demolition not be issued until the permit for new construction is issued, because the building does not meet the criteria for historic designation.

The Savannah Historic District Board of Review does hereby approve New Construction: Part I Height and Mass with the following conditions to be submitted with Part II: Design Details:

1. On the ground floor of the north façade at the tower element, incorporate additional voids.
2. Redesign the East Bay Street entrance be more prominent.
3. Revise the Habersham Street elevation, particularly the entrance, to be more prominent. - PASS
4. Redesign the proposed valet parking drop off area to be accommodated within the existing street, rather than the sidewalk, and without a curb cut.

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

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals for a lot coverage variance to allow 100% lot coverage because the variance criteria are met.

**Vote Results**

Motion: Dr. Betsy Dominguez  
Second: Tess Scheer

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Abstain
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

23. [Petition of LS3P Dawson | 16-006339-COA | 411 East Bay Street | Rehabilitation](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [MPC Resource Photo - 411 East Bay Street.pdf](#)

Attachment: [Submittal Packet.pdf](#)

Attachment: [Petitioners Supplemental Information.pdf](#)

**Ms. Deacon and Mr. McGarrity recused from participating in this petition.**

**Mr. Neal Dawson and Mr. Dave Moore** were present on behalf of the petition.

**Ms. Alyson Smith** gave the staff report. The petitioner is requesting approval for the rehabilitation of the historic industrial building located at 401 East Bay Street. The existing brick infilled window openings on the East Bay Street facade will be reopened, and the original six-over-six double hung windows will be reinterpreted and constructed as steel window frames without glazing in the original configuration as documented in a historic photo from 1937. The existing non-historic storefront will be removed and replaced with a custom fabricated steel gate. The gate will feature a similar pattern to the proposed steel window frames and will be open to the elements not to feature panels or glass. Reproduction wooden shutters will be installed using original shutter hardware to match the design depicted in the 1937 historic photo. (The color of the shutters will be submitted to staff for review at a later date.) The infilled window openings on Bay Lane will be reopened and enclosed with wooden double hung windows with a six-over-six lite pattern. The existing historic brick from the rear and side of the building will be used to fill-in and fix the non-historic openings which were made to the East Bay Street façade.

**Ms. Smith** explained that the east and south masonry walls on the existing building are structurally unstable. These walls are proposed to be reconstructed in-kind using as much of the existing building materials as can be salvaged. The walls' openings, brick patterning, and parapet shape, will be rebuilt using the existing bricks, hardware, and doors and constructed in the same configuration as the existing.

**Ms. Smith** stated that the existing deteriorated roof structure will be replaced with a steel column and truss system that would replicate the double-hip shape of the existing roof. The structural system would extend across the entire area of the existing building and provide increased structural stability to the existing masonry walls. The rear portion of the building, near the lane, will be covered with standard membrane roofing. The portion of the building fronting E. Bay St. will be open between the structural members, creating an outdoor

courtyard space within the exterior masonry wall. A lobby area in the center of the building will be covered with a glass roof that will create an indoor-outdoor reception space. The changes to the roof will not be visible from the public right-of-way.

**Ms. Smith** said the subject property located at 401 East Bay Street was historically addressed as 411 East Bay Street. The development of 411 East Bay Street in combination with 413 East Bay St. and 401 East Bay St. is part of the larger development of a boutique hotel. The new hotel will encompass the entire parcel known currently as 401 East Bay Street. The new development seeks to reestablish the previously known addresses and property boundaries.

**Ms. Smith** reported that staff recommends approval of the rehabilitation of the building at 411 East Bay Street with the following conditions to be submitted to staff for approval:

1. Fill the Bay Street window openings with operable windows to feature glazing;
2. Restudy the Bay Street storefront entrance so that it is fully enclosed and weathertight;
3. Submit a color of the shutters;

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

#### **PETITIONER COMMENTS**

**Mr. Dave Moore** said they will use a replacement for the window framing system, but not the glass. They are looking at the interior of the space. A large portion of it will be an outdoor courtyard that will be shared by the two adjacent buildings. They have no problem with the recommendation requirements that are proposed. As a supplemental information they are proposing to go with natural wood window, double hung configuration traditional with glass and sill. They do not have an issue with doing this. In this particular instance, they believe it will give some privacy to the interior of the building, while still allowing a great view to what they call the garden space. They believe this is an important part of the overall context of the project.

**Mr. Moore** stated that in addition they are also doing this with the doors. The original door actually did not have the arched curb, it had a flat wood sill at the window and door. They believe that the mass and height of the door is important to accentuate the vertical height of the door and make it a grand entry. He said they want to make the curb door a part of the entire feature rather than separating it with a piece going across the top. The door will be heavy duty.

**Mr. Moore** said they are working on the color selection for the shutters. This will be presented in Part II. They have found a brick that is similar in color variation for the back and side wall that they have to recreate.

**Mr. Moore** stated that the original building has a raised stoop to the front door of the building. He said to address this, they were proposing to take the walkway up to the front door entry. Traffic Engineering is not in favor of them doing this because of the shortness of the width of Bay Street on this side. Traffic Engineering presently does not know what are the anticipated improvements that will occur along Bay Street. He said that Traffic Engineering recommended that they drop the door entry down and keep it flat paving along Bay Street. Mr. Moore said this is something that they will talk to the Review Board and staff about so maybe they can come up with a solution that will allow them to deal with the historic character of the building and how to deal with the paving.

**Ms. Lynch** asked if the entire floor would be lowered.

**Mr. Moore** answered that the entire floor would be lowered on the interior. They are planning to take a big portion of the entire and turning it into greenspace. They will wrap it so that it actually meets the grades of the original floor elevations.

**Ms. Lynch** asked if there are any interior connections between the buildings.

**Mr. Moore** explained that there is an interior connection between the hotel and what they refer to as the glass portion of the building. This will actually become the main lobby to the hotel. It will be accessed from Habersham Street all the way through the corridor connection. There is a actually rationale behind the awning. Mr. Moore said their intent is to take the green interior through the entire area of the building and to the lobby space as well. The lobby space will be all glass looking out into the courtyard.

**Mr. Moore** said they want to take the outdoor space along Habersham Street. However, this is a parking issue. Traffic Engineer did not want them to do this. They want to pull the cars off the street rather than being on the street. He said, however, they favor the Review Board request as it will allow them to create a nice pedestrian parkway as a part of the entrance to that corner; and make Habersham Street light up at night, do a nice streetscape and park outside of the building.

#### **PUBLIC COMMENTS**

**Ms. Connie Pinkerton, representative of Under Savannah**, stated that they wanted the "Standard for Rehabilitation #8" to be acknowledged. Standard #8 states that "*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*" Ms. Pinkerton said recently cannonballs were discovered in this area which has brought attention to the archaeological resources. They are aware that Savannah presently does not have any tools to assist with archaeology. They know, also, that it is not likely that cannonballs will be found everywhere, but it is not unlikely that something would be found. Ms. Pinkerton said when the petitioner and staff are working together maybe they can come up with some language that shows Standard #8 has been acknowledged.

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** stated that the petitioner has addressed their concerns which were the doors and windows. The HSF agrees with what the staff recommendations. They are happy to see that the double hip roof form will be maintained.

**Mr. Moore**, in response to the public comments, said regarding the archaeology, he does not believe that they will have a problem doing a GPR. He does not believe that this is an unreasonable request especially in the area where they have the corner lot which has been demolished several times. He said the steps look like they are brick. There is no brownstone; it appears to be just a step up to the finished floor line. They will talk with staff about this in more detail when they get into Phase II - Design Details.

#### **BOARD DISCUSSION**

The Board believed this is a great project. They discussed the windows. The Board was in agreement with the staff's recommendations. They appreciate that the petitioner is amenable to the archaeology issue.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for the rehabilitation of the building at 411 East Bay Street with the following conditions to be submitted to staff for approval:

1. Fill the Bay Street window openings with operable windows to feature glazing;
2. Restudy the Bay Street storefront entrance so that it is fully enclosed and weathertight; - PASS
3. Submit a color of the shutters;

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

**Vote Results**

Motion: Debra Caldwell

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Abstain
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

24. [Petition of LS3P Dawson | 16-006342-COA | 413 East Bay Street | Addition and Rehabilitation](#)

Attachment: [Submittal Packet.pdf](#)

Attachment: [Staff Recommendation.pdf](#)

Attachment: [MPC Resource Photo - 413 E. Bay St..pdf](#)

**Ms. Deacon and Mr. McGarrity recused from participating this petition.**

**Mr. Neal Dawson and Mr. Dave Moore** were present on behalf of the petition.

**Ms. Smith** gave the staff report. The petitioner is requesting approval to demolish a rear non-historic addition, construct a new addition in its place, and rehabilitate the exterior of the building at 413 East Bay Street. The East Bay Street façade will be restored to match the design and condition of the façade as documented in a photograph from 1937. The existing

non-historic aluminum storefront windows are proposed to be removed and replaced with operable steel windows. The non-historic storefront door, side lites, and brick sill, will be replaced with steel windows and doors and a metal clad sill.

**Ms. Smith** stated that the non-historic shed addition located at the rear of the property fronting Bay Lane was poorly constructed and is proposed to be demolished and replaced with a new one-story addition. The addition will feature stucco finished walls, a flat roof with a parapet, and two door openings on Bay Lane. A variance is also requested for allowable building coverage. The RBC zoning allows for 50% lot coverage, and the proposed project is requesting 96% building lot coverage. The lot coverage of the building with the existing addition currently exceeds the permitted lot coverage at 62%.

**Ms. Smith** explained that the subject property located at 401 East Bay Street was historically addressed as 413 East Bay Street. The development of 413 East Bay Street in combination with 411 East Bay St. and 401 East Bay St., is part of the larger development of a boutique hotel. The new hotel will encompass the entire parcel known currently as 401 East Bay Street. The development seeks to reestablish the previously known addresses and property boundaries.

**Ms. Smith** reported that staff recommends approval of the demolition of the non-historic addition, construction of a new addition and rehabilitation of the existing building at 413 East Bay Street with the following conditions to be submitted to staff for approval prior to construction:

1. Color samples for the stucco, windows, and storefront;
2. Specifications for the proposed doors;
3. Screening method for HVAC units if it is found that they are visible from the public right-of-way;
4. Storefront windows must be inset a minimum of four inches from the face of the building;

Because the work is visually compatible and meets the standards.

**Ms. Smith** stated that staff also recommends approval of the lot coverage variance to the Zoning Board of Appeals, because the variance criteria are met.

#### **PETITIONER COMMENTS**

**Mr. Dawson** said they agree with all of the staff's recommendations. They are excited about the outcome of this project.

#### **PUBLIC COMMENTS**

**Ms. Connie Pinkerton, representative of Under Savannah**, stated that they wanted the "Standard for Rehabilitation #8" to be acknowledged. Standard #8 states that "*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*"

**Mr. Dawson**, in response to public comments, stated that he believes the Standard for Rehabilitation #8 regarding archeology was omitted because it is not a purview of the Review Board. The slab will not be disturbed in this project.



**BOARD DISCUSSION**

The Board was in agreement with the staff's recommendations.

**Board Action:**

The Savannah Historic District Board of Review does hereby approve the petition for demolition of the non-historic addition, construction of a new addition and rehabilitation of the existing building at 413 East Bay Street with the following conditions to be submitted to staff for approval prior to construction:

1. Color samples for the stucco, windows, and storefront;
  2. Specifications for the proposed doors;
  3. Screening method for HVAC units if it is found that they are visible from the public right-of-way;
  4. Storefront windows must be inset a minimum of four inches from the face of the building;
- PASS

Because the work is visually compatible and meets the standards.

Recommends approval of the lot coverage variance to the Zoning Board of Appeals, because the variance criteria are met.

**Vote Results**

Motion: Keith Howington

Second: Debra Caldwell

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Abstain
Stephen Glenn Merriman, Jr.	- Not Present

## IX. REQUEST FOR EXTENSION

## X. APPROVED STAFF REVIEWS

25. [Petition of F. Michael Zaller | 16-005696-COA | 105 West Oglethorpe Avenue #102 | Staff Approved - Alterations](#)

Attachment: [COA - 105 West Oglethorpe Avenue 16-005696-COA.pdf](#)

Attachment: [Integrity Fiberglass Clad Double Hung Window- Zaller.pdf](#)

Attachment: [Integrity Wood-Ultrex Inswing French Door Elevation ZALLER.pdf](#)

No action required. Staff approved.

26. [Amended Petition of Doug Bean for Doug Bean Signs, Inc. | 16-006000-COA | 135 MLK Jr. Blvd | Staff Approved - Sign Face Change](#)

Attachment: [135 MLK JR. Blvd 16-006000-COA.pdf](#)

Attachment: [Submittal Packet - 135 MLK Jr. Blvd 16-006000-COA.pdf](#)

No action required. Staff approved.

27. [Petition of Christine Nussbaum | 16-006006-COA | 32 and 34 Barnard Street | Staff Approved - Color Change](#)

Attachment: [COA - 32 and 34 Barnard Street 16-006006-COA.pdf](#)

Attachment: [Submittal Packet - 32 and 34 Barnard Street 16-006006-COA.pdf](#)

No action required. Staff approved.

28. [Petition of Mallory Teeple for Coastal Canvas Products | 16-006007-COA | 333 Whitaker Street | Staff Approved - New Awning](#)

Attachment: [Submittal Packet - 333 Whitaker Street 16-006007-COA.pdf](#)

Attachment: [COA - 333 Whitaker Street 16-006007-COA.pdf](#)

No action required. Staff approved.

29. [Petition of Courtney Reich | 16-006014-COA | 538 East Gordon Street | Staff Approved - Roof Repair](#)

Attachment: [Submittal Packet - 538 East Gordon Street 16-006014-COA.pdf](#)

Attachment: [COA - 538 East Gordon Street 16-006014-COA.pdf](#)

No action required. Staff approved.

30. [Petition of David Bloomquist for Bloomquist Construction | 16-006029-COA | 321 East York Street | Staff Approved - Repairs](#)

Attachment: [COA - 321 East York Street 16-006029-COA.pdf](#)  
Attachment: [Submittal Packet - 321 East York Street 16-006029-COA.pdf](#)

No action required. Staff approved.

31. [Petition of Tim Riley for The Neher Group, Inc. | 16-006040-COA | 450 Price Street | Staff Approved - Roof](#)

Attachment: [COA - 450 Price Street 16-006040-COA.pdf](#)  
Attachment: [Submittal Packet.pdf](#)

No action required. Staff approved.

32. [Petition of Jack Dibrell | 16-006046-COA | 414 East Liberty Street | Staff Approved - Fence Repairs and Alterations](#)

Attachment: [COA - 414 East Liberty Street 16-006046-COA.pdf](#)  
Attachment: [Submittal Packet - 414 East Liberty Street 16-006046-COA.pdf](#)

No action required. Staff approved.

33. [Amended Petition of Shedrick W. Coleman for SHEDDarchitecture | 16-006061-COA | 407 and 409 East McDonough Street | Staff Approved - Amendment to Balusters](#)

Attachment: [COA - 407 and 409 East McDonough Street 16-006061-COA.pdf](#)  
Attachment: [Submittal Packet 2 - Railing Amend Elev A2.1 407 and 409 East McDonough Street 16-006061-COA.pdf](#)  
Attachment: [Submittal Packet - Railing Amend Elev A2.0 407 and 409 East McDonough Street 16-006061-COA.pdf](#)

No action required. Staff approved.

34. [Petition of Eric O'Neill for Homeline Architecture | 16-006067-COA | 128 West Liberty Street | Staff Approved - Shutters](#)

Attachment: [COA - 128 West Liberty Street 16-006067-COA.pdf](#)  
Attachment: [Submittal Packet - 128 West Liberty Street 16-006067-COA.pdf](#)

No action required. Staff approved.

35. [Petition of John Post for Commonwealth Construction | 16-006145-COA | 322 East Harris Street | Staff Approved - Color Change](#)

Attachment: [COA - 322 East Harris Street 16-006145-COA.pdf](#)  
Attachment: [Submittal Packet - 322 East Harris Street 16-006145-COA.pdf](#)

No action required. Staff approved.

36. [Petition of Eleanor Rhangos | 16-006159-COA | 24 West Harris Street | Staff Approved - Color Change](#)

Attachment: [COA - 24 West Harris Street 16-006159-COA.pdf](#)  
Attachment: [Submittal Packet - 24 Wst Harris Street 16-006159-COA.pdf](#)

No action required. Staff approved.

37. [Amended Petition of Doug Bean for Doug Bean Signs, Inc. | 16-006187-COA | 240 West Broughton Street | Staff Approved - Canopy Mounted Sign](#)

Attachment: [COA - 240 West Broughton Street 16-006187-COA.pdf](#)  
Attachment: [Submittal Packet - 240 West Broughton Street 16-006187-COA.pdf](#)

No action required. Staff approved.

38. [Petition of Barbara Treadwell | 16-006188-COA | 213 East Gaston Street | Staff Approved - Color Change](#)

Attachment: [COA - 213 East Gaston Street 16-006188-COA.pdf](#)  
Attachment: [Submittal Packet - 213 East Gaston Street 16-006188-COA.pdf](#)

No action required. Staff approved.

39. [Petition of Doug and Linda Jacobs | 16-006194-COA | 313-315 East York Street | Staff Approved - New Roof, Fence Repairs, Alteration](#)

Attachment: [COA - 313-315 East York Street 16-006194-COA.pdf](#)  
Attachment: [Submittal Packet - 313-315 East York Street 16-006194-COA.pdf](#)

No action required. Staff approved.

40. [Petition of Christine Tsoi Cutlip | 16-006218-COA | 10 Barnard Street | Staff Approved - Sign Face Change](#)

Attachment: [COA - 10 Barnard Street 16-006218-COA.pdf](#)  
Attachment: [Submittal Packet - 10 Barnard Street 16-006218-COA.pdf](#)

No action required. Staff approved.

41. [Petition of Donald Callahan | 16-006241-COA | 414 East Taylor Street | Staff Approved - Color Change, Shutters, Windows, Doors](#)

Attachment: [COA - 414 East Taylor Street 16-006241-COA.pdf](#)  
Attachment: [Submittal Packet - 414 East Taylor Street 16-006241-COA.pdf](#)

No action required. Staff approved.

42. [Petition of Alvin W. Neely | 16-006245-COA | 225 East Hall Street | Staff Approved - Handrail](#)

Attachment: [COA - 225 East Hall Street 16-006245-COA.pdf](#)  
Attachment: [Submittal Packet - 225 East Hall Street 16-006245-COA.pdf](#)

No action required. Staff approved.

43. [Petition of John Deering for Homeline Architecture | 16-006275-COA | 422 East Gwinnett Street | Staff Approved - Alterations and Color Changes](#)

Attachment: [COA - 422 East Gwinnett Street 16-006275-COA.pdf](#)

Attachment: [16043 - HBR Submittal Part I Drawings.pdf](#)

Attachment: [16043 - HBR Submittal Part I Packet.pdf](#)

No action required. Staff approved.

44. [Petition of Luis Burgos for Hansen Architects, P.C. | 16-006355-COA | 245 Bull Street | Staff Approved - New Entrance](#)

Attachment: [COA - 245 Bull Street 16-006355-COA.pdf](#)

Attachment: [Submittal Packet - 245 Bull Street 16-006355-COA.pdf](#)

No action required. Staff approved.

45. [Petition of Eric O'Neill for Homeline Architecture | 16-006454-COA | 300 Bull Street, Suite 605 | Staff Approved - Exterior Alterations](#)

Attachment: [COA - 300 Bull Street, Suite 605 16-006454-COA.pdf](#)

Attachment: [Application and Submittal Packet - 300 Bull Street, Suite 605 16-006454-COA.pdf](#)

No action required. Staff approved.

46. [Petition of Travis Cormack | 16-006485-COA | 410 East Charlton Street | Staff Approved - Color Change, Stucco Repair](#)

Attachment: [COA - 410 E. Charlton Street 16-006485-COA.pdf](#)

Attachment: [submittal packet 410 E. Charlton St..pdf](#)

No action required. Staff approved.

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

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

Attachment: [HDBR Michalak Work Without a COA 12-14-16.pdf](#)

**Mr. Gunther** stated that staff has given the Board the written report on work performed without a Certificate of Appropriateness.

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

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

### **Notices**

48. [Next Case Distribution and Chair Review Meeting - Thursday, December 15, 2016 at 3:30 p.m. in the Meyer Conference Room, MPC, 110 East State Street](#)

49. [Next Regular Meeting - Wednesday, January 11, 2016 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 E. State Street](#)

#### **XIV. OTHER BUSINESS**

##### **Unfinished Business**

50. [Nominating Committee Report and Officer Elections](#)

The Nominating Committee members were: Mr. Gunther, Ms. Caldwell and Ms. Scheer. Ms. Caldwell gave the Nominating Committee report. They recommended the following as officers for 2017: Stephen Merriman, Jr., Chair and Zena McClain, Vice-Chair.

\*\*\*\*\*

**Ms. Scheer** said her term ending date on the Review Board is December 31, 2016. She did not reapply due to her work schedule.

##### **Board Action:**

The Savannah Historic District Board of Review does hereby approve Stephen Merriman, Jr., Chair - PASS and Zena McClain, Vice Chair as officers for 2017.

##### **Vote Results**

Motion: Keith Howington

Second: Tess Scheer

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Dr. Betsy Dominguez	- Aye
Kellie Fletcher	- Aye
Justin Gunther	- Abstain
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Abstain
Andy McGarrity	- Aye
Stephen Glenn Merriman, Jr.	- Not Present
Tess Scheer	- Aye

#### **XV. ADJOURNMENT**

51. Adjournment

There being no further business to come before the Review Board, Mr. Gunther adjourned the meeting at 5:15 p.m.

Respectfully Submitted,

Ellen Harris, Director  
Urban Planning and Historic Preservation

EIH:mem