



## Savannah Historic District Board of Review

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Arthur A. Mendonsa Hearing Room  
April 12, 2017 1:00 P. M.  
Meeting Minutes

### APRIL 12, 2017 HISTORIC DISTRICT BOARD OF REVIEW REGULAR MEETING

A Pre-Meeting will be held at 12:00 PM in the Jerry Surrency Conference Room, 112 East State Street. Items on the Agenda will be presented by staff, as time permits, and the Board may ask questions. No testimony will be received and no votes will be taken.

Members Present:                    Stephen Merriman, Jr., Chair  
    Zena McClain, Vice-Chair  
    Debra Caldwell  
    Scott Cook  
    Jennifer Deacon  
    Kellie Fletcher  
    Keith Howington  
    Becky Lynch  
    Mic Matson  
    Andy McGarrity  
    Dwayne Stephens

MPC Staff Present:                Ellen Harris, Director of Urban Planning and Historic Preservation  
    Sara Farr, Historic Preservation Planner  
    Leah Michalak, 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](#)

**Mr. Merriman** called the meeting to order at 1:05 p.m. and welcomed everyone in attendance. He outlined the role of the Historic District Board of Review and explained the process for hearing the various petitions. Staff will present each application with a recommendation. The petitioner will have the opportunity to respond to the recommendation. The petitioners are asked to limit their presentation to 10 minutes or less and only address the items identified as inconsistent with the ordinance and questions raised by the Board. The public will have the same allotted time, 10 minutes, to comment. The petitioner will be given the opportunity to respond to the public comments.

The Board will then go into Board discussion at which time no further testimony is received unless specifically requested by the Chair. Each Board member will be given two minutes twice to provide comments, if they so desire.

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [2. Approval of All Consent Agenda Items](#)

**Motion**

The Savannah Historic District Board of Review hereby approve all consent agenda items.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

- Debra Caldwell - Aye
- Jennifer Deacon - Aye
- Kellie Fletcher - Aye
- Keith Howington - Aye
- Becky Lynch - Aye
- Zena McClain, Esq. - Aye
- Andy McGarrity - Aye
- Stephen Merriman, Jr. - Abstain
- Scott Cook - Aye
- Dwayne Stephens - Aye
- Mic Matson - Aye

[3. Petition of Jerry & Mary Rooney | 17-000523-COA | 212 Houston Street | Vehicular Gate](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ 212 Houston Street - Map.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition of the vehicular gate at 212 Houston Street because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion:

Second:

- Debra Caldwell - Aye
- Jennifer Deacon - Aye
- Kellie Fletcher - Aye
- Keith Howington - Aye
- Becky Lynch - Aye
- Zena McClain, Esq. - Aye
- Andy McGarrity - Aye
- Stephen Merriman, Jr. - Abstain
- Scott Cook - Aye
- Dwayne Stephens - Aye
- Mic Matson - Aye

[4. Petition of Kaushal Patel | 17-001182-COA | 418 West Broughton Street | Sign](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign with the following conditions to be provided for staff approval:

1. light specifications and material;
2. Ensure the white material is not translucent;

because otherwise it meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[5. Petition of Sam Bernstein | 17-001332-COA | 223 West Congress Street | Sign](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a projecting principal use sign at 223 West Congress Street with the condition the color and material are provided for staff approval, because otherwise the sign meets the standards.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye

Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[6. Petition of Driftwood Group, LLC | 17-001509-COA | 10 West Broughton Street | Awnings and Sign](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for the awning recover and signs at 10 West Broughton Street, because the work meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[7. Petition of First African Baptist Church | 17-001579-COA | 23 Montgomery Street | Fence](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Recommendation.pdf](#)

[☞ Aerial View.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition of the steel picket fence and pedestrian gate at the rear of the property at 23 Montgomery Street because the fence is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[8. Petition of Dhaval Patel | 17-001591-COA | 326 West Bay Street | Sign](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Package.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a sign at 326 West Bay Street, because it meets the standards and is visually compatible with the condition the white parts of the sign are not translucent.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

**IV. ADOPTION OF THE AGENDA**9. Adopt the April 12, 2017 Agenda**Motion**

The Savannah Historic District Board of Review does hereby adopt the April 12, 2017 Agenda

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Keith Howington

Debra Caldwell - Aye

Jennifer Deacon - Aye

Kellie Fletcher - Aye

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity - Aye

Stephen Merriman, Jr. - Abstain

Scott Cook - Aye

Dwayne Stephens - Aye

Mic Matson - Aye

**V. APPROVAL OF MINUTES**10. Approval of February 8, 2017 and March 8, 2017 Briefing Minutes.

📎 [February 8, 2017 HBR Briefing Minutes.docx](#)

📎 [March 8, 2017 HBR Briefing Minutes.docx](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve February 8, 2017 and March 8, 2017 Briefing Minutes

**Vote Results ( Approved )**

Motion: Debra Caldwell

Second: Kellie Fletcher

Debra Caldwell - Aye

Jennifer Deacon - Aye

Kellie Fletcher - Aye

Keith Howington - Aye

Becky Lynch - Aye

Zena McClain, Esq. - Aye

Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

11. Approval of March 8, 2017 Meeting Minutes

[📎 03-08-2017 Minutes.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve March 8, 2017 Meeting Minutes

**Vote Results ( Approved )**

Motion: Debra Caldwell  
 Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

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

**VII. CONTINUED AGENDA**

12. Continue All Items to Next Regular Meeting

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petitions as requested.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.  
 Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye

Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

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

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[14. Petition of Gunn Meyerhoff Shay | 16-006848-COA | 501 Montgomery Street | New Construction Part II: Design Details](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye



Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[15. Petition of Gunn Meyerhoff Shay | 16-006851-COA | 620 East River Street | New Construction Part I: Height and Mass](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.  
 Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[16. Petition of Gunn Meyerhoff Shay | 16-006849-COA | 607 Drayton Street | New Construction Part II: Design Details](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.  
 Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye

Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[17. Petition of Gunn Meyerhoff Shay | 16-006852-COA | 630 East River Street | New Construction Part I: Height and Mass](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

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

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
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Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[19. Petition of Gary Sanders | 17-000198-COA | 305 West Wayne Street | Demolition of a Non-Contributing Building](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[20. Petition of Gunn Meyerhoff Shay | 16-006847-COA | 405 Martin Luther King Jr. Blvd. | New Construction Part I: Height and Mass](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[21. Petition of Wubbena Architects | 17-000712-COA | 217 East Charlton Street | Stoop Alterations](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve to continue the petition to the next regular meeting.

**Vote Results ( Approved )**

Motion: Zena McClain, Esq.

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

**VIII. REGULAR AGENDA**

[22. Petition of Lynch Associates Architects | 16-006855-COA | 301 Tattnall Street | New Construction: Part II Design Details](#)

[📎 Aerial View.pdf](#)

[📎 Ward Map.pdf](#)

[📎 Sample Board.pdf](#)

[📎 Material Specifications.pdf](#)

[📎 Drawings.pdf](#)

- 🔗 [Staff Recommendation.pdf](#)
- 🔗 [Public Comment - Lewis.pdf](#)
- 🔗 [Public Comment - Rolfes.pdf](#)
- 🔗 [Public Comment - DNA.pdf](#)

**NOTE: Ms. Becky Lynch recused herself from participating in this petition. Ms. Lynch is an owner of Lynch Associates Architects.**

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

**Ms. Alyson Smith** gave the staff report. The petitioner is requesting approval for Part II: Design Details for new construction of a hotel at 301 Tattnell Street. The hotel's primary entrance is on Tattnell Street with secondary elevations facing Liberty and Jefferson Streets. Building materials include brick, glass, metal paneling, and cast stone. Signage, while indicated on the drawings, is not part of this submittal. On January 11, 2017, the Historic Review Board approved the demolition of the two-story non-contributing building at 303 Tattnell Street and the existing surface parking lot with the condition that a demolition permit not be issued until a new construction permit is issued. The Board continued the petition for Part I: Height and Mass for new construction of the five and six story hotel so that the petitioner could address 12 items that were listed in the Board Decision. At the HDRB meeting on February 8, 2017, the petitioner met all of the conditions that were previously set forth by the Board, and the Board approved Part I: Height and Mass with the following condition:

Ensure that the drawings reflect that the sidewalk along Jefferson Street will serve as a continuous uninterrupted pathway across the driveway in materials, configuration and height.

*The drawings note the curb depression and the width of the 15' entrance; however, additional detail is needed to ensure that the sidewalk along Jefferson Street will serve as a continuous uninterrupted pathway across the driveway in materials, configuration and height.*

**Ms. Smith** stated that the Historic Review Board also recommended approval to the Zoning Board of Appeals for a variance from the standard in the Historic District Section (8-3030) of the City of Savannah Zoning Ordinance which states: *The exterior expression of the height of each story above the second shall not be less than 10 feet.* – Because the existing exterior expression of the height of each story above the second story as proposed would result in an overall reduced building height and met the variance criteria.

**Ms. Smith** explained that additional changes to the design with the current submittal are:

- Incorporation of metal panels on windows.
- Removing a curb cut/drop off on Tattnell Street.

**Ms. Smith** reported that staff recommends approval of Part II: Design Details for new Construction of a hotel at 301 Tattnell Street with the following conditions to be submitted to staff for review and approval:

1. Remove the metal panels on the east elevation along the window bays in the north-facing mass, because the panels change the solid-to-void pattern and are not visually compatible;
2. Ensure the cladding is metal and not fiber cement;
3. Revise the windows to be double or triple hung, awning, or casement to meet the *Windows* standard. Provide details on the windows' profile and mullion dimensions;
4. Ensure all doors, windows and storefront glazing is inset a minimum of four inches from all façade surfaces;
5. Provide material specifications for the base of the canopy at the Tattnell Street entrance;
6. Provide additional details on the service and garden gates;
7. Provide additional details to ensure that the sidewalk along Jefferson Street will serve as a continuous uninterrupted pathway across the driveway in materials, configuration and height;
8. The petitioner has commissioned a traffic study to measure the potential traffic impact of the hotel within the block. Pending the outcome of the study, if City staff should require a pull/through/service drive at the southern end of the parcel, the petitioner must submit revised plans to staff for review and approval prior to construction;

Because otherwise, the project meets the Design Standards and is visually compatible.

**Ms. Smith** reported that staff has received three public comments. The comments are attached to today's agenda.

### **PETITIONER COMMENTS**

**Mr. Lynch** stated Mr. Michael Roach, their civil engineer, was accompanying him today. He said he did not bring their Part I submittal with him, but believed the metal panels were already approved. They will go back and look at this with staff; they will be happy to revise it. He said if the fiber cement is not acceptable, they will go back with the metal cladding. Mr. Lynch said regarding item #3, they want to keep the storefront. They can change the windows to double hung clad. They have no issues with item 5 and 6. He said regarding #7, they are showing a continuous uninterrupted pathway across the driveway. Mr. Lynch said they plan to meet the City's guidelines regarding the traffic study.

**Mr. Roach** said they have contacted the City regarding a traffic study to measure the potential traffic impact of the hotel within the block. He said if a buffer is needed, they will comply with the City's requirements.

### **PUBLIC COMMENTS**

**Ms. Danielle Meunier of the Historic Savannah Foundation (HSF)** stated that they agree with the staff recommendations. They feel strongly about removing the panels along the east elevation along the window bays in the north-facing mass as the panels change the solid-to-void pattern and are not visually compatible. The HSF is in favor of having the prominent entrance on Liberty Street; therefore, the building should address Liberty Street accordingly. Ms. Meunier stated that because there are important items, such as reorienting the main entrance of the building that will largely change the design, the HSF believes the petition should be continued.

**Mr. John Manly, Agent for the Beehive Foundation**, said this petition needs to be continued. Mr. Manly asked the Review Board to continue the petition until after the ZBA has heard the petition on April 27, 2017.

**Mr. Tom Colgrove** resides at 212 West Harris Street. This is a very looming structure on Tattnall Street. It has been given a number of variances that the residents are unhappy with in the Historic District. They continually are concerned about the congested traffic that will be in the area. Both Tattnall and Jefferson Streets are very narrow. The existing traffic and trucks that supply the various businesses here now is already a problem. Mr. Colgrove said a sixth floor is being granted; but, very little retail will be here. He is concerned about the fixed windows. They are concerned about the parking.

**Mr. Leo Beckman** said he is a partner of the property that adjoins this property on the south. Mr. Beckman said they will probably be the most impacted by this hotel. He said he understands what is happening with the hotel issue. He further understands that there are rules that the City has and rules that the Review Board has. Mr. Beckman said the petitioner has a right to do with his property what he wants to do, but he asks that the petitioner be held accountable to the rules. Presently, there are too many "ifs" to make a decision. Mr. Beckman said he agrees with the Historic Savannah Foundation and the Beehive Foundation that this petition needs to be continued.

**Mr. Lynch**, in response to public comments, stated that the majority of the public comments are not the purview of the Historic District Board of Review. They will not be able to acquire a certificate of occupancy if the traffic and parking issues are not resolved. He said they have agreed to change the windows. They have not had any variances on the project since the height on the previous submittal. Mr. Lynch said he was a little confused about some of the comments as there has not been any variances other than the reduction of the height which they did to mitigate the size of the project.

### **BOARD DISCUSSION**

The Board discussed the traffic study. **Ms. McClain** asked if the traffic study was completed prior to the Review Board hearing this petition.

**Ms. Harris** answered no.

**Ms. McClain** said she has reservations about the traffic study not being done prior to the Review Board

hearing this petition.

**Ms. Harris** explained that there is no requirement that the traffic study be done prior to the petition being reviewed by the Review Board. There are many cases where the traffic study is done after the petition has been heard. Staff is just concerned that the design may need to be redesigned in the southern end. If this does happen, staff was only stating that this would need to back to the staff.

**Ms. McClain** said the traffic study is problematic for her. She asked if Part I was heard at the special meeting.

**Ms. Harris** explained that Part I was heard at the regular meeting.

**Mr. Howington** said Mr. Beckman stated that the petitioner needs to play by the rules. He said he does not know what rules have been broken. He believed that the petitioner met the intent of the ordinance. He could not recall any rules being broken with the variances. He did not know what Mr. Beckman meant by saying that the petitioner be held accountable to the rules.

**Mr. Beckman** stated that people should comply with the ordinance and not ask for variance after variance. The rules must be kept consistent. There is no place here for registration and the plans are not right.

**Mr. Howington** said if someone was to ask him if he believed this is a great place to build a hotel, his answer would be no. Does he believe that this has issues? His answer is yes. However, the Review Board cannot define how the property owner is to use his property. The Review Board has to review a project based on its height and mass, which this building has met.

**Ms. Caldwell** stated that she voted against Part I - Height and Mass. She said the intent of the ordinance may be met, but it is subjective. She agrees with Ms. McClain about the traffic study. She believes this petition needs to be continued.

**Ms. Deacon** believes the petitioner has made special efforts. The metal panels on the east elevation along the window bays in the north-facing mass was shown during Part I - Height and Mass. She is concern about the operable window requirement, but the staff is capable of addressing this. Ms. Deacon agrees with the staff recommendations.

**Ms. Fletcher** agreed with staff recommendations. However, she agrees with Ms. McClain about the traffic study as this is a small area.

**Ms. Matson** is concerned about the service entrance. This petition should be continued. She understands that traffic is not the purview of the Review Board.

**Mr. McGarrity** asked if #3 concerning the windows be double or triple hung, awning, or casement is still a problem.

**Ms. Smith** explained that the petitioner will have to submit all his recommendations to staff. She believes the petitioner stated that he would leave some of the windows as is and will change some of the windows. Ms. Smith stated that if the petitioner is requesting fixed windows, he would need to request a variance.

**Mr. Cook** agreed with staff recommendations.

**Ms. McClain** asked staff if the Review Board has, in the past, heard a petition while Part I is being appealed at ZBA?

**Ms. Harris** answered that she could not think of a specific case; however, as she mentioned in the Pre-Meeting, the staff got the advice of the City Attorney regarding whether or not the Review Board should hear this case. The City Attorney advised staff that anyone can appeal, but that does not hold up the project. The petitioner has the right to due process in terms of being heard at this meeting unless a judge issues an injunction to prevent the Review Board from hearing the petition. As long as the petitioner's application is complete, it should be heard by the Review Board.

**Ms. Caldwell** asked if Mr. Lynch said he would change the cement fiber.

**Mr. Lynch** stated that they would be willing to go back to staff and work through this issue. But, they are showing now what was approved in Part I.

**Mr. Merriman** asked Mr. Lynch if he was in disagreement with any of the staff's recommendations.

**Mr. Lynch** answered that they have talked with staff about #8. If the City requires a pull/through/service drive at the southern end of the parcel, they can redesign the building for removal of the wall. Mr. Lynch asked the Board to approve the petition as submitted and if Traffic Engineering requires anything, they will come back to staff.

### **Motion**

The Savannah Historic District Board of Review does hereby approve the petition of Part II: Design Details for new construction of a hotel at 301 Tattnell Street with the following conditions to be submitted to staff for review and approval:

1. Remove the metal panels located on the east elevation along the window bays in the north-facing mass, because the panels change the solid-to-void pattern and are not visually compatible;
2. Ensure the cladding is metal and not fiber cement;
3. Revise the windows to be double or triple hung, awning, or casement to meet the Windows standard. Provide details on the windows' profile, and mullion dimensions;
4. Ensure all doors, windows and storefront glazing is inset a minimum of four inches from all façade surfaces;
5. Provide material specifications for the base of the canopy at the Tattnell Street entrance;
6. Provide additional details on the service and garden gates;
7. Provide additional details to ensure that the sidewalk along Jefferson Street will serve as a continuous uninterrupted pathway across the driveway in materials, configuration and height;
8. The petitioner has commissioned a traffic study to measure the potential traffic impact of the hotel within the block. Pending the outcome of the study, if City staff should require a pull through/service drive at the southern end of the parcel, the petitioner must submit revised plans to staff for review and approval prior to construction;

Because otherwise, the project meets the Design Standards and is visually compatible.

### **Vote Results ( Approved )**

Motion: Keith Howington

Second: Dwayne Stephens

Debra Caldwell	- Nay
Jennifer Deacon	- Aye
Kellie Fletcher	- Nay
Keith Howington	- Aye
Becky Lynch	- Abstain
Zena McClain, Esq.	- Nay
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Nay



[23. Petition of LS3P Dawson | 17-000742-COA | 229 West Congress Street | New Construction Part II: Design Details](#)

- 📎 [17-000742-COA Staff Recommendation Part II Design Details.pdf](#)
- 📎 [Submittal Packet- Drawings.pdf](#)
- 📎 [Submittal Packet- Specifications.pdf](#)
- 📎 [Submittal Packet- Application and Description.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [Historic Photograph.pdf](#)
- 📎 [Submittal Packet- GDP.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Petitioner's Response to Staff Comments.pdf](#)

**NOTE: Ms. Jennifer Deacon and Mr. Scott Cook recused themselves from participating in this petition. They are employees of LS3P Dawson.**

**Ms. Jenny Mizejesk and Mr. Dave Moore** were present on behalf of the petition.

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval of New Construction: Part 2 Design Details of a four-story building at the southeast corner of West Congress and Jefferson Streets. Each primary façade, north and west, will feature two entrances. The upper floors will be accessed from the entrance at the northeast corner of the building while the other entrances will serve the two tenant spaces on the ground floor. The HDBR approved Part I: Height and Mass on March 8, 2017 with the following conditions:

1. Reduce the height, mass and scale of the rooftop access structure to the maximum extent possible, as presented at the meeting;

*The condition is met. The petitioner has reduced the height, mass and scale of the rooftop access structure as presented at the 3/8/17 meeting.*

2. Add additional articulation on the ground floor of the lane façade.

*The condition is met. The petitioner has provided additional articulation on the ground floor of the lane façade.*

3. Eliminate the balconies on the second floor of the center bay along Jefferson Street and redesign the fenestration to match the floors above.

*The condition is met. The petitioner has eliminated the balconies on the second floor of the center bay along Jefferson Street and the fenestration matches the floors above.*

**Ms. Harris** reported that staff recommends approval of Part II Design Details for a new four story building at the southeast corner of Jefferson and West Congress Streets with the following conditions to be submitted to staff for review and approval:

1. Ensure that the balusters on the balconies are no greater than four inches apart and that a lower rail is incorporated to meet the standard.

2. Should the HVAC units be visible, provide screening.

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

### **PETITIONER COMMENTS**

**Ms. Mizejesk** stated that they agree with the staff comments. The balusters will not be more than four inches apart. They will incorporate a bottom rail. The parapet wall will screen the HVAC units. The roof is one foot lower. Therefore, they do not envision that the HVAC units will be visible. However, if the units are visible, they will provide screening.

**PUBLIC COMMENTS**

None.

**BOARD DISCUSSION**

The Board was in agreement with the staff recommendations. The Board is in favor of the project. They asked that the petitioner ensure that the mock up is done so that the staff can review it.

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a new four story building at the southeast corner of Jefferson and West Congress Streets, including the revisions presented at the meeting, with the following conditions to be submitted to staff for review and approval:

1. Ensure that the balusters on the balconies are no greater than four inches apart and that a lower rail is incorporated to meet the standard.
2. Should the HVAC units be visible, provide screening.

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

**Vote Results ( Approved )**

Motion: Andy McGarrity

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye

[24. Petition of Sign Mart Inc | 17-001021-COA | 601 Martin Luther King, Jr. Boulevard | Signs](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Package.pdf](#)

**Mr. Adam Ragsdale** was present on behalf of the petition.

**Ms. Sara Farr** gave the staff report. The petitioner is requesting approval for new signage at 601 Martin Luther King Jr. Boulevard as follows:

**Principal Use Fascia Sign 1**

This sign will be located on the tower element on the north façade. It will be round and have the Burger

King name and logo on it. It is proposed to be 28.3 square feet and back lit.

### **Principal Use Fascia Sign 2**

This sign will be located on the tower element on the east façade. It will be round and have the Burger King name and logo on it. It is proposed to be 28.3 square feet and back lit.

### **Supplemental ID Sign 1**

This sign will be located on the north façade adjacent to the entrance. It is proposed to be metal letters reading "Home of the Whopper" and a total of 20 square feet.

### **Supplemental ID Sign 2**

This sign will be located above the drive through on the south façade. The sign will read "Taste is King" and have overhead lighting. It will be 12.6 square feet.

The petitioner is also requesting variances to allow for a larger illuminated supplemental ID sign and principal use signs.

**Ms. Farr** reported that staff recommends to continue the application for signage at 601 Martin Luther King Jr. Boulevard to address the following:

1. Reduce the size of the principal use signs;
2. Reduce the size of the supplemental ID sign and remove the lighting.

**Ms. Farr** additionally reported that staff recommends denial to the ZBA for the variances, because the variance criteria are not met.

### **PETITIONER COMMENTS**

**Mr. Ragsdale** stated that the Zoning Administrator has made a determination regarding their signs and they have applied to the ZBA for a variance for the signs.

**Mr. Merriman** informed Mr. Ragsdale that staff has recommended a continuance. He asked Mr. Ragsdale if he was asking for a continuance.

**Mr. Ragsdale** said he was asking for whatever is necessary for the petition to move to the ZBA. He said he was in favor of asking for a continuance. They want to do whatever is best for their client.

**Ms. Lynch** asked the petitioner if the size of the sign is in line with their corporate signs.

**Mr. Ragsdale** said the sign is actually a significant reduction in the signs that remain today. The structure is 49 years old. Their interpretation was to get two street signs. The Zoning Administrator's interpretation was different. Therefore, this is the reason they need to go to the ZBA.

**Ms. Harris** explained that if the Review Board desires, the motion could include that if the variance is granted that the signs could come back to staff for approval rather than coming back to the Board. Nevertheless, this is at the Board's discretion. The Review Board needs to make a recommendation to the ZBA for or against the variance.

**Mr. Merriman** said if the ZBA rules favorably, then the signs could go to staff for approval.

**Ms. Deacon** asked the staff that the way the sign was designed that the overall frontage was on the property line. The Zoning Administrator ruled that the overall frontage of the building is how this should actually be interpreted.

**Mr. Ragsdale** explained that they interpreted it as being around the corner on two street fronts. The Zoning Administrator said it is only one street front.

**Ms. Deacon** asked if the Review Board is under any obligation to take the recommendation of the Zoning

Administrator.

**Ms. Harris** explained that the Zoning Administrator's responsibility is to interpret the ordinance. The Zoning Administrator's interpretation is the final interpretation unless the ZBA overturns the interpretation.

**Mr. Howington** said a site plan is not included today, but it was in a previous package. There is actually a street here.

**Mr. Ragsdale** stated that a through street is here.

**Ms. Harris** stated she believes there are two frontages here, frontage on MLK and a frontage to the north. The Zoning Administrator has said that two frontage signs are permitted; one for the façade on MLK and one on the other side. However, the calculation for the maximum footage of this, the Zoning Administrator has said that the principal façade which is on MLK is over six linear feet and, therefore, the lot would have a 36 square feet of signage. Now, this could be split. But, the limitation of 36 linear footage is the primary entrance on MLK. Ms. Harris explained that the petitioner has suggested that the primary lineage footage along MLK should comply to the principal use sign on MLK and the linear feet along Morris Brown Drive should apply to the sign along Morris Brown Drive. There are two different ways of reading the ordinance and this is what is determining the size of each principal sign on the corner.

**PUBLIC COMMENTS**

None.

**BOARD DISCUSSION**

The Board discussed the signs. They believe that there are two different frontages here. The Board members are in favor of recommending approval to ZBA for the variance from the sign standards to allow for larger signage. If the variance is approved, the signage can be reviewed and approved at the staff level.

**Motion**

The Savannah Historic District Board of Review does hereby continue the petition for signage at 601 Martin Luther King Jr. Boulevard. If the ZBA approves the variance the signs can be reviewed at staff level.

The Savannah Historic District Board of Review recommends approval to the ZBA for variances from the sign standards to allow for larger signage, because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Becky Lynch

Second: Jennifer Deacon

- |                 |       |
|-----------------|-------|
| Debra Caldwell  | - Aye |
| Jennifer Deacon | - Aye |
| Kellie Fletcher | - Aye |
| Keith Howington | - Aye |
| Becky Lynch     | - Aye |

Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[25. Petition of Greenline Architecture | 17-001561-COA | 630 West Bay Street | Hotel New Construction Part I: Height and Mass](#)

- 📎 [17-001561-COA Staff Recommendation.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [North Oglethorpe Ward.pdf](#)
- 📎 [Hotel HDBR Application.pdf](#)
- 📎 [Submittal Packet- Drawings.pdf](#)
- 📎 [Submittal Packet- Model Photographs.pdf](#)
- 📎 [Submittal Packet- Project Description.pdf](#)

**Mr. John Deering** 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 a new seven story hotel at 630 West Bay Street. The request includes a bonus floor. The hotel is proposed to be located on the same site as the existing Comfort Inn and Suites. This proposal is part of a larger project to construct a parking garage to the north of the buildings, but will be reviewed as separate submittals.

The hotel will face West Bay Street and the south, east and west facades will be highly visible due to the proposed building’s height and setbacks from adjacent buildings. Stylistically, the building is “modeled towards an industrial/warehousing type form in a contemporary style.”

While the mechanical and access structures are not contained within the additional stories, a green roof cannot be incorporated without them.

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

1. Revise the ground floor, east façade to incorporate additional, regular voids, more similar to the west façade.
2. Revise the recessed metal panel ribbons in the towers to be voids instead of solids.
3. Revise the Bay Street entrance to be more prominent through the incorporation of a canopy or other elements.
4. Ensure that the storefront glazing extends from a sill or an 18-24 tall base of a contrasting material.
5. Ensure that a stringcourse is incorporated.
6. Ensure the curb cut does not exceed 20 feet in width.
7. Revise the PTAC units to be incorporated into the window system and restudy the metal mesh vertical elements to ensure that the building meets the 100% modular masonry materials criteria for the bonus story.
8. Incorporate additional roofline variation into the west facade.

9. Ensure that the proposed green roof complies with the City of Savannah Green Roof Ordinance (Sec. 8-1178).
10. Revise the bay widths on both the east and west facades to ensure they are not less than 15 nor either greater than 20 feet in width.

**Ms. Lynch** asked staff if the ordinance requires that the stringcourse be continuous.

**Ms. Harris** explained that the ordinance says that a stringcourse and a coping need to be incorporated. The ordinance does not specify that the stringcourse be continuous.

### **PETITIONER COMMENTS**

**Mr. Deering** said they will endeavor to revise the ground floor, east façade to incorporate additional, regular voids, more similar to the west façade. They will add voids, but it will be difficult as SCAD has a building here. They would like to make the recessed panels into voids because they are on the zero property line. They can not create glazing in those voids. But, they do want to break up the mass of the towers by putting in the vertical element. Concrete silos were at one time in this area and across the river. They still exist at the old Talmadge Bridge. This will be a prominent part of their landscape. The Bay Street entrance is more prominent with a canopy element. Mr. Deering said they can study this further, but he is not sure whether this building warrants more stylistic change. They will come back in the Design Details review and show the Board what they want to do further with the details. They thought they had met the intent of the stringcourse with the coping and the brick detail above it. The curb cut is something they will have little control over. DOT controls this. They must meet the DOT standards. He said that with the manufacturing inspiration of the building, they thought that by having a large window area in the rooms, it would be more pleasing than having shorter windows with a PTAC unit below. This is why they moved the PTAC units into the vertical columns. They actually rearranged the brand as they felt they needed to do something different. Mr. Deering said they will restudy the PTAC window system. They are happy to come back to the Board with the roofline variation on the west façade and show the Board their solutions. He said they will comply with the Green Roof requirements and come back with a solution. He said with regards to the bay widths on both the east and west facades not being less than 15 feet nor greater than 20 feet in width, he was a part of two different iterations of the writing the guidelines and standards for this. He did not think it was necessary for them to meet the standards as it was for the Oglethorpe Planned Area and not this section of town.

**Mr. McGarrity** asked what section would the PTAC cover. What are the designs?

**Mr. Deering** answered that they have not gotten this far yet. It will be opaque enough to make a difference from the bricks. He showed the Board various pictures of buildings in the area that have glazing and pilasters.

### **PUBLIC COMMENTS**

None.

### **BOARD DISCUSSION**

The Board supports the staff recommendations. The vertical PTAC needs more refinement and detailing. The PTAC might work better below the windows. The tower element and the design need more refinement. Ms. Lynch asked if a variance would be needed for the window system/PTAC.

**Ms. Harris** believed that a variance would be needed.

**Mr. McGarrity** asked if the Board would be considering a variance today for the PTAC units.

**Mr. Merriman** said the petitioner has not asked for a variance. Therefore, he does not believe that the Board would consider a variance today. He believes the consensus of the Board is that the PTAC be incorporated in accordance with the ordinance. Mr. Merriman asked Mr. Deering if he was asking for a variance.

**Mr. Deering** answered no. They will revise the PTAC.

**Ms. Caldwell** asked Mr. Deering if he was in agreement to ask for a continuance.

**Mr. Deering** said they will study the things that the staff has recommended and come back with their solutions. He is not opposed to a continuance.

### **Motion**

The Savannah Historic District Board of Review does hereby continue the petition in order of the petitioner to address the following:

1. Revise the ground floor, east façade to incorporate additional, regular voids, more similar to the west façade.
2. Revise the recessed metal panel ribbons in the towers to be voids instead of solids.
3. Revise the Bay Street entrance to be more prominent through the incorporation of a canopy or other elements.
4. Ensure that the storefront glazing extends from a sill or an 18-24 tall base of a contrasting material.
5. Ensure that a stringcourse is incorporated.
6. Ensure the curb cut does not exceed 20 feet in width.
7. Revise the PTAC units to be incorporated into the window system and restudy the metal mesh vertical elements to ensure that the building meets the 100% modular masonry materials criteria for the bonus story.
8. Incorporate additional roofline variation into the west facade.
9. Ensure that the proposed green roof complies with the City of Savannah Green Roof Ordinance (Sec. 8-1178).
10. Revise the bay widths on both the east and west facades to ensure they are not less than 15 nor either greater than 20 feet in width.

### **Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Debra Caldwell

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Abstain
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

## Part I: Height and Mass

- ☞ [17-001565-COA Staff Recommendation.pdf](#)
- ☞ [Application - 630 West Bay Street 17-001565-COA.pdf](#)
- ☞ [Aerial.pdf](#)
- ☞ [Context - Sanborn Maps.pdf](#)
- ☞ [Submittal Packet- Application.pdf](#)
- ☞ [Submittal Packet- Description.pdf](#)
- ☞ [North Oglethorpe Ward.pdf](#)
- ☞ [Submittal Packet- Model Photographs.pdf](#)
- ☞ [Submittal Packet- Drawings.pdf](#)

**NOTE: Mr. Keith Howington recused himself from participating in this petition. He is an employee of Greenline Architecture.**

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval for Part I Height and Mass of a new four story parking garage at 630 West Bay Street. The parking garage is proposed to be located on the same site as the existing Comfort Inn and Suites. This proposal is part of a larger project to construct a hotel on the southeast portion of the lot, but will be reviewed as separate submittals.

The parking garage is located internally to the site, setback from Bay Street approximately 250 feet. It will be accessed from a driveway from Bay Street and also from Pullen Street to the west, which is a private drive.

Stylistically, the building is “industrial in style and will match similar materials of the new hotel, and the existing Comfort Inn on the same property in which it serves.”

**Ms. Harris** reported that staff recommends approval of Part 1: Height and Mass of a new four story parking garage with the following conditions to be submitted with Part II: Design Details:

1. Incorporate pilasters and green screens on the north façade which will be visible from Indian Street;
2. Provide additional roofline variation on the north and south facades;
3. Revise the bay spacing on the north and south facades to be greater than 15 feet and not less than 20 feet in width; Because the project otherwise meets the design standards and is visually compatible.

## **PETITIONER COMMENTS**

**Mr. Deering** said they were in agreement with the staff’s recommendations with the exception of the green screen on the north elevation. They believe that the green screen would be lost on the north façade. They will change the pilasters and look for something other than green screen.

**Ms. Deacon** asked the petitioner how close is the existing building on Indian Street to the parking garage.

**Mr. Deering** answered that the existing building is pretty close to the parking garage.

## **PUBLIC COMMENTS**

None.

## **BOARD DISCUSSION**

The Board discussed using possibly another element in place of the green screen on the north façade that will be visible from Indian Street. They were in agreement with staff recommendations for the



additional roofline variation on the north and south facades and revising the bay spacing on the north and south facades to be greater than 15 feet and not less than 20 feet in width.

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for Part 1: Height and Mass of a new four story parking garage with the following conditions to be submitted with Part II: Design Details:

1. Incorporate pilasters and green screens, or other elements to add visual interest on the north façade which will be visible from Indian Street;
2. Provide additional roofline variation on the north and south facades;
3. Revise the bay spacing on the north and south facades to be greater than 15 feet and not less than 20 feet in width;

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

**Vote Results ( Approved )**

Motion: Andy McGarrity

Second: Zena McClain, Esq.

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Abstain
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[27. Petition of Greenline Architecture | 17-001566-COA | 134 Houston Street | Mechanical Screening, Door Replacement, Repairs](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Packet.pdf](#)

**NOTE: Mr. Keith Howington recused himself from participating in this petition. He is an employee of Greenline Architecture.**

**Ms. Monica Mastrianni of Greenline Architecture** was present on behalf of the petition.

**Ms. Alyson Smith** gave the staff report. The petitioner is requesting approval to make the following repairs and alterations at 134 Houston Street:

1. Replace non-historic doors at the west and south elevations with custom made doors to match historic photos;
2. Repair and restore missing window muntins on the window located on the western edge of the south elevation;
3. Repair the top rail along the landing's balustrade at the south elevation;
4. Install new steel vent covers on the north and south elevations, where vent covers no longer

remain, to match existing historic vent covers;

5. Install new HVAC units with screening along the roof of the rear elevation fronting York Street.

**Ms. Smith** reported that staff recommends approval of the proposed alterations and repairs at 134 Houston Street with the following conditions to be submitted to staff for review and approval prior to construction:

1. Relocate the HVAC units and screening to a less visible location;
2. Submit all paint or stain samples for the doors;

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

### **PETITIONER COMMENTS**

**Ms. Mastrianni** explained because of the way this building is sited, it does not have a lesser or rear façade except on the east side. This is the narrow end of the addition. She said they believe they are meeting the standard with locating the HVAC units on the less important 1960s addition. There are several reasons why they chose to put the HVAC units here. The owner only uses the 1960s addition which was renovated for use as a business. Currently, this addition does not have any condensing units. Both of the useable entrances to this addition are on the lane side.

**Ms. Mastrianni** pointed out the main entrance to the business and the main door to the counseling center. She explained that the clients park along York Lane facing the building. Skylights and condensers are on this portion of the roof. The skylights are integral to the treatment rooms and clinic. Consequently, this is the reason they do not want to put the units here. She explained that underneath the units are the storage and office space. If the units are located where they have suggested that they be located, they will not be seen from Houston Street. The units would be seen from York Street going east and from the square, but the owner has already created a beautiful garden here and has one unit in the corner. The owner plans to develop a garden on this side as well. Ms. Mastrianni stated that the owners could to keep one unit here and put three units on the roof rather than four units.

**Ms. Mastrianni** said they are asking that their client be afforded the same right as the other owners to screen their units on the roof. The owner is willing to work with the staff and make the necessary adjustments as soon as possible. As she has said, they are willing to leave one unit on the ground.

**Mr. McGarrity** asked if a driveway is at the end of the addition.

**Ms. Mastrianni** answered that the parking space was a part of this owner's petition when she rezoned the property. She had to provide off-street parking.

**Ms. Lynch** asked how wide is that space?

**Ms. Mastrianni** answered that it is probably about 12 feet.

**Ms. Deacon** asked if the owner is completely unwilling to leave the units where they are presently.

**Ms. Mastrianni** stated that a lot of landscaping is here now. A treatment room is along beside the entire wall. Their desire is to have a quiet treatment space.

**Mr. Cook** asked if it would be possible to sit the units south of the parking space at the corner of the building and create parking spaces along the eastside of the building at the southeast corner.

**Ms. Mastrianni** stated that there is a pathway to get from the parking spaces to the building that they would need to retain. Would the owner need to discuss this further with the staff if they decide to leave the units on the ground?

**Ms. Harris** answered that this would need to come back to staff for the screening portion.

## **PUBLIC COMMENTS**

None.

## **BOARD DISCUSSION**

The Board discussed the placement of the units. They are in agreement with staff recommendations.

### **Motion**

The Savannah Historic District Board of Review does hereby approve the alterations and repairs at 134 Houston Street with the following conditions to be submitted to staff for review and approval prior to construction:

- 1.Relocate the HVAC units and screening to a less visible location;
- 2.Submit all paint or stain samples for the doors;

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

### **Vote Results ( Approved )**

Motion: Debra Caldwell

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Abstain
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

## **28. Petition of Hansen Architects | 17-001568-COA | 701, 702, 703 Howard Street | New Construction Part I**

📎 [Staff Recommendation.pdf](#)

📎 [Description.pdf](#)

📎 [Forsyth Ward.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [Submittal Package - Drawings 1.pdf](#)

📎 [Aerial Image.pdf](#)

**Mr. Erik Puljung** of Hansen Architects was present on behalf of the petition.

**Ms. Sara Farr** gave the staff report. The applicant is requesting approval for Part I: Height and Mass for new construction at 701, 702, and 703 Howard Street. The three attached townhouses face Howard

Street and are located at the corner of Howard and Hall Streets. They abut the east and south property lines. They are four stories tall, including a penthouse. The roof is a flat roof with parapet walls and a flat roof on the penthouses. The design of the townhouses is contemporary, but incorporates elements of the surrounding contributing buildings.

**Ms. Farr** reported that staff recommends approve Part I: Height and Mass for new construction at 701, 702, and 703 Howard Street with the following conditions to be submitted with Part II: Design Details:

1. Revise the square windows on the west facade.
2. Ensure the distance between windows on the north façade is not more than two times the width of the windows;
3. Extend the Hall Street balcony the full width of the façade;
4. Add brackets or other architectural support to the balcony;
5. Provide screening details for the HVAC and refuse storage if necessary;
6. Ensure the curb cut width does not exceed 20 feet; Because otherwise the project meets the standards and is visually compatible.

### **PETITIONER COMMENTS**

**Mr. Puljung** stated that they are in agreement with staff recommendations. They will revise the square windows on the west façade; the distance between the windows on the north façade will not be more than two times the width of the windows, the Hall Street balcony will extend the full width of the façade; if necessary, they will provide screening details for the HVAC units and refuse storage; and ensure that the curb cut width does not exceed 20 feet.

### **PUBLIC COMMENTS**

**Mr. Tom Paxton of the Forsyth Homeowners Association** said they are interested in this petition because they have 3 homes in the vicinity. Mr. Paxton said the excess density causes problems. He sees a problem with the variances. Four public parking spaces will be removed in order to have three private parking places here. There is not adequate space between the garage openings for the cars to enter. Mr. Paxton wanted to remind the Review Board that rules and regulations are not just for appearances, but to prevent people from building things that will affect the livability of the neighborhoods.

**Mr. Merriman** stated that he does not believe that any variances are being applied for in this petition.

**Mr. Paxton** stated that he believed the petitioner said the curb cut will not exceed 20 feet.

**Mr. Merriman** said the petitioner will not need to ask for a variance as long as he does not exceed 20 feet.

**Ms. Farr** explained that the petitioner has agreed to meet the standard. He has agreed to the curb cut width.

**Mr. Daniel Carey of the Historic Savannah Foundation (HSF)** said as the Review Board knows, the HSF is advocates of good, new contemporary designs. But, this design does not fit well with the rest of the Victorian style. This design is a departure and stands out too far. Mr. Carey said the HSF is not recommending mimicking designs and styles that are in this area. He said they agree with what staff has said in terms of some adjustments being improvements, but they found that the design did not mesh well with the rest of the Victorian, architectural feel. The HSF believes this needs to be restudied and come up with something that fits the architectural style in this area.

**Mr. David Young** resides at 701 Whitaker Street. Mr. Young has lived here 41 years. He spent 17 years restoring his house. Mr. Young said he could not do anything to his house that was not strictly Victorian in nature. Yet, immediately next to him something will be built that looks like it came from Los Angeles and not Savannah. He is surprised that something like this is being proposed for their Victorian style neighborhood. Their neighborhood is strictly historic and interesting. Mr. Young believes that in ten or fifteen years, people will visit their neighborhood and question where did that design come from. This design does not fit the neighborhood. The mass is too much. Parking will be a problem.

**Ms. Harris** explained that the project meets the parking standards. The RIP-A district requires one parking space per unit. This is being provided. Therefore, this is in compliance with the parking standards. She explained further that if the neighbors want to change the ordinance to require more parking, it could be done through a text amendment. But as of now, the parking requirement is met.

**Mr. Howard Rapport** said he moved to Savannah seven years ago. He lives on Howard Street. He moved on Howard Street as he wanted to be able to identify with something that represented Savannah. His biggest concern regardless of the parking, is the contrast of how the new structure looks and the density compared to everything surrounding it. This design will stand out in a manner that does not add to the neighborhood. This property as designed will be a detriment to the area.

**Mr. Puljung** in response to the public comments stated that he understood the neighbors saying that there is a parking problem here. They have met the parking requirements. He said they are developing their project in a way that will work in the area. Mr. Puljung said he heard the neighbors speak of the departure from the Victorian aesthetics, but these are the things that they talked about and are still working on. They will be able, hopefully, to come back in the Design Details Part II and really show the neighbors how the building will come together. Mr. Puljung said they are in agreement with the staff comments for their Part I Height and Mass and will work through those issues.

### **BOARD DISCUSSION**

The Board discussed the visual compatibility. Some revisions are needed. They believe that the material choice would help bridge the gap and make the project more visually compatible. The massing and height requirement has been met.

#### **Motion**

The Savannah Historic District Board of Review does hereby approve the petition for Part I: Height and Mass for new construction at 701, 702, and 703 Howard Street with the following conditions to be submitted with Part II: Design Details:

1. Revise the square windows on the west facade.
2. Ensure the distance between windows on the north façade is not more than two times the width of the windows;
3. Extend the Hall Street balcony the full width of the façade;
4. Add brackets or other architectural support to the balcony;
5. Provide screening details for the HVAC and refuse storage if necessary;
6. Ensure the curb cut width does not exceed 20 feet;

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

#### **Vote Results ( Approved )**

Motion: Jennifer Deacon

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Keith Howington	- Not Present
Becky Lynch	- Aye
Zena McClain, Esq.	- Nay

Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

[29. Petition of Superior Sign Services | 17-001569-COA | 15 East Liberty Street | Sign](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Package.pdf](#)

**NOTE: Ms. Deacon recused herself from participating in this petition.**

**Ms. Sharon O'Neill** was present on behalf of the petition.

**Ms. Sara Farr** gave the staff report. The applicant is requesting approval for eleven signs at 15 East Liberty Street. These signs are part of a rebranding project and will replace the existing signage. They will be designed as follows:

**Sign A**

The principal use fascia sign will be located on the East Harris Street façade and approximately 583 square feet. It will read “The DeSoto” with the logo and be black. The sign will be halo lit.

**Sign B**

The principal use fascia sign will be located on the East Liberty Street façade and approximately 583 square feet. It will read “The DeSoto” with the logo and be black. The sign will be halo lit.

**Signs C1 and C2**

These signs will be on each side of the awning facing East Liberty Street. They will read “The DeSoto by Sotherly” and have the logo. Each sign will be approximately 24 square feet and halo lit.

**Signs D1 and D2**

These signs will be on each side of the awning facing East Harris Street. They will read “The DeSoto by Sotherly” and will be aluminum individual letters. Each sign will be approximately 31 square feet and will not be illuminated.

**Sign E**

This will be a 12 square foot under-awning sign with the DeSoto Logo. It will be aluminum and internally illuminated.

**Sign F**

This is a principal use project sign for the restaurant located in the building. It will be located on the edge of the concrete outdoor dining patio. The sign will be constructed of aluminum and Formica and be approximately 7 square feet. It will have a faux marble background and the business name in gold.

**Sign H**

This will be a principal use fascia sign for a second restaurant located in the building. It will be adjacent to the parking entrance facing East Liberty Street. It will be individual aluminum halo lit letters reading “Edgar’s Proof & Provision”. The sign will be approximately 27 square feet.

**Sign J**

A new parking informational sign will be installed with the new hotel name. It will be adjacent to the parking entrance and be 2 square feet.

**Sign K**

This is a menu board sign proposed on the existing railing. It will be bronze with the restaurant name and sized 2.56 square feet.

**Ms. Farr** stated that the applicant is requesting variances to allow for larger principal use, awning, and under-awning signs.

**Ms. Farr** reported that staff recommends to continue the application for signage at 15 East Liberty to address the following:

1. Size of all signage;
2. Location of the projecting principal use signage;
3. Provide the frontage of each restaurant.

**Ms. Farr** reported additionally that staff recommends denial to the ZBA for variances from the sign standards to allow for larger signage, because the variance criteria are not met.

### **PETITIONER COMMENTS**

**Ms. O'Neill** explained that all the new signs will be the same size as the old signs. The existing signs are being replaced because of a new owner. They are requesting a variance due to the fact that the City has changed the requirements.

**Mr. Merriman** informed Ms. O'Neill that the staff is recommending a continuance. He asked her if she was asking for a continuance or wanted the Board to vote on the request.

**Ms. O'Neill** said she was told to come to the meeting and ask the Board for a variance. She asked for a continuance.

**Mr. Merriman** explained to Ms. O'Neill that the Review Board does not give variances, but makes a recommendation to the Zoning Board of Appeals (ZBA). He further explained that she has the right to go to the ZBA whether or not the Review Board makes a recommendation to the ZBA.

### **PUBLIC COMMENTS**

**None.**

### **BOARD DISCUSSION**

The Board discussed the signs. The old signs were okay as long as they remained there, but once they were removed, the new signs must meet the requirements of the present ordinance. The Board agreed with the staff recommendations.

#### **Motion**

The Savannah Historic District Board of Review does hereby continue the petition for signage at 15 East Liberty to address the following:

1. Size of all signage;
2. Location of the projecting principal use signage;
3. Provide the frontage of each restaurant.

The Savannah Historic District Board of Review recommends denial to the ZBA for variances from the sign standards to allow for larger signage, because the variance criteria are not met.

**Vote Results ( Approved )**

Motion: Andy McGarrity	
Second: Zena McClain, Esq.	
Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Aye
Keith Howington	- Not Present
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Aye
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye

## IX. REQUEST FOR EXTENSION

## X. APPROVED STAFF REVIEWS

### [30. Petition of Sam Carroll for Carroll Construction | 17-001012-COA | 111 West Gordon Street | Staff Approved - Garage Doors and Gate](#)

📎 [COA - 111 West Gordon Street 17-001012-COA.pdf](#)

📎 [Submittal Packet - 111 West Gordon Street 17-001012-COA.pdf](#)

No action required. Staff approved.

### [31. Petition of Mallory Teeple for Coastal Canvas Products | 17-001025-COA | 204 West Broughton Street | Staff Approved - Awning](#)

📎 [COA - 204 West Broughton Street 17-001025-COA.pdf](#)

📎 [Submittal Packet - 204 West Broughton Street 17-001025-COA.pdf](#)

📎 [Submittal Packet 16913 PERMIT - 204 West Broughton Street 17-001025-COA.pdf](#)

No action required. Staff approved.

### [32. Petition of Steven Bodek LLC | 17-001124-COA | 312 Habersham Street | Staff Approved - Stucco Repair](#)

📎 [COA - 312 Habersham Street 17-001124-COA.pdf](#)

📎 [Submittal Packet - 312 Habersham Street 17-001124-COA.pdf](#)

No action required. Staff approved.

### [33. Petition of Ray Hoover | 17-001190-COA | 10 West Liberty Street | New Roof](#)

📎 [COA - 10 West Liberty Street 17-001190-COA.pdf](#)

📎 [Submittal Packet - 10 West Liberty Street 17-001190-COA.pdf](#)

No action required. Staff approved.

### [34. Petition of Peter and Jennifer Ninesling | 17-001195-COA | 716 Price Street | Staff Approved - New Door](#)

📎 [COA - 716 Price Street 17-001195-COA.pdf](#)



☞ [Submittal Packet - 716 Price Street 17-001195-COA.pdf](#)

No action required. Staff approved.

[35. Petition of Lori Judge | 17-001206-COA | 120 East Jones Street | Staff Approved - Color Changes](#)

☞ [COA - 120 East Jones Street 17-001206-COA.pdf](#)

☞ [Submittal Packet - 120 East Jones Street 17-001206-COA.pdf](#)

No action required. Staff approved.

[36. Petition of Shea Slemmer | 17-001254-COA | 224 Habesham Street | Staff Approved - Color Change](#)

☞ [COA - 224 Houston Street 17-001254-COA.pdf](#)

☞ [224 Houston Street - photo.pdf](#)

No action required. Staff approved.

[37. Petition of Matt Deacon | 17-001262-COA | 124 West Gaston Street | Staff Approved - Windows](#)

☞ [COA - 124 West Gaston Street 17-001262-COA.pdf](#)

☞ [Submittal Packet - 124 West Gaston Street 17-001262-COA.pdf](#)

No action required. Staff approved.

[38. Petition of Abigail Powell for Ellsworth Hallett-Home Professionals | 17-001297-COA | 415 Whitaker Street | Staff Approved - Skylights](#)

☞ [COA - 415 Whitaker Street 17-001297-COA.pdf](#)

☞ [415whitaker\\_030217\\_ArchE1.pdf](#)

No action required. Staff approved.

[39. Petition of John Paul Rowan | 17-001298-COA | 126 East Oglethorpe Avenue | Staff Approved - Balustrade](#)

☞ [COA - 126 East Oglethorpe Avenue 17-001298-COA.pdf](#)

☞ [Submittal Packet - 126 East Oglethorpe Avenue 17-001298-COA.pdf](#)

No action required. Staff approved.

[40. Petition of Tracey Crow | 17-001299-COA | 218 East Taylor Street | Staff Approved - Repoint Mortar](#)

☞ [COA - 218 East Taylor Street 17-001299-COA.pdf](#)

☞ [Staff Photos.pdf](#)

No action required. Staff approved.

[41. Petition of Mallory Teeple for Coastal Canvas Products | 17-001302-COA | 113 Martin Luther King Jr. Boulevard | Staff Approved - Awning](#)

☞ [COA - 113 MLK Jr. Blvd 17-001302-COA.pdf](#)

☞ [Submittal Packet 1 - 113 MLK Jr. Blvd 17-001302-COA.pdf](#)

No action required. Staff approved.

[42. Petition of David "Luke" Gabelman | 17-001304 -COA | 518-520 Blair Street | Staff Approved - Six-foot-high-wood fence](#)

☞ [COA - 518-520 Blair Street 17-001304-COA.pdf](#)

☞ [Revised Fencing Configuration App. for COA.pdf](#)

No action required. Staff approved.

43. Petition of K. Gordon Taylor for Whitlow Construction Co., Inc. | 17-001342-COA | 7 East Macon Street | Staff Approved - Retractable Awning

☞ [COA - 7 East Macon Street 17-001342-COA.pdf](#)

☞ [Submittal Packet - 7 East Macon Street 17-001342-COA.pdf](#)

No action required. Staff approved.

44. Petition of Terry John Woods and Dale West | 17-001367-COA | 211 East Charlton Lane | Staff Approved - Double Pane Windows

☞ [COA - 211 East Charlton Lane 17-001367-COA.pdf](#)

☞ [Submittal Packet - 211 East Charlton Lane 17-001367-COA.pdf](#)

No action required. Staff approved.

45. Petition of Ellsworth-Hallett Home Professionals | 17-001452-COA | 410 Price Street | Staff Approved - Handrails

☞ [COA - 410 Price Street 17-001452-COA.pdf](#)

☞ [Rear View of 410 Price Street .pdf](#)

No action required. Staff approved.

46. Petition of John Deering for Greenline Architecture | 17-001567-COA | 416 East Bryan Street | Staff Approved - Alterations

☞ [COA - 416 East Bryan Street 17-001567-COA.pdf](#)

☞ [Submittal Packet - 416 East Bryan Street 17-001567-COA.pdf](#)

No action required. Staff approved.

47. Petition of Stuart Abel IV | 17-001453-COA | 608 Lincoln Street | Staff Approved - Windows, Doors

☞ [COA - 608 Lincoln Street 17-001453-COA.pdf](#)

☞ [Submittal Information - 608 Lincoln Street 17-001453-COA.pdf](#)

No action required. Staff approved.

48. Petition of Alessandro Vitello | 17-001641-COA | 9 Drayton Street | Staff Approved - Roof Repairs

☞ [COA - 9 Drayton Street 17-001641-COA.pdf](#)

☞ [Submittal Packet - 9 Drayton Street 17-001641-COA.pdf](#)

No action required. Staff approved.

49. Petition of Jack Newton | 17-001675-COA | 513 East Congress Street | Staff Approved - Roof Replacement

☞ [COA - 513 East Congress Street 17-001675-COA.pdf](#)

No action required. Staff approved.

50. Petition of John W. Palmer | 17-001689-COA | 122 West Taylor Street | Staff Approved - Stucco Color Change

☞ [COA - 122 West Taylor Street 17-001689-COA.pdf](#)

- 📎 [Submittal Packet - 122 West Taylor Street 17-001689-COA.pdf](#)
- 📎 [Submittal Packet 2 - 122 West Taylor Street 17-001689-COA.pdf](#)

No action required. Staff approved.

51. Petition of Heath Shelton | 17-1690-COA | 219 East Charlton Street | Staff Approved - Color Change, Repointing, White Wash

- 📎 [IMG\\_20170403\\_090643746\\_HDR.jpg](#)
- 📎 [COA - 219 East Charlton Street 17-001690-COA.pdf](#)

No action required. Staff approved.

52. Petition of Ray Hoover | 17-001714-COA | 25 Houston Street | Staff Approved - Roof Repair

- 📎 [COA - 25 Houston Street 17-001714-COA.pdf](#)
- 📎 [Submittal Packet - 25 Houston Street 17-001714-COA.pdf](#)

No action required. Staff approved.

53. Petition of Robert W. Hadley | 17-001717-COA | 415 Whitaker Street | Staff Approved - Awnings

- 📎 [Submittal Packet - 415 Whitaker Street 17-001717-COA.pdf](#)
- 📎 [COA - 415 Whitaker Street 17-001717-COA.pdf](#)

No action required. Staff approved.

54. Petition of Matthew Hallett for Ellsworth-Hallett Home Professionals | 17-001729-COA | 208 East Jones Street | Staff Approved - Window Alterations

- 📎 [COA - 208 East Jones Street 17-001729-COA.pdf](#)
- 📎 [Photographs.pdf](#)

No action required. Staff approved.

55. Petition of Gary Cartwright for Coastal Exterior Services, Inc. | 17-001766-COA | 415 West Liberty Street | Staff Approved - Window Caulking

- 📎 [COA - 415 West Liberty Street 17-001766-COA.pdf](#)
- 📎 [Dymonic\\_FC\\_DS.pdf](#)

No action required. Staff approved.

56. Petition of William Rogers for Management Resource Systems | 17-001795-COA | 109 West Broughton Street | Staff Approved - Storefront Repairs

- 📎 [COA - 109 West Broughton Street 17-001795-COA.pdf](#)
- 📎 [pictures for Victoria Secrets repair.pdf](#)

No action required. Staff approved.

57. Petition of William & Anne Shira | 17-001894-COA | 508 East Perry Street | Staff Approved - Color Change

- 📎 [COA - 508 East Perry Street 17-001894-COA.pdf](#)
- 📎 [Staff Photos & Research.pdf](#)
- 📎 [COA - 508 East Perry Street 17-001894-COA.pdf](#)

No action required. Staff approved.

[58. Petition of Steven Bodek | 17-001896-COA | 528 Blair Street | Staff Approved - Roof Replacement](#)

☞ [COA - 528 Blair Street 17-001896-COA.pdf](#)

☞ [Submittal Packet - 528 Blair Street 17-001896-COA.jpg](#)

No action required. Staff approved.

[59. Petition of Karen Wilson for DeNyse Signs | 17-001900-COA | 120 Drayton Street | Staff Approved - Sign](#)

☞ [COA - 120 Drayton Street 17-001900-COA.pdf](#)

☞ [Submittal Packet - 120 Drayton Street 17-001900-COA.pdf](#)

No action required. Staff approved.

[60. Petition of Sabrina Nagel for Mount Jones, LLC | 17-001902-COA | 122 West Jones Street | Staff Approved - Color Change](#)

☞ [COA - 122 West Jones Street 17-001902-COA.pdf](#)

☞ [Submittal Packet - 122 West Jones Street 17-001902-COA.pdf](#)

No action required. Staff approved.

[61. Petition of Tracy Crow | 17-001917-COA | 218 East Liberty Street | Staff Approved - Shutters](#)

☞ [COA - 218 East Taylor Street 17-001917-COA.pdf](#)

☞ [Submittal Packet - 218 East Taylor 17-001917-COA.pdf](#)

No action required. Staff approved.

[62. Petition of Helen D. Downing | 17-001935-COA | 4 West Oglethorpe Avenue / 143 Bull Street | Staff Approved - Replace Shutters](#)

☞ [COA - 4 West Oglethorpe Avenue 17-001935-COA.pdf](#)

☞ [Submittal Packet - 4 West Oglethorpe Avenue 17-001935-COA.pdf](#)

No action required. Staff approved.

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

[63. Report on Work Performed Without a COA](#)

☞ [HDBR Michalak Work Without a COA 4-12-17.pdf](#)

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

**XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

[64. Next Case Distribution and Chair Review Meeting - Thursday, April 13, 2017 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[65. Next Pre-Meeting - Wednesday, May 10, 2017 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

**Mr. Merriman** stated that the staff has given the Board the report on the Work Performed without a COA.

[66. Next Regular Meeting - Wednesday, May 10, 2017 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street](#)

**XIV. OTHER BUSINESS**

[67. Historic Preservation Commission Training and State Historic Preservation Conference- May 18-20, 2017  
Madison, GA](#)

**Ms. Harris** reported that funds are available for transportation, hotel, registration, and meals to attend the training. The conference will be held in Madison, GA. Madison is approximately 220 miles from Savannah. She asked the Board members who are interested in attending the conference to let her know. It is a requirement of the State for the Historic Preservation Board members to go to training once every three years. This has not been enforced, but Ms. Harris wanted to pass this information to the Board members that in case they have never attended, to give some thought to attending the conference.

**XV. ADJOURNMENT**

[68. Adjournment](#)

There being no further business to come before the Historic District Board of Review, Mr. Merriman adjourned the meeting at 5:30 p.m.

Respectfully Submitted,

Ellen I. Harris, Director  
Urban Planning and Historic Preservation

EIH:mem

***The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.***