



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
November 8, 2017 1:00 p.m.
Meeting Minutes

NOVEMBER 8, 2017 SAVANNAH 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
Debra Caldwell
Jennifer Deacon
Kellie Fletcher
Keith Howington
Becky Lynch
Mic Matson
Dwayne Stephens

Members Absent: Zena McClain, Esq., Vice-Chair
Scott Cook

MPC Staff Present: Ellen Harris, Director of Urban Planning and
Historic Preservation
Leah Michalak, Senior Historic Preservation Planner
Sara Farr-Newman, Historic Preservation Planner
Alyson Smith, Historic Preservation Planner
Mary E. Mitchell, Administrative Assistant
Sabrina Finau, 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.

II. SIGN POSTING

III. CONSENT AGENDA

[2. C1 - Petition of Homeline Architecture | 17-005598-COA | 520-522 East Harris Street | Carriage House New Construction Part 2: Design Details](#)

- 📎 [HDBR Part II Submittal Package.pdf](#)
- 📎 [HDBR Part II_Drawings.pdf](#)
- 📎 [Model Photos.pdf](#)
- 📎 [Historic Building Map_Bartow Ward.pdf](#)
- 📎 [Sanborn Maps.pdf](#)
- 📎 [Staff Context Photos.pdf](#)
- 📎 [Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for New Construction, Part 2: Design Details, for two attached carriage houses behind 520-522 East Harris Street because the work meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

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

IV. ADOPTION OF THE AGENDA

[3. Adopt the November 8, 2017 Agenda](#)

Motion

The Savannah Historic District Board of Review does hereby adopt the November 8, 2017 Agenda

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.	- Not Present
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Not Present
Dwayne Stephens	- Aye
Mic Matson	- Aye

V. APPROVAL OF MINUTES

[4. Approval of October 11, 2017 Briefing and Regular Meeting Minutes](#)

[📎 October 11, 2017 HBR Briefing Minutes.docx](#)

[📎 10-11-2017 Minutes.pdf](#)

Motion

The Savannah Historic Board of Review does hereby approve October 11, 2017 Briefing and Regular Meeting Minutes.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

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

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

VII. CONTINUED AGENDA

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

Motion

Approve

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[6. 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 continue the petition as requested to the next meeting.

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[7. Petition of Gunn Meyerhoff Shay | 16-006851-COA | 620 East River Street \(Hilton Hotel\) | New Construction Part II: Design Details](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[8. Petition of Greenline Architecture | 17-002904-COA | 63 Martin Luther King Jr. Blvd. | New Construction Part I: Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[9. Petition of Gunn Meyerhoff Shay Architects | 17-003634-COA | 300 and 326 West Bay Street | New Construction Hotel: Part I, Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[10. Petition of Christian Sottile | 17-003637-COA | 200-500 West River Street | Master Sign Plan](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[11. Petition of Sanders, Trowell & Associates Architecture | 17-004925-COA | 123 West Charlton Street | Carriage House New Construction Part 1: Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[12. Petition of The Bohemian Hotel | 17-005051-COA | 102 West Bay Street | Sign](#)

Motion

The Savannah Historic District Board of Review does hereby continue the petition due to incomplete application.

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[13. Petition of Studio Architects | 17-005582-COA | 601 Indian Street | New Construction Part I: Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[14. Petition of Steve Smerick | 17-005879-COA | 414 East Gaston Street | Window and Door Alterations](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

[15. Petition of Steve Smerick | 17-005880-COA | 414 East Gaston Street | New Construction Carriage House: Part I, Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Debra Caldwell

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

VIII. REGULAR AGENDA

[16. D1 - Petition of Gunn Meyerhoff Shay | 15-001384-COA | 600 East Bay Street | New Construction: Part II, Design Details](#)

- [15-001384-COA Staff Recommendation.pdf](#)
- [Context - Sanborn Maps.pdf](#)
- [Part I Submittal Packet.pdf](#)
- [Submittal Packet - Model, Photos, Renderings, and Drawings.pdf](#)
- [Submittal Packet - Narratives, Specifications, and Materials.pdf](#)

NOTE: Mr. Howington recused himself from participating in this petition. He is an employee of Greenline Architecture. The property owner is a client of Greenline Architecture.

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

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for amendments to New Construction Part 1: Height and Mass and New Construction Part II: Design Details of a six to eight story hotel on the property located at 600 East Bay Street. The building will be located between Bay and River Streets with a rain garden area between this building and the adjacent new hotel building to the east. The petitioner has expressed their intention is to receive LEED Platinum level certification. All exterior lighting and signage indicated in the submittal packet are not a part of this review.

Ms. Michalak stated that the property is located outside the National Historic Landmark District, but within the local Savannah Historic District. There are few contributing buildings within the immediate context, except across Bay Street in the Trustees Garden area. On April 8, 2015, the HDBR denied the request for demolition of the SEPCO building "because the building meets the criteria for historic status and the information provided regarding asbestos abatement does not justify the demolition." On May 28, 2015, the petitioner appealed the decision of the HDBR to the Zoning Board of Appeals [File No. 15-002278-COA]. The ZBA reversed the HDBR's decision stating that the Board "abused its discretion in denying the demolition permit to the petitioners solely on the unrealized historic potential of the SEPCO building."

Ms. Michalak explained that after the denial of the demolition at the April HDBR meeting, the petitioner requested a continuance for New Construction Part I: Height and Mass for the proposed new hotel. Staff recommended several revisions to the Part I design. One item still needs to be addressed with this Part II

review: *Add a transparent fence along the rain garden adjacent to East Bay Street to better form a wall of continuity.* An existing (proposed to be restored) building canopy that remains from the SEPCO building's demolition is located between the two buildings. However, the canopy doesn't span the full width. At the December 9, 2015, HDBR Meeting Part I: Height and Mass was approved with conditions as follows (*petitioner comments are italicized*):

1. Staff recommends that, at a minimum, incorporate windows on the east façade, minimally within the architectural bays at the corners which will be highly visible from Bay and River Street.

We have added windows at each corner on the east façade.

2. Ensure that the vertical dividers between the balconies are transparent above each balcony railing.

The vertical dividers are powder coated metal frames and clear glass as shown in note "21" on the elevations.

3. Incorporate additional solids on the ground level between the two supporting columns to better form a wall of continuity at the valet parking area along River Street.

We have shown a solid header between the columns (below the canopy) and then utilized the Louver system to further create a wall of continuity in this area. This is also detailed in section 2/A301.

4. Revise the 11 foot tall solid wall along the urban garden area on the River Street façade to be more transparent so that the passage between the two buildings is further accentuated.

We have revised the stair to run down the middle of the urban garden and end in a central plaza. This stair will be open to the public. There is a low-walled rain garden along River Street that does not obstruct the view between the two buildings as you can see in the North East Rendering and on detail 6/A051.

5. Restudy the angled structural members at the second floor above the first floor valet area; staff recommends that they be a shape that is more compatible with other structural members on the building.

These have been restudied to no longer angle and terminate at the canopy.

6. Ensure that the parapet wall has a string course and coping.

There is string course and coping as shown on 2/A202. We have chosen not to show a string course on the wood siding parapet because it does not meet the contemporary aesthetic of the wood siding.

7. Reinstate the tree lawns along Bay Street.

This has been shown on the site plan.

8. Electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view.

These are on secondary and rear facades and shall be minimally visible from view.

9. Provide mechanical screening details if any of the roof equipment will be visible from any public right-of-way.

See detail 2/A311. There is no other visible equipment from any public right of way.

10. Revise the window rhythm on the north and south facades. The symmetrical pattern, with the largest window radiating from the center, is not compatible with the other contemporary elements proposed on the building.

We studied various window patterns and the one shown is most in keeping with the contemporary elements of the building. The window pattern relates on all sides. In order to accommodate this condition, we revised the floorplan to move the larger width accessible room. This allowed us to have a repeating window rhythm of the same window type. This in turn caused the pilaster and ground level storefront pattern on the South, North, West, and Courtyard Elevations to respond to this revision.

11. Restudy the Bay Street (south) façade to be more prominent as a “primary” façade.

We have restudied this façade to make the corner entry element a prominent feature. It carries the language of the façade elements, but this is the only wood siding element that rises above the angled canopy/roof. It forms a wooden corner visually anchoring the façade to the ground and creating a clear entry. The wood siding continues wrapping the corner utilizing fixed louvers over the guest room windows. This is best viewed in the South West renderings. These louvers then became part of the language of the façade materials and are utilized in secondary methods on other elevations of the building.

12. Restudy ground floor door locations throughout the building to ensure that piers do not terminate over doors on the floors above.

No piers terminate over doors.

Also at the December meeting, the Board recommended approval to the ZBA for a variance from the following window standard:

The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

In order to maintain the proposed areas of “white” space on the north, east, and west facades, the ZBA granted the variance on February 25, 2016 [File No. 16-000577-ZBA].

Ms. Michalak said additionally that the applicant provided a list of changes to the proposal that effect Part I: Height and Mass as follows:

1. Valet entry - The vestibule and the entry shape changed to reduce number of turns. Two columns were added to support the structure above.
2. A separate entry and elevator was added through the urban garden for public access to the roof top Food & Beverage. This necessitated a canopy to provide protection from the weather.
3. Bay Street Entries changed for functional reasons.
4. Each guestroom will be utilizing a Vertical Package Air Condition System (VTACs). These require vents on the exterior. These aluminum vents will be painted to match their associated façade

material. We have incorporated these into the architecture in various ways throughout the building:

- a. North = incorporated into the pilasters
- b. West = incorporated into the pilasters and centered between windows.
- c. South = incorporated into the pilasters and where the previous tall skinny window was located on the wood entry area.
- d. East = in the recesses
- e. Courtyard Elevations (South and North Only) = incorporated into the pilasters and where the previous tall skinny window was located.

5. East elevation glazing in recesses replaced with wood louver system or vents.

6. Reduced storefront height at some locations on top level to be more in keeping with adjacent windows.

Ms. Michalak reported that staff recommends approval of the request for amendments for New Construction Part I: Height and Mass of a six to eight story hotel on the property located at 600 East Bay Street with the following conditions to be resubmitted with Part II: Design Details:

1. Add more voids to the full width of each end architectural bay on the east façade.
2. Restudy the Bay Street (south) façade to be more prominent as a “primary” façade.
3. Incorporate additional solids on the ground level between the two supporting columns to better form a wall of continuity at the valet parking area along River Street.
4. Extend the River Street fence between the buildings to create a more consistent wall of continuity.
5. In addition to the remaining SEPCO building canopy, extend a fence along Bay Street between the buildings to create a more consistent wall of continuity.
6. Incorporate a string course on all roof parapet walls.
7. Incorporate the VTAC vents within the design of the window system.
8. Indicate electrical meter/equipment locations on the site plan.
9. Redesign to ensure that all mechanical and access structures are contained within the bonus story.
10. Redesign to ensure that the Bay Street façade has active uses with individual entrances along the entire width of the street (not including the exit stairs).

Staff further recommends to continue the request for New Construction Part II: Design Details of a six to eight story hotel on the property located at 600 East Bay Street in order for the applicant to consider the following:

1. Redesign all exterior building materials to be visually compatible with the industrial character of the area and to be masonry to meet the Character Area material standard.
2. Redesign all windows to be an operable type as permitted in the standards. Provide a full-sized sample and detailed specifications for the proposed Pella 450 window as this window has not been submitted for review by the Board in the past.
3. Redesign the storefront systems to extend from the sill or from an 18 to 24 inch tall base of contrasting material and to be inset a minimum of 4 inches from the face of the building to the glazing.
4. Redesign the wood louver awnings to be constructed of canvas, other equivalent cloth, metal, or glass.
5. Provide additional information regarding balusters and railings.
6. Ensure that all fences and walls meet the standards.

Staff recommends approval of the variance.

Motion

The Savannah Historic District Board of Review does hereby:

Approve the request for amendments for New Construction Part I: Height and Mass of a six to eight story hotel on the property located at 600 East Bay Street with the following conditions to be resubmitted with Part II: Design Details:

1. Add more articulation to the full width of each end architectural bay on the east façade.
2. Restudy the Bay Street (south) façade to be more prominent as a "primary" façade.
3. Extend the River Street fence between the buildings to create a more consistent wall of continuity.
4. In addition to the remaining SEPCO building canopy, extend a fence along Bay Street between the buildings to create a more consistent wall of continuity.
5. Indicate electrical meter/equipment locations on the site plan.
6. Redesign to ensure that all mechanical and access structures are contained within the bonus story.
7. Redesign to ensure that the Bay Street façade has active uses with individual entrances along the entire width of the street (not including the exit stairs).

Continue the request for New Construction Part II: Design Details of a six to eight story hotel on the property located at 600 East Bay Street in order for the applicant to consider the following:

1. Redesign all exterior building materials to be visually compatible with the industrial character of the area and to be masonry to meet the Character Area material standard.
2. Redesign all windows to be an operable type as permitted in the standards. Provide a full-sized sample and detailed specifications for the proposed Pella 450 window as this window has not been submitted for review by the Board in the past.
3. Redesign the storefront systems to extend from the sill or from an 18 to 24 inch tall base of contrasting material and to be inset a minimum of 4 inches from the face of the building to the glazing.
4. Redesign the wood louver awnings to be constructed of canvas, other equivalent cloth, metal, or glass.
5. Provide additional information regarding balusters and railings.
6. Ensure that all fences and walls meet the standards.
7. Incorporate additional solids on the ground level between the two supporting columns to better form a wall of continuity at the valet parking area along River Street.
8. Incorporate a string course on all roof parapet walls.

Recommend approval to the Zoning Board of Appeals for a variance from the standard that reads:

Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.

This standard was incorporated into the Historic District Ordinance in 2005. It is Staff's belief that it was incorporated in order to ensure that through-the-wall air conditioners, also known as PTAC or VTAC (vertical) units, were thoughtfully incorporated into the design of the building, and not randomly placed on the façade. At the time, the incorporation into the window system was the most common design solution. Advances in technology have made it possible to incorporate units in different ways, including vertically, as proposed in this

project.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

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

[17. D2 - Petition of Gunn, Meyerhoff, Shay | 17-002122-COA | 620 East River Street \(Hotel Anne\) | New Construction Part 1: Height and Mass](#)

- 📎 [2012 COA and Submittal Packet.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [New Franklin Ward Wharf Lots MAP B.pdf](#)
- 📎 [17-002122-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet Revised sm.pdf](#)

NOTE: Mr. Howington recused himself from participating in this petition. He is an employee of Greenline Architecture. The property owner is a client of Greenline Architecture.

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

Ms. Ellen Harris gave the staff report. The applicant is requesting approval for New Construction: Part 1, Height and Mass for a two and three story hotel to be located on the vacant parcel at 602 East River Street. Due to the size and significance of this project, it was previously decided (in 2012) by the Review Board that the Part I, Height and Mass review would be considered in two phases. Phase A would consider height, proportion of structure's front façade, rhythm of structures on the street (setbacks and any parking standards that affect setbacks), massing including recesses and scale. Phase B would consider proportion of openings, rhythm of solids to voids, entrances and balcony/porch rhythm, any parking standards that may affect these openings or entrances, walls of continuity, and roof shape. Directional character would be considered by both the building form and openings, and applies to both Part I and II reviews. Because of the revisions to all Part A criteria, this review includes both Part A and Part B.

Ms. Harris said the proposed development is in the northeast corner of the Savannah Historic District and consists of three buildings, with bridge connections between them, and two courtyards. The buildings

are two stories along River Street to the south, and three stories along the River Walk to the north, due to the grade change. The west building has a rooftop pool and trellis, accessed by elevator and stairs. The central building features an outdoor garden, trellis, terrace and roofed mechanical equipment area. The eastern building features a rooftop garden, outdoor space, trellis, and is accessed by stairs and elevator. The eastern building also features a prominent entry on River Street. The height of the buildings along River Street is 30 feet to the top of the parapet. The height of the building along the River Walk is 34 feet, six inches. The trellis', mechanical rooms, elevator and stair wells extend an additional seven feet above the top of the parapet. The combined footprint of the buildings is 23,250 square feet. The development features one floor connecting the three buildings which is partially located underground.

Ms. Harris reported that staff recommends approval of Part I Height and Mass with the following conditions to be submitted with Part II Design Details because the project is otherwise visually compatible and meets the design standards:

1. Reduce the basement height so that it is not considered a story.
2. Revise the windows on the east building to be further broken down into two stories.
3. Expand the width of the staircases to the River Walk.
4. Eliminate the bridges connecting the buildings.
5. Incorporate additional mitigation measures and/or design the north elevations of the buildings to better address the River Walk.
6. Eliminate the roofed area over the mechanical equipment and replace with screening.

Motion

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

1. Revise the windows on the east building to be further broken down into two stories.
2. Expand the width of the staircases to the River Walk.
3. Eliminate the bridges connecting the buildings.
4. Incorporate additional mitigation measures and/or redesign the north elevations of the buildings to better address the Riverwalk.
5. Study eliminating the roofed area over the mechanical equipment and replace with screening.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Becky Lynch

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

- ☞ [Gaston Ward Map.pdf](#)
- ☞ [Context - Sanborn Maps.pdf](#)
- ☞ [Historic Height District Map.pdf](#)
- ☞ [Previous Submittal Packet - Photos and Drawings.pdf](#)
- ☞ [Submittal Packet - Massing Standards and Requested Variances.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Zoning and Height Map.pdf](#)
- ☞ [Submittal Packet - Photographs and Drawings.pdf](#)

Mr. Brian Whitfield was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for New Construction: Part I, Height and Mass of a 4-story building for the property located at 701 Montgomery Street. The property is an entire city block and faces MLK, Jr. Blvd. to the west, West Hall Street to the north, Montgomery Street to the east, and West Hall Lane to the south with a footprint of 22,617 square feet (reduced from 24,719 square feet). The western half of the property lies within a 5-story height zone while the eastern half of the property lies within a 4-story height zone; the entire building is proposed to be 4-stories.

The applicant is also requesting variances from the following standards:

1. *Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).*
2. *Maximum height shall not exceed two stories within 20 feet of a lane when across the lane from an "R" zoning district.*

Ms. Michalak explained that this project was first heard at the August 16, 2017 HDBR Meeting; at the petitioner's request a continuance was granted by the Board for the petitioner to address the following concerns (*staff comments are italicized*):

1. Redesign the building to fit within the 4-story portion of the Height Map, to be no more than 2-stories within 20 feet of the lane, and to reduce the overall height of the building by reducing the parapet height and the height of the rooftop structures.

The building has been reduced to 4-stories throughout and the overall height has been reduced significantly. The building is still 4-stories within 20 feet of the lane; however, the applicant is requesting a variance from this standard.

2. Further break up the building into multiple volumes to be visually compatible with the smaller footprints of the surrounding contributing buildings.

Although still one footprint, the building has been visually broken down into multiple volumes.

3. Redesign the building mass to better address MLK; the fenced area is too long and the space between this building and the historic building to the south along MLK is too great.

The building mass has been redesigned and now addresses MLK; the fenced area has been

eliminated along MLK.

4. Redesign the building to meet two massing standards per the Large Scale development requirements in addition to the half-story height change requirement where a façade exceeds 120 linear feet.

The building has been redesigned to meet more than two massing standards and the half-story height change requirement where a façade exceeds 120 linear feet.

5. Redesign the building so that it addresses all three streets with MLK as the primary façade; this includes providing a primary entrance for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet.

The building has been redesigned to address all three streets and entrances have been provided as required.

6. Redesign the ground floor so that all parking is setback 30 feet from all street fronting facades.

The building has been redesigned so that parking is setback 30 feet from the Montgomery and MLK facades. The applicant is requesting a variance from this standard for Hall Street.

7. Redesign the roof shapes; where the new roof design has parapets, ensure that they have a string course and coping.

The roof shapes have been redesigned; they are now all parapets. A string course has been provided at some parapets but not all.

8. Redesign the solids to voids, including: the spacing between windows, the large expanses of void along Hall Street with a direct view into the parking area, lack of windows on the MLK and Hall ground floor facades. The ground floor is to have 55% and upper levels are to have 20% windows and doors.

All solids to voids have been redesigned and now meet the standards.

9. Redesign the first floor of the building as a storefront. Ensure that door frames, window sashes, and storefront glazing are inset a minimum of 4 inches, and that storefront glazing extend from a sill or from an 18 to 24 inch tall base of contrasting material.

The first floor of the building has been redesigned as a storefront; information regarding door frames, window sashes, and storefront glazing insets was not provided.

10. Redesign the building to have a base, middle, and top. The top story should be distinctive from the stories below and the height of the first story should be visually taller than the height of the top floor.

The majority of the building has been redesigned to have a base, middle, and top – with the exception of the two tallest corner volumes. The height of the first story is now visually taller than the height of the top floor.

Provide: awning clearance above sidewalk, roof pitches, height of all fences and walls,

electric meter locations, and HVAC unit locations with screening information.

All awnings have been removed from the project and there are no longer pitched roofs. Fence/walls heights, electric meter locations, and HVAC unit locations have all been provided. Screening for the HVAC is not indicated; however, it may not be visible from the public right-of-way.

Ms. Michalak stated that the petitioner was also requesting four variances which were also continued; they included:

1. *The Historic District Height Map allows a maximum of 4-stories on half of the property while 5-stories are proposed.*
2. *Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).*
3. *Maximum height shall not exceed two stories within 20 feet of a lane when across the lane from an "R" zoning district.*
4. *A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet.*

Ms. Michalak stated that the variance requests for items 1 and 4 have been eliminated from the proposal.

Motion

The Savannah Historic District Board of Review does hereby approve the request for New Construction: Part I, Height and Mass of a 4-story building for the property located at 701 Montgomery Street with the following conditions to be submitted for review by the Board with Part II Design Details because the proposed project is otherwise visually compatible and meets the standards:

1. Ensure that all parapets do not exceed 4 feet in height.
2. Further define the "top" of the building at the two tallest corner volumes.
3. Provide the storefront base height and material. Ensure that it is between 18-14 high and of a contrasting material.
4. Ensure that the storefront glazing, window sashes, and door frames are inset not less than 4 inches from the face of the building.
5. Incorporate a string course at all parapet walls.
6. Ensure that the garage door openings on the lane façade do not exceed 12 feet in width.
7. Ensure that the leasable spaces along Montgomery and MLK are a minimum of 30 feet deep from the property lines.
8. If, during construction, it is found that any roof HVAC units are visible from any public right-of-way (including the lane) provide a screening detail to staff and screen all units.

Recommend approval to the Zoning Board of Appeals from the following standards because the variance criteria are met:

1. Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).
2. Maximum height shall not exceed two stories within 20 feet of a lane when across the lane from an "R"

zoning district.

Vote Results (Approved)

Motion: Mic Matson

Second: Dwayne Stephens

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

[19. D4 - Petition of LS3P and Gunn Meyerhoff Shay | 17-004307-COA | 630 Indian Street | New Construction Part I Height and Mass](#)

- 📎 [Submittal Packet- drawings.pdf](#)
- 📎 [17-004307-COA Staff Recommendation.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [North Oglethorpe Ward.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)

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

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for New Construction Part 1: Height and Mass of a seven-story apartment building on the site bounded by River Street to the north, Fahm Street to the east, Indian Street to the south, and McGuire Street to the west. The footprint of the building is approximately 57,000 square feet and includes three floors of partially underground parking. The building encompasses the entire block. The request also includes a bonus story. The building proposes retail, live/work, and amenity spaces on the ground floor and residential apartments above.

Ms. Harris stated that the project was initially reviewed by the Historic District Board of Review on August 9, 2017. The Board approved the demolition of the five existing non-contributing buildings on the site and continued the request for New Construction: Part I, Height and Mass in order for the petitioner to consider the following:

1. Reduce the height, particularly adjacent to the contributing resources, and consider utilizing a

variety of heights in the design to further break up the massing. At a minimum, revise the height of the building on all elevations to provide at least one-half story variation for every 120 linear feet of height.

Complete. The project has been revised to incorporate a variety of heights on all facades. Each façade includes a one-story step down to six stories, except on the Fahm Street façade which steps down to five stories, adjacent to contributing resources. The overall height has decreased by approximately two feet.

2. Revise the corners at the northeast, northwest, and southwest to be more pronounced and have a stronger visual presence, eliminating or reducing the setbacks on the upper floors.

Complete. The corners have been redesigned to have a stronger visual presence.

3. Reduce the building setback on Indian Street to the minimum required and pursue all options for eliminating the setback from the high voltage power lines including exploring the possibility of burying the power lines.

Complete- the setbacks are the minimum required.

4. Revise the building mass be located within the property lines, while allowing for components such as stoops, awnings, etc. to project forward.

Complete.

5. Restudy the rhythm of solids to voids on the ground floor of all facades, align the centerlines of the window and door openings with the upper floors, and provide at least 35% glazing on the ground floors of River and McGuire Streets.

Complete.

6. Address both River Street and Indian Streets as primary elevations, particularly in regards to the entrances.

Complete. The building has been redesigned to address both River and Indian Streets with prominent entrances.

7. Consolidate the individual entrances into several larger scale entrances along the north, River Street elevation, the west, McGuire Street elevation and provide an additional primary entrance on the Fahm Street façade.

Complete.

8. Revise the scale of the building to better relate to the contributing buildings within the ward. Consider including more void area on the perimeter walls, rather than the interior to break up the building further.

Complete. The building has been revised from an "O" shape to an "S" shape, allowing for significantly more voids on both Indian and River Street. The ground floor retains its largely solid configuration with an "elevated courtyard" above.

9. Revise the building massing to meet the large-scale development recess standard selected or select another massing standard to meet.

Complete. The design incorporates the roofline variation standard and the base, middle, top standard.

10. Revise the bay spacing to be between 15 and 20 feet.

The condition does not appear to be met.

11. Revise the building base to be consistent and continuous and eliminate the interruption by the protruding bays and balconies on the upper floors.

Complete.

12. Consider the industrial character of the area as inspiration for the design and revise the building form follow historic apartment complex building forms, with centralized entrances and often retail on the ground floor.

Complete. The building has been redesigned to feature prominent entrances on both Indian and Fahm Streets.

13. Revise the window size of Type A to meet or exceed a 5:3 ratio.

Complete. All windows meet or exceed the 5:3 ratio.

14. Revise the driveways to ensure the sidewalk serves as a continuous uninterrupted pathway across in materials, configuration, and height.

Complete.

15. Revise the transformer location to a less visible location.

Complete. The transformer is below ground.

16. Provide additional information on the walls along Indian and Fahm Streets, enclosing the proposed setbacks; and the height of the parapets;

Complete.

17. Ensure the storefront glazing extends from a sill or from an 18-24 inch tall base of contrasting material; that balconies do not extend more than three feet from the face of the building and are supported by brackets or other types of architectural support; and that curb cuts do not exceed 20 feet in width.

Complete.

Ms. Harris reported that staff recommends approval of Part I: Height and Mass for new construction at 630 Indian Street with the following conditions to be addressed with Part II: Design Details because the project is otherwise visually compatible and meets the design standards:

1. Revise the fenestration on all balconies to feature punched openings, rather than storefront/curtain wall, more typical of contributing buildings.
2. Add voids on the side elevations of all step-down areas.
3. Incorporate a structural component, such as benches or planters, at the setbacks along Indian and Fahm Streets to better provide a wall of continuity.
4. Reduce the height of the parapet on the McGuire Street façade to no more than four feet in height.
5. Ensure the storefront glazing extends from a sill or from an 18-24 inch tall base of contrasting material.
6. Revise all facades to ensure that each architecturally distinct section is no greater than 60 feet in

width.

7. Revise the bay spacing on all facades to be between 15 and 20 feet.
8. Provide the electric meter location.

Motion

The Savannah Historic District Board of Review does hereby approve Part I: Height and Mass for new construction at 630 Indian Street with the following conditions to be addressed with Part II: Design Details because the project is otherwise visually compatible and meets the design standards:

1. Revise the fenestration on all balconies to feature punched openings, rather than storefront/curtain wall, more typical of contributing buildings.
2. Add voids on the side elevations of all step-down areas.
3. Incorporate a structural component, such as benches or planters, at the setbacks along Indian and Fahm Streets to better provide a wall of continuity.
4. Reduce the height of the parapet on the McGuire Street façade to no more than four feet in height.
5. Ensure the storefront glazing extends from a sill or from an 18-24 inch tall base of contrasting material.
6. Revise all facades to ensure that each architecturally distinct section is no greater than 60 feet in width.
7. Revise the bay spacing on all facades to be between 15 and 20 feet.
8. Provide the electric meter location.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

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

[20. D5 - Petition of Lat Purser and Associates | 17-005622-COA | 615 Montgomery Street | New Construction Part II: Design Details](#)

📎 [17-005622-COA Staff Recommendation.pdf](#)

📎 [Submittal Packet- Drawings.pdf](#)

📎 [Submittal Packet- Revised GDP.pdf](#)

📎 [Canopy - Mapes_Lumishade.pdf](#)

- ☞ [Roof - Carlisle TPO Coping.pdf](#)
- ☞ [Mech Screen - Architectural Louvers.pdf](#)
- ☞ [Wall - Allura_SidingTrim_SpecSheet.pdf](#)
- ☞ [Site Fence - Montage Steel Fence.pdf](#)
- ☞ [Window - Andersen E-Series_Double Hung.pdf](#)
- ☞ [Window - Kawneer Trifab 400 Storefront System Spec.pdf](#)
- ☞ [Context - Sanborn Maps.pdf](#)
- ☞ [Gaston Ward.pdf](#)
- ☞ [Aerial.jpg](#)

Mr. Carey Sikes was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for Part II: Design Details for a new four-story apartment building with an approximate footprint of 14,000 square feet. The project is being proposed as “Bowery II” in reference to the Bowery in the block to the north of the site which was approved by the HDBR on January 14, 2015 (14-005105-COA) and recently completed. While signage is illustrated on the elevations, it is not part of this request. The site within Gaston Ward, bordered by Huntingdon Street to the north, Montgomery Street to the east, and Ell Street to the west. Ell Street, which is only one block long, was historically referred to as Montgomery Lane. The building is oriented to face Montgomery Street. Parking is located partially beneath the building and is accessed from Ell Street.

Ms. Harris explained that the General Development Plan (GDP) is currently still under review by the relevant City of Savannah and MPC departments. The revised GDP submitted with this application does not reflect the conditions agreed to during Part I Height and Mass. Additional alterations to the design and site plan may still be required as a result of that review process. On October 11, 2017, the HDBR approved the demolition of an existing non-contributing building and new construction Part I: Height and Mass with the following conditions:

1. Revise to a more solid fence along Huntingdon Street to better screen the parking; *The fence along Huntingdon Street has been revised to include a brick base.*
2. Ensure the proposed curb cut does not exceed 20 feet in width. *The condition has not been met. The revised GDP shows a 24 foot wide curb cut.*
3. Add additional volume to the central bay on the Huntingdon Street façade in order to meet the roofline variation standard; *The condition has not been met. The height of the bay to the west has increased but does not meet the roofline variation standard.*
4. Incorporate an additional entrance beneath the awning structure on the north façade; *An entrance has been incorporated.*
5. Ensure the bay spacing is between 15 and 20 feet in width, the building has a string course and coping, the balconies are supported by brackets or other types of architectural support, and window and doors are inset at least four inches; *The bay spacing is between 15 and 20 feet, no stringcourse has been provided, the balconies are supported by architectural supports, it's not clear if the windows and doors are inset four inches.* The HDBR also recommended approval of a variance from the 30-foot structured parking standard to the Zoning Board of Appeals.

Ms. Harris reported that staff recommends a continuance of Part II Design Detail in order for the petitioner to address the following:

1. Submit a revised GDP which reflects the HDBR approved design;
2. Incorporate a sill into the storefront system;
3. Ensure the storefronts, windows and doors are inset a minimum of four inches;

4. Incorporate a string course;
5. Provide the materials of the front stair treads and risers;
6. Provide additional information on the height of the fence and decrease the spacing between the masonry columns along Ell Street;
7. Revise all the windows in the northeast corner of the building above the first floor to a permitted window type;
8. Reduce the curb cut width to 20 feet to meet the standard;
9. Reduce the height of the parapet wall to a maximum of four feet in order to meet the standard;
10. Incorporate additional differentiation at the top story on the north façade to meet the base, middle, top standard; and
11. Incorporate additional variation in the roofline on the north façade, beyond a change in the parapet height, in order to meet the roofline variation standard.

Motion

The Savannah Historic District Board of Review does hereby approve the request for New Construction: Part II, Design Details with the following conditions to be met and approved by staff:

1. Submit a revised GDP which reflects the HDBR approved design;
2. Incorporate a sill into the storefront system;
3. Ensure the storefronts, windows and doors are inset a minimum of four inches;
4. Incorporate a string course;
5. Provide the materials of the front stair treads and risers;
6. Provide additional information on the height of the fence and decrease the spacing between the masonry columns along Ell Street;
7. Revise all the windows in the northeast corner of the building above the first floor to a permitted window type;
8. Reduce the curb cut width to 20 feet to meet the standard;
9. Work with staff on incorporating additional variation in the roofline on the north façade, beyond a change in the parapet height, in order to meet the roofline variation standard.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Mic Matson

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

[21. D6 - Petition of Gunn Meyerhoff Shay Architecture | 17-005990-COA | 37 Whitaker Street | Rehabilitation and Alterations](#)

[☞ Staff Recommendation.pdf](#)

[☞ Final Submittal Package.pdf](#)

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

Ms. Sara Farr-Newman gave the staff report. The applicant is requesting approval for alterations and an awning at 37 Whitaker Street. The storefront is proposed to be altered to closely replicate historic images of the building. The stucco will also be painted, repairs made as necessary, and an awning installed. HVAC and other required equipment will be installed along the lane façade and screened with a metal screen. A vent will also be installed with lighting fixtures.

Ms. Farr-Newman reported that staff recommends to approve the proposed storefront and awning with the following conditions to be provided for staff approval:

1. The double hung window is redesigned to integrate it into the storefront;
2. Insets are a minimum of 4 inches for the storefront and 3 inches for the doors;
3. The refuse location is specified;
4. The cornice is constructed of wood;
5. A specification is provided for the metal screening and light fixtures;
6. The brackets are not installed;
7. The project is reviewed at a SPR meeting;

Motion

The Savannah Historic District Board of Review does hereby approve alterations to 37 Whitaker with the following conditions to be provided for staff approval:

1. The double hung window is redesigned to integrate it into the storefront;
2. Insets are a minimum of 4 inches for the storefront and 3 inches for the doors;
3. The refuse location is specified;
4. The cornice is constructed of wood;
5. A specification is provided for the metal screening and light fixtures;
6. The brackets are not installed;
7. The project is reviewed at a SPR meeting;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Kellie Fletcher

Debra Caldwell - Not Present

Jennifer Deacon - Aye

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

[22. D7 - Petition of Greenline Architecture | 17-005984-COA | 112-114-116 West Congress Street | Rehabilitation, Additions](#)

- ☞ [Aerial View.pdf](#)
- ☞ [Decker Ward Map.pdf](#)
- ☞ [Context - Sanborn Maps.pdf](#)
- ☞ [HDBR-Sorry Charlies -Description.pdf](#)
- ☞ [HDBR-Sorry charlie's Drawings Submittal_2017-10-11.pdf](#)
- ☞ [SorryCharlie'sRooftopPerspective.pdf](#)
- ☞ [Historic Photos.pdf](#)
- ☞ [Various photographs MPC files.pdf](#)
- ☞ [Specifications.pdf](#)
- ☞ [Staff Recommendation.pdf](#)

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

Mr. John Deering was present on behalf of the petition.

Ms. Alyson Smith gave the staff report. On June 14, 2007, the building was deemed unsafe by the City of Savannah Building Official. In July 2008, the rehabilitation of this building received approval but the project was never completed. On November 2, 2013 a piece of the brownstone pilaster veneer on the west side of the building separated from the façade and fell to the ground. The sidewalk surrounding the building was subsequently protected with a pedestrian tunnel.

Ms. Smith reported that staff recommends approval of the storefront entrance on the building's south elevation and reconstruction of the buildings original parapet on the buildings' west elevation because the proposed work is visually compatible and meets the preservation and design standards. Continue the petition for a rooftop addition at 112-116 West Congress Street and demolition of the existing parapets at 116 West Congress Street in order for the petitioner to redesign the addition and parapets. Staff recommends that the following items be addressed in the redesign:

1. Preserve the existing stepped parapets at 116 West Congress Street and restudy how additional screening could be added while retaining the existing parapets.
2. Reduce the height and the footprint of the addition and add a setback equal to one full architectural bay from the north and south elevations to retain the essential form of the building. Ensure that the

addition is not visible from the street fronting facades.

3. Provide an elevation of the east façade of the addition.

4. Restudy the location of the mechanical equipment so that it does not add to the additions overall height.

5. Ensure that the storefront doors and window sashes are inset not less than three inches from the exterior facade of the building.

Ms. Smith reported additionally that staff recommends to deny the request for a variance from the design standard that states:

Additions to roofs shall not be visible from the front elevation.

Because the variance criteria are not met.

Motion

The Savannah Historic District Board of Review does hereby:

Approve the new storefront entrance on the building's south elevation at 114 West Congress Street;

And;

Continue the petition for a rooftop addition at 112-116 West Congress Street, demolition of the existing parapets at 116 West Congress Street, and reconstruction of the buildings' original parapet in order for the petitioner to redesign the addition and parapets with the following items to be addressed in the redesign:

1. Preserve the existing stepped parapets at 116 West Congress Street and restudy how additional screening could be added while retaining the existing parapets.
2. Reduce the height and the footprint of the addition and add a setback equal to one full architectural bay from the north and south elevations to retain the essential form of the building. Ensure that the addition is not visible from the street fronting facades.
3. Provide an elevation of the east façade of the addition.
4. Restudy the location of the mechanical equipment so that it does not add to the additions overall height.
5. Ensure that the storefront doors and window sashes are inset not less than three inches from the exterior facade of the building;

And;

Continue the request for a variance from the design standard that states:

Additions to roofs shall not be visible from the front elevation.

.

Vote Results (Approved)

Motion: Mic Matson

Second: Jennifer Deacon

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

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

[23. Petition of Attorney Harold B. Yellin, Agent for Cellco Partnership d/b/a Verizon Wireless | 17-005491-COA | Six Locations | Staff Approved- Concealed Wireless Cellular Communications Equipment](#)

☉ [COA - Various 6 Locations 17-005491-COA.pdf](#)

No action required. Staff approved.

[24. Petition of Donald H. and Lisa G. Calvert | 17-005844-COA | 514 East Bryan Street | Staff Approved - Wrought Iron handrail](#)

☉ [Application - 514 East Bryan Street 17-005844-COA.pdf](#)

☉ [COA - 514 East Bryan Street 17-005844-COA.pdf](#)

No action required. Staff approved.

[25. Petition of Missy Nyberg for Feehley-Nyberg Construction | 17-005849-COA | 10 Whitaker Street | Staff Approved - Door](#)

☉ [COA - 10 Whitaker Street 17-005849-COA.pdf](#)

☉ [Door information.pdf](#)

☉ [Submittal Packet - 10 Whitaker Street 17-005849-COA.pdf](#)

No action required. Staff approved.

[26. Amended Petition of Anthony Debreceeny | 17-005873-COA | 9 Drayton Street | Staff Approved - Color Change](#)

☉ [COA - 9 Drayton Street 17-005873-COA.pdf](#)

☉ [Submittal Packet - 9 Drayton Street 17-005873-COA.pdf](#)

No action required. Staff approved.

[27. Petition of Frank Chase | 17-005933-COA | 110 West Taylor Street | Staff Approved - Asphalt Shingle Roof](#)

☉ [COA - 110 West Taylor Street 17-005933-COA.pdf](#)

☉ [Submittal Packet - 110 West Taylor Street Landmark original 17-005933-COA.pdf](#)

No action required. Staff approved.

[28. Petition of Christopher Proellochs | 17-005934-COA | 207 West York Street | Staff Approved - Two Shade](#)

Sails

- ☞ [COA - 207 West York Street 17-005934-COA.pdf](#)
- ☞ [Submittal Packet - 207 West York Street 17-005934-COA.pdf](#)

No action required. Staff approved.

29. Petition of Jennifer Jenkins | 17-005939-COA | 321 Habersham Street | Staff Approved - Awning

- ☞ [COA - 321 Habersham Street 17-005939-COA.pdf](#)
- ☞ [Submittal Packet - Elevation Drawing 321 Habersham Street 17-005939-COA.pdf](#)
- ☞ [Submittal Packet - Valance_Mock Up 321 Habersham Street 17-005939-COA.pdf](#)
- ☞ [Submittal Packet - Valance_Mock_Up OLD VS NEW 321 Habersham Street 17-005939-COA.pdf](#)

No action required. Staff approved.

30. Petition of Lora McGrath | 17-005941-COA | 116 West Harris Street | Staff Approved - Stucco

- ☞ [COA - 116 West Harris Street 17-005941-COA.pdf](#)
- ☞ [Submittal Packet - 116 West Harris Street 17-005941-COA.pdf](#)

No action required. Staff approved.

31. Petition of Tim Riley | 17-005942-COA | 219 West Hall Street | Staff Approved - Install Gutters

- ☞ [COA - 219 West Hall Street 17-005942-COA.pdf](#)

No action required. Staff approved.

32. Petition of Jacob Polansky | 17-005999-COA | 303 Alice Street | Staff Approved - Pergola

- ☞ [COA - 303 Alice Street 17-005999-COA.pdf](#)
- ☞ [Picture 1.jpg](#)
- ☞ [Picture 2.jpg](#)

No action required. Staff approved.

33. Petition of Eric Davenport for Savannah Construction & Preservation | 17-006005-COA | 348 Lincoln Street | Staff Approved - Window Repairs and New Shutters

- ☞ [COA - 348 Lincoln Street 17-006005-COA.pdf](#)
- ☞ [Jahn Brownstone Repair Mortar.pdf](#)
- ☞ [Picture 1.jpg](#)
- ☞ [Picture 2.jpg](#)
- ☞ [Picture 3.jpg](#)
- ☞ [Street View.jpg](#)

No action required. Staff approved.

34. Petition of Tony Hensley for SCAD | 17-006049-COA | 322 Martin Luther King Jr. Boulevard | Staff Approved - Wall and Garden Structure

- ☞ [COA - 322 Martin Luther King Jr. Boulevard 17-006049-COA.pdf](#)
- ☞ [Submittal Package.pdf](#)

No action required. Staff approved.

[35. Petition of Abigail Powell for Ellsworth Hallett | 17-006050-COA | 7 East Jones Street | Staff Approved - Color Change](#)

☞ [COA - 7 East Jones Street 17-006050-COA.pdf](#)

No action required. Staff approved.

[36. Petition of Todd Mayo for Pioneer Construction, Inc. | 17-006089-COA | 501 East St. Julian Street | Staff Approved - Color Change](#)

☞ [COA- 501 East St. Julian Street 17-006089-COA.pdf](#)

☞ [Muselman ext paint 1.jpg](#)

☞ [Muselman ext paint 2.jpg](#)

No action required. Staff approved.

[37. Petition of Eric Davenport | 17-006107-COA | 230 East Bay Street | Staff Approved - Repair Factors Walk Bridge](#)

☞ [COA - 230 East Bay Street 17-006107-COA.pdf](#)

☞ [Submittal Packet - 230 East Bay Street 17-006107-COA.pdf](#)

No action required. Staff approved.

[38. Petition of Michael Robert Jarret | 17-006124-COA | 52 East Broad Street | Staff Approved - Enclose Side Porch](#)

☞ [COA - 52 East Broad Street 17-006124-COA.pdf](#)

☞ [Submittal Packet - 52 East Broad Street 17-006124-COA.pdf](#)

No action required. Staff approved.

[39. Petition of Attorney Harold Yellin, Agent for Cellco Partnership d/b/a Verizon Wireless | 17-006125-COA | Various Locations \[5\] | Staff Approved - FCC Warnings](#)

☞ [COA - 621 Drayton Street \[5 locations\] 17-006125-COA.pdf](#)

☞ [Submittal Packet - 621 Drayton Street 17-006125-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[40. Report on Work Performed Without a COA for the November 8, 2017 HDBR Meeting](#)

☞ [11-8-17 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[41. Next Case Distribution and Chair Review Meeting - Thursday, November 16, 2017 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[42. HDBR Annual Retreat- Wednesday, December 6, 2017 at 10:00 a.m. in the Kennedy Pharmacy, 323 East Broughton Street](#)

[43. Next Pre-Meeting - Wednesday, December 13, 2017 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[44. Next Regular Meeting - Wednesday, December 13, 2017 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street](#)

XIV. OTHER BUSINESS

[45. Nominating Committee Report](#)

The Nominating Committee reported that the following Board members were nominated as officers for 2018:

Chair	-	Mrs. Becky Lynch
Vice-Chair	-	Mr. Dwayne Stephens

The officers will be voted on at the December 13, 2017 meeting.

XV. ADJOURNMENT

[46. Adjournment](#)

There being no further business to come before the Historic District Board of Review, Mr. Merriman adjourned the meeting at approximately 6:45 p.m.

Respectfully Submitted,

Ellen I. Harris
Director of Urban Planning and Historic Development

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.