



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
September 20, 2017 (Rescheduled from September 13, 2017) 1:00 P.M.
Meeting Minutes

SEPTEMBER 20, 2017 (RESCHEDULED FROM SEPTEMBER 13, 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.

HDBR Members Present:

Stephen Merriman, Jr., Chair
Zena McClain, Esq., Vice Chair
Scott Cook
Jennifer Deacon
Keith Howington
Becky Lynch
Mic Matson

HDBR Members Absent:

Debra Caldwell
Kellie Fletcher
Dwayne Stephens

MPC Staff Present:

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

City of Savannah Representative:

Attorney Benjamin Perkins

I. CALL TO ORDER AND WELCOME

[1. Call to Order and Welcome](#)

Mr. Merriman called the meeting to order at 1:00 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 - Approval of All Consent Agenda Items](#)

Motion

Approval of all Consent Agenda Items

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[3. C2 - Petition of Sanders Architecture | 17-000198-COA | 315 West Wayne Street | Demolition of a Non-Contributing Building](#)

📎 [17-000198-COA Staff Recommendation.pdf](#)

📎 [Berrien Ward Map.pdf](#)

📎 [Aerial Map.pdf](#)

📎 [Submittal Packet - Site Plan.pdf](#)

📎 [Context-Sanborn Map.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition to demolish 315 West Wayne Street with the condition that a demolition permit not be issued until a new construction permit is issued, because the building is non-contributing and does not meet the criteria for historic designation.

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[4. C3 - Petition of Hansen Architecture | 17-002907-COA | 303-309 Alice Street | New Construction Part II: Design Details](#)

- 📎 [Staff Recommendation.pdf](#)
- 📎 [Berrien Ward.pdf](#)
- 📎 [Aerial Image.pdf](#)
- 📎 [Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for Part II: Design Details for 303-309 Alice Street with the following conditions to be provided for staff approval:

- 1.A color specification for the garage doors;
- 2.The wood trellis at 303 Alice Street is approved or removed;
- 3.The window trim width is reduced or the trim is eliminated;

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

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[5. C4 - Petition of Sottile & Sottile | 17-003638-COA | 447 Bull Street | Carriage House New Construction Part 2: Design Details](#)

- 📎 [Aerial Map.pdf](#)
- 📎 [Monterey Ward.pdf](#)
- 📎 [HDBR Part II Design Details_Armstrong_2017-08-16_optimized.pdf](#)
- 📎 [Carriage House Rendering for HDBR Part II_2017-08-25.pdf](#)
- 📎 [Mechanical Screen_2017-08-22.pdf](#)
- 📎 [Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for Part 2: Design Details of the carriage house addition at 447 Bull Street with the following conditions:

- 1.Ensure that the standing seam on the metal canopy roof does not exceed one inch;
- 2.Ensure that an encroachment permit is obtained for the awning above the lane and that a minimum of 8 feet

of clearance is maintained above the public right-of-way;

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

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[6. C5 - Petition of Sharath Guolia | 17-004309-COA | 114 East Broughton Street | Alterations](#)

[17-004309-COA Staff Recommendation.pdf](#)

[Staff Reference Photos.pdf](#)

[Submittal Packet.pdf](#)

[Staff Research Photos.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a sign and storefront alterations for the property located at 114 East Broughton Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1.Stain the cedar a dark color to blend in with the rest of the existing dark storefront.
- 2.Provide a sample of the proposed storefront base brick to staff prior to installation.
- 3.Ensure that the under-awning sign is not less than one foot from the outer edge of the canopy.

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

Jennifer Deacon	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present

Andy McGarrity	- Not Present
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye

[7. C6 - Petition of Hansen Architects | 17-004720-COA | 115 East Congress Street | Alterations](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations to 115 East Congress Street with the following conditions:

- 1.The project is reviewed at SPR;
- 2.Mirrors are added to the openings per Traffic Engineering;

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

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[8. C7 - Petition of Colleen Reynolds | 17-004981-COA | 611 West Jones Street | Mural](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

[☞ Pictures of Site.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the proposed mural at 611 West Jones Street, because the work is visually compatible.

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson	
Jennifer Deacon	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Not Present
Andy McGarrity	- Not Present
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye

[9. C8 - Petition of Chatham County | 17-004984-COA | 133 Montgomery Street | Demolition of a Non-Contributing Building](#)

- [17-004984-COA Staff Recommendation.pdf](#)
- [Photographs.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for demolition of the non-contributing Chatham County Jail building located at 133 Montgomery Street as requested because the building is non-contributing, less than 50 years old, and does not meet the criteria for historic designation.

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[10. C9 - Petition of Scot Hinson | 17-005022-COA | 24 West Taylor Street | Alterations](#)

- [Submittal Packet.pdf](#)
- [Context Photos.pdf](#)
- [Historic Context Photos.pdf](#)
- [Sanborn Maps.pdf](#)
- [1982 Photograph.pdf](#)
- [1999 Photograph.pdf](#)
- [Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the request to switch the existing door and window located on the building’s west elevation along Whitaker Street at 24 West Taylor Street with the following conditions:

- 1.The brick header above the existing window opening shall not be removed when installing a door in the opening;
- 2.Provide a sample of the infill brick and mortar;
- 3.Ensure the window and door are inset not less than three inches from the building façade;

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

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[11. C10 - Petition of Speedi Sign | 17-005061-COA | 106 West Gwinnett Street | Signs](#)

[📎 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 106 West Gwinnett Street with the following conditions:

- 1.The sign is installed into the mortar;
- 2.The size of the sign is reduced to a maximum of 12 square feet;
- 3.The window signs are reduced to a maximum of 10% of the windows;

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

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

Jennifer Deacon	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye

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

[12. C11 - Petition of Coastal Heritage Society | 17-005071-COA | 539 West Charlton Street | Fence, Roof Replacement](#)

- 📎 [Aerial Map.pdf](#)
- 📎 [Submittal Packet - 539 W. Charlton Street 17-005071-COA.pdf](#)
- 📎 [Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the roof replacement and construction of the wood fence at 539 West Charlton Street as proposed because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[13. C12 - Petition of LS3P Associates | 17-005076-COA | 401 East Bay Street | Amendments to 16-006335-COA - New Construction](#)

- 📎 [Aerial View.pdf](#)
- 📎 [Project Narrative.pdf](#)
- 📎 [Drawings.pdf](#)
- 📎 [Brick Sample.pdf](#)
- 📎 [Window Specification.pdf](#)
- 📎 [Staff Recommendation.pdf](#)
- 📎 [Revised elevations 9-18-17.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for amendments to the new

construction of a hotel at 401 East Bay Street with the following conditions to be submitted prior to construction:

1. Select a brick that features a more finished surface;
2. Provide specifications and a sample of the metal standing seam material including the proposed seam height, and provide details on the electrical panel's location;
3. Revise the windows on the tower and central bay along Habersham Street to an operable window type;
4. Retain the solid glass double door appearance at the north elevation;
5. Ensure that the conditions from Part II approval (16-006335-COA) are submitted;

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

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

IV. ADOPTION OF THE AGENDA

[14. The Savannah Historic District Board of Review does hereby adopt the September 20, 2017 Agenda.](#)

Motion

The Savannah Historic District Board of Review does hereby adopt the September 20, 2017 Agenda.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Becky Lynch

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

V. APPROVAL OF MINUTES

15. The Savannah Historic District Board of Review does hereby approve August 9, 2017 Briefing Minutes

[☞ August 9, 2017 HBR Briefing Minutes.docx](#)

Motion

The Savannah Historic District Board of Review does hereby approve August 9, 2017 Briefing Minutes.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Keith Howington

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

16. Approval of August 9, 2017 Meeting Minutes

[☞ 08-09-2017 Minutes.pdf](#)

Motion

The Savannah Historic Board of Review does hereby Approve August 9, 2017 Meeting Minutes.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Keith Howington

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

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

VII. CONTINUED AGENDA

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

Motion

Continue all items to the Next Regular Meeting

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

[18. 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 continue the petition as requested.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

[19. 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.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson	
Jennifer Deacon	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Not Present
Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye

[20. 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.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

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

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

Jennifer Deacon	- Aye
Keith Howington	- Aye
Becky Lynch	- Aye
Zena McClain, Esq.	- Aye
Andy McGarrity	- Not Present

Stephen Merriman, Jr.	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye

[22. 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.

Vote Results (Approved)

Motion: Becky Lynch
 Second: Mic Matson

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

[23. 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.

Vote Results (Approved)

Motion: Becky Lynch
 Second: Mic Matson

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

[24. 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.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

[25. Petition of Smith Dalia Architects | 17-003644-COA | 701 Montgomery Street | New Construction: Part I, Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

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

- [☞ Staff Recommendation 17-004307-COA.pdf](#)
- [☞ Submittal Packet- Drawings Revised sm.pdf](#)
- [☞ Aerial.pdf](#)
- [☞ North Oglethorpe Ward.pdf](#)
- [☞ Context - Sanborn Maps.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve to continue Part I: Height and Mass for new construction at 630 Indian Street as requested by the petitioner.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

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

[📎 Aerial Map.pdf](#)

[📎 Pulaski Ward Map.pdf](#)

[📎 Sanborn Maps.pdf](#)

[📎 Submittal Packet.pdf](#)

[📎 Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve to demolish the existing four-unit building on the site with the following condition because the building is non-contributing and does not meet the criteria to be considered contributing:

A demolition permit is not issued until a new construction permit is also submitted.

The Savannah Historic District Board of Review does hereby approve to continue Part I: Height and Mass for new construction of a four-unit carriage house at 123 West Charlton Street as requested.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

[28. 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 the application being incomplete.

Vote Results (Approved)

Motion: Becky Lynch

Second: Mic Matson

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

VIII. REGULAR AGENDA

[29. D1 - Petition of Lynch Associates Architects | 16-006855-COA | 301 Tattnall Street | New Construction: Part I Height and Mass \(Remand from ZBA\)](#)

- 📎 [16-006855-COA Staff Recommendation.pdf](#)
- 📎 [Aerial View.pdf](#)
- 📎 [Liberty Street Hotel-Project Narrative.pdf](#)
- 📎 [Mass Model Photos.pdf](#)
- 📎 [General Development Plan.pdf](#)
- 📎 [Public Comment DNA.pdf](#)
- 📎 [Public Comment Gennuso.pdf](#)
- 📎 [Public_Comment_Colgrove.pdf](#)
- 📎 [Public Comment Colgrove 2.pdf](#)
- 📎 [Public_Comment_Lockwood.pdf](#)
- 📎 [Public_Comment_Rolfes.pdf](#)
- 📎 [Resident Petition 301 Tattnall.pdf](#)

☉ [Sanborn Maps.pdf](#)

☉ [Ward map.pdf](#)

☉ [ZBA April 27 2017 Decision.pdf](#)

☉ [ZBA July 27 2017 Decision.pdf](#)

☉ [Submittal Packet.pdf](#)

Ms. Deacon and Ms. Lynch recused themselves from participating in this petition. Ms. Lynch is an owner of Lynch Associates Architects and Ms. Deacon is an employee of Lynch Associates Architects.

Ms. Harris gave the staff report. The petitioner is requesting approval for demolition and Part 1: Height and Mass for new construction of a hotel. The proposal includes the demolition of one non-contributing building and a surface parking lot. The hotel's primary entrance is on Tattnell Street with secondary elevations facing Liberty and Jefferson Streets. The 8,527-square foot large-scale development is split between the four and five story height districts and seeks a bonus story. The proposed building steps up from the buffered area of an adjacent historic duplex and increases in height from the four-story district to the five-story district along Liberty Street.

Ms. Harris explained the background associated with this petition. Part I Height and Mass was originally heard by the Review Board in January, 2017 and was continued for several conditions to be addressed. The revised version of this project was heard by the Review Board in February, 2017 and was approved with conditions. Part 2 Design Details was heard by the Review Board in April, 2017 and was approved with conditions. On April 27, 2017, the Zoning Board of Appeals heard an appeal of this Board's February 8, 2017 decision on the Part I Height and Mass. The appeal was submitted by the Beehive Foundation. Harris stated that the Zoning Board of Appeals [ZBA] determined that there was a procedural error and remanded the petition back to the Historic District Board of Review for reconsideration of any elements of the application that were affected by the error. They sighted the error in this particular situation that it was not clear whether the award of the bonus story was discretionary or if it was mandatory. On May 10, 2017 as a result of that remand, the Review Board heard arguments from the attorney representing the Beehive Foundation, the petitioner, and the City of Savannah. Additional public testimony was not received at this meeting. Based on the advice of City Attorney Stillwell, Board members Keith Howington, Jennifer Deacon, and Kellie Fletcher supplemented the public record and confirmed that they voted in favor of the petition in February, 2017 and that they understood the award of the bonus story was discretionary.

Ms. Harris stated that the Beehive Foundation appealed the Review Board's decision to not hold a public meeting as a procedural error. On July 27, 2017, this matter was heard again by the ZBA and they upheld the appeal and directed that the case be returned to the Review Board for reconsideration of all elements. Therefore, the petition is back before the Review Board today. Attorney Benjamin Perkins is representing the City of Savannah.

Ms. Harris stated that the property is located within Currie Town Ward and is bounded by Liberty Street (north) Jefferson Street (West) and Tattnell Street (East). At the meeting of January 11, 2017, the Board approved the demolition of the existing structure and continued Part I Height and Mass for a list of conditions for reconsideration. The Board requested that the overall height of the first story be reduced. The petitioner stated that the expression of the first floor has been reduced from 19 feet – 6 inches to 16 feet along all elevations. The overall height of the building has been reduced by 6 feet. The Board requested that additional information on a number of items, including the awning vertical clearance, the dimensions for the screen wall, the dimensions of the roof overhang as well as the percentage of the mezzanine. All of this information was provided at the resubmittal. The Board requested that additional voids be added along Tattnell Street. She stated that 2 x 2 windows were added to each floor. To ensure that the curb cut does not exceed 20 feet in width, the petitioner clarified that the width was 15 feet. To reduce the height of the central mass along the east and west elevation, the petitioner provided the following statement: "there are three roof heights that correspond to the bearing building, masses and materials changes to the façade on the east and west elevations are broken into multiplanes with offsets in the plane of three feet; while the roof along Jefferson Street is one continuous offset in the building plane of roof overhang in detailing with the intent of the standards."

Ms. Harris explained that the Board asked that the bay widths be revised between 15 and 20 feet; the bay widths be revised to be between 15 and 20 feet to meet the standard; ensure that the parapet feature a string course and coping; ensure that the window sashes, door frames, and storefronts are inset not less than four inches. All these conditions have been met. The Board also asked the petitioner to revise the following uses: laundry, delivery center, and office. Proposed uses should be active and accessible to the public. She said that the petitioner has omitted these uses from the ground floor to provide more active space on the ground floor.

Ms. Harris reported staff recommends approval of Part I: Height and Mass for new construction of a hotel at 301 Tattnell Street 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;

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

Recommend 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 the second story shall be not less than 12 feet.
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 the second story and each story above that as proposed will result in an overall reduced building height that is visually compatible and the variance criteria have been met.

PETITIONER COMMENTS

Attorney Nick Laybourn came forward and stated that he was present on behalf of the petitioner. He thanked the Review Board for their patience in this matter. The Board should not have to deal with this issue again as they have heard it numerous times. Laybourn said in addressing the height and mass of this project, they must look at the entire ordinance, not just portions of it. In reading the entire ordinance, they see that projects of this type can have a bonus story; certain criteria are met. Staff has already determined that those criteria have been met and this is a proper project for a bonus story. Staff has recommended that the project be approved and they agree. Mr. Lynch is the architect for this project and if the Board has questions regarding the design aspect of the project, he is present as well.

Mr. Lynch stated that they do have any objections to the staff recommendations. They have held discussions with the neighbors regarding possibly trying to move the Tattnell Street entry up to the corner to face Liberty Street. Presently, they have some active storefronts along the corner. They have discussed the possibility of trying to move this entry up to the corner of Tattnell and have more frontage on Liberty Street. They do not have an issue with this, but needs to work with staff on this matter. Mr. Lynch said in their Part II approval, discussion was held about making the garden area which is a 30 feet buffer they have between the buildings making it a drive through lane for service vehicles and valet drop-offs. He believes that at the last meeting, they discussed that they would like to have a traffic study done as a part of this decision. Presently, they do not know if this will be a problem for the neighborhood. However, they said they would look at this option and reconfigure the buffer area. They are willing to work with staff on where to relocate the service area.

PUBLIC COMMENTS

Attorney John Manly stated it was his pleasure to represent the Beehive Foundation and Mr. Gary Arthur in this matter. He stated that it is important to know who and what the Beehive Foundation is and why is presentation today is of utmost importance. Attorney Manly explained that the Beehive Foundation is a nonprofit organization that publishes and edits arts, education and most importantly architectural. The Beehive Foundation was founded by Mills B. Lane, IV in 1970. The Beehive Foundation has saved and restored more than 75 historic homes and 7 of the public squares which make Savannah so unique. The Historic District that they all enjoy is due largely because of the Lane family and the Beehive Foundation.

Attorney Manly said that the Beehive Foundation filed a case in Superior Court in the late 2000s that have ultimately resulted in the implementation of the Large-Scale Development Ordinance. This is the same ordinance that brings them here today. This ordinance requires that large-scale development meet certain essential elements to be approved for variance to allow a bonus story. He can tell the Board that the 301 Tattnell Street project is not the type of development that was envisioned when this ordinance was enacted. The intent of the Historic District Height Map is to provide assurances to owners of historic structures that their properties will not be dwarfed by high-rise buildings. They have rules and ordinances for a reason. It seems to him that variances from these requirements have become the norm, rather than the exception. Manly said they are asking the Board of Review to reestablish the integrity of the ordinance as they were originally intended.

Attorney Manly said there are four main arguments for the denial of this petition. The non-historical large-scale development ordinance clearly states that to qualify for a bonus story, the development must be located on Oglethorpe Ave, Liberty Street or a trust lot. The petitioner's proposed structure is located on Tattnell Street. A review of the ordinance necessitates a denial of this petition. As the Review Board can see from the printout, the subject property addresses Tattnell Street. By this, he means that the individual parcels are oriented to the east and to the west and is not in a north and south fashion that is commonly found on Liberty Street. The most recent photographs taken by the Tax Assessor shows that the address of the structure near Liberty Street to be 301 Tattnell Street. It is clear that these lots are not intended to be large-scale developments. As previously mentioned, the buildings must be located on Liberty Street. The petitioner must show that multiple permitted active uses that span the length of the façade on all streets fronting the elevation. If the petitioner did each of the things that are outline in the ordinance, they would still not be entitled to the bonus story. Perhaps, most importantly is the visual compatibility to the structures in the surrounding area. Mr. Arthur's understanding has always been that the overriding intent and mandate of our ordinance is testing whether the project coming into the Historic District is visually compatible with its surroundings. Indeed, there is a caveat. Under visual compatibility factors, the height and scale of the building, the ordinance makes clear that "greater weight shall be given to the adjacent historic structures." This is what they are hoping that the Review Board will keep in mind – "historic structures" not commercial properties, not parking garages and not civic centers. Manly asked the Board to remember the decisions about bonus stories even if the petitioner says that retail spaces are being provided in the ground floor, therefore, making the project eligible for a bonus story, the Board is under absolutely no obligation in the ordinance to grant that bonus story. If the Board finds that the building is too tall or too massive for its surroundings and, therefore, visually incompatible, they are right and it is completely within their governance to reject that bonus story, which is exactly what they are asking the Board to do today.

Mr. Gary Radke, Trustee and Chair of Architectural Review Committee of the Historic Savannah Foundation (HSF), said they support the arguments of the Beehive Foundation. The HSF particularly supports the standard that explicitly says the building shall be visually compatible to the contributing structures to which it is visually related. The matter of height as far as they are concerned of parking garage, the civic center, and anything in this area that is above the two to three typical height is simply as far as they are concerned is not pertinent. Therefore, for this building to be visually compatible, they urge the Board to vote against having the bonus story.

Ms. Melinda Allen, President of the Savannah Downtown Neighborhood Association, said she would like to reiterate what has already been said, but put it from the prospective of the community and the neighborhood. Ms. Allen said it is the Review Board's discretion to award the bonus story, but to repeat what has already been said, greater weight should be given regarding the surrounding historic structures. Other things that she believes should be thought about is with the spirit and intent of awarding the bonus story for a period was that the hotel should face the arterial. The address is 301 Tattnell Street and presently the entrance is on Tattnell Street. To her, this is not in the spirit what the award of a bonus floor should be for. Additionally, they were using the small historic building to justify scrunching the floors. Therefore, this means having your cake and eating it too. If they are going to try to justify the height by using a parking garage or the civic center which are not contributing structures, why then can they justify scrunching the floors by comparing the proposed hotel to the surrounding contributing structures. In addition, even if it is not in the purview when they are talking about the 30 feet setback that is currently a garden pool area, presently she is not sure where the guests will be dropped off and picked up. If this will be on Tattnell Street, it is not acceptable for the surrounding community. If they are going to take six to eight spots and use them for personal use that is currently public right-of-way, does not work out for the

community. The mechanicals should be contained within the bonus floor. Where is the laundry currently located?

Mr. Merriman asked the petitioners if they wanted to respond to the public comments.

Attorney Laybourn responded that a couple of points were made by Ms. Allen regarding pick up and drop off. Of course, they know today that they are present to address the height and mass. They are working with the neighborhood and the design professionals to figure out exactly how they can orient this is. Additionally, there is no variance required for the bonus story [he knows the Review Board understands this], but he wants it to be abundantly clear that no variance is required for a bonus story. With respect to the idea that this project does not face Liberty Street, they have heard from staff already that the project faces Liberty Street and has active uses along Liberty Street. There is nothing in the ordinance requiring that the address for the property that is being applied for had a Liberty Street address. This is a non-issue as well. With respect to visual compatibility, he said the reason they have a 30-foot setback from the neighboring building is to satisfy the visual compatibility. This is something that staff has investigated extensively over the past several months that they have gone before the HDBR, the ZBA, and back and forth. Staff has recommended approval for the height and mass.

Mr. Lynch added that the reason they arrived at their present height is they studied that if they went to a five story option, and used the standard HDBR required for the floor height, that height is about 63 feet -6 inches. So, if they were to pursue a five story option, essentially, they would be at the same height where they are now. The laundry will be in the basement and the mechanicals will be on the roof. These are within the parapet screen wall.

BOARD DISCUSSION

The Board discussed the height. Mr. Cook said basically, the building height would remain the same if the bonus story was not granted. With the way the design works out with the lower floor to floor, visually makes it more like the adjacent historic structures. The current design with the eligible bonus story makes it more visually compatible than if it was a five-story building within the height map. The massing of the building in relation to the historic context is minimal to the residential context that it is being compared to. The massing is visually compatible. Ms. McClain believes the height is massive and, therefore, not visually compatible. She is not in favor of the bonus story. Mr. Howington understood and respected the public comments, but as the ordinance is today and as written, the project meets the visual compatibility and design standards. It is eligible for the bonus story in accordance with the ordinance as written. He believes it is visually compatible and meets the criteria. Ms. Matson said she does not see that it is visually compatible. She understood that the project meets the eligibility criteria for a bonus story, but she does not agree with the bonus story.

Motion

The Savannah Historic District Board of Review does hereby approve Part 1: Height and Mass for new construction of a hotel at 301 Tattnell Street 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;

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

Recommend 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 will result in an overall reduced building height that is visually compatible and the variance criteria have been met.

Vote Results (Approved)

Motion: Keith Howington

Second: Scott Cook

Jennifer Deacon	- Abstain
Keith Howington	- Aye
Becky Lynch	- Abstain
Zena McClain, Esq.	- Nay
Andy McGarrity	- Not Present
Stephen Merriman, Jr.	- Aye
Scott Cook	- Aye
Mic Matson	- Nay

[30. D2 - Petition of Sanders Architecture | 16-003487-COA | 305 and 315 West Wayne Street | New Construction: Part I, Height and Mass](#)

- [Aerial Map.pdf](#)
- [Context-Sanborn Map.pdf](#)
- [Berrien Ward Map.pdf](#)
- [Submittal Packet - Drawings.pdf](#)
- [Submittal Packet - Mass Model.pdf](#)
- [Submittal Packet - Photographs.pdf](#)
- [16-003487-COA Staff Recommendation.pdf](#)

Mr. Gary Sanders was present on behalf of the petitioner.

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for New Construction, Part 1: Height and Mass of a new 3-story apartment building at 305-315 West Wayne Street. The property is located within the center of the block on the south side of Wayne Street. There is no access to a lane. The building features a central bay main entrance flanked by two bays with individual secondary entrances. The building has a raised stoop configuration with parking located on the ground floor which is accessed from two points off Wayne Street.

Ms. Michalak explained that there is an existing building at 305 West Wayne Street which is proposed to be demolished and is a non-contributing building. This application was approved approved today under the Consent Agenda.

Ms. Michalak stated that the petitioner is requesting a variance from the structured parking setback standard which reads:

Parking within the for 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).

To allow for ground floor parking.

Ms. Michalak explained that at the August 29, 2017 MPC Meeting, the Planning Commission recommended approval to City Council for a text amendment to reduce the amount of required parking in the R-B-C-1 zoning district from 1¼ parking spaces per studio unit to 1 parking space [File No. 17-

004799-ZA]. The first reading of the text amendment will be heard at City Council on September 28, 2017 and the second reading, if the first is approved, will be heard at the October 12, 2017 meeting. If the text amendment is approved, this property's required parking will be reduced from 22 spaces to 17 spaces. This reduction will not eliminate the need for a variance from the structured parking standard, but it has the potential change the ground floor design.

Ms. Michalak reported that staff recommends to approve New Construction: Part I, Height and Mass for a new building at 305-315 West Wayne Street with the following conditions to be submitted for review by the Board with Part II, Design Details.

1. Incorporate transoms above all entrance doors.
2. Redesign the space between the central bay, third floors windows on the front façade.
3. Incorporate additional voids on the ground floor front façade and redesign the central vent shape to more compatible with openings in similar locations on contributing buildings.
4. Either remove the side façade pilasters or center the windows within each bay between the pilasters.
5. Ensure that the door frames are inset not less than three inches.
6. Redesign the "basket weave" railing.
7. Redesign the foundation and fence/wall to be seamless.

Staff recommends continuing the variance request from the structured parking setback standard which reads:

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).

Until the text amendment to reduce the parking requirement is approved.

Ms. Deacon asked Ms. Michalak that for the purpose of the records that the variance request and how it maybe resolved with a text amendment, she wanted to ensure that if the terms of the text amendment greatly affects the first floor that this will come back to the Review Board for review.

Ms. Michalak answered yes. If the text amendment is approved, it will reduce the parking to 17 spaces. This may affect how much of a variance the petitioner needs; it may affect the ground floor of the design. If it does, it will be required to come back to the Review Board for basically an amendment to Part I.

PETITIONER COMMENTS

Mr. Sanders stated that their petition was submitted more than a year ago and they have been working with staff to get the petition to the point it is today to be presented to the Review Board. He said they agree with all the staff recommendations. However, he wanted to explain where the basket weave railing. They came up with this railing quite some time ago, but they will revise it.

PUBLIC COMMENTS

None

BOARD DISCUSSION

The Board discussed the foundation and fence/wall to be seamless. They discussed the basket weave railings. The board would like to see more details on the fabric awning and see a sectional detail on the extended wall on the first floor. Will it be treated as a parapet or a roof edge addition? The pilasters on the side elevations seems a little odd. The solution could be to remove them instead of spacing the windows more as it is not prevalent anywhere else on the building. The cast stone cornice could be reconsidered. It appears to be a little heavy. The Board was in agreement with staff's recommendations.

Motion

The Savannah Historic District Board of Review does hereby:

Approve New Construction: Part I, Height and Mass for a new building at 305-315 West Wayne Street with the following conditions to be submitted for review by the Board with Part II, Design Details.

1. Incorporate transoms above all entrance doors.
2. Redesign the space between the central bay, third floors windows on the front façade.
3. Incorporate additional voids on the ground floor front façade and redesign the central vent shape to more compatible with openings in similar locations on contributing buildings.
4. Either remove the side façade pilasters or center the windows within each bay between the pilasters.
5. Ensure that the door frames are inset not less than three inches.
6. Redesign the “basket weave” railing.
7. Redesign the foundation and fence/wall to be seamless.

Staff recommends continuing the variance request from the structured parking setback standard which reads: 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).
 Until the text amendment to reduce the parking requirement is approved.

Vote Results (Approved)

Motion: Scott Cook

Second: Zena McClain, Esq.

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

[31. D3 - Petition of Lat Purser and Associates | 17-005045-COA | 615 Montgomery Street | New Construction Part I: Height and Mass](#)

- 📎 [Submittal Packet- Drawings.pdf](#)
- 📎 [Submittal packet- existing building info.pdf](#)
- 📎 [Submittal Packet- GDP1.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Gaston Ward.pdf](#)
- 📎 [Aerial.jpg](#)
- 📎 [17-005045-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet- The Bowery 1 Exterior Photos.pdf](#)

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

Ms. Ellen Harris gave the staff report. The petitioner is requesting approval for the demolition of an existing non-contributing building and new construction Part I: Height and Mass for a new four story apartment building with an approximate footprint of 12,500 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.

Ms. Harris said 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 Huntingdon Street.: The General Development Plan (GDP) is currently still under review by the relevant City of Savannah and MPC departments. Additional alterations to the design and site plan may still be required as a result of that review process.

Ms. Harris explained that the Gaston Ward has seen some erosion of historic context, but this particular block along Montgomery Street is fairly intact. There are five contributing buildings on the same block as the proposed building, all two stories with a mix of brick and wood siding. Across Montgomery Street, along Lorch and Hall Streets, there are a number of wood two-story duplexes and a row house. There is a mix of residences as well as commercial buildings along the corridor. Historically, Sanborn Maps indicate that by 1916, the site was fully developed into 13 wood frame duplexes, with stoops. Two story duplexes faced both Montgomery and Huntingdon, while one story duplexes faced Montgomery Lane. All these buildings were demolished between 1954 and 1973. The site is currently occupied by a one story brick building which was constructed in 1990 as a church, and has had a variety of uses over the years.

Ms. Harris reported that staff recommends approval of the demolition of the existing building because it is not contributing and does not meet the criteria for contributing status, with the condition that the demolition permit not be issued until the new construction permit has been issued.

Ms. Harris additionally reported that staff recommends a continuance of Part I Height and Mass for the petitioner to address the following:

1. Step down in height adjacent to the contributing buildings to the south;
2. Add voids to the north, Huntingdon Street façade on the ground floor;
3. Add voids to the south façade on the upper two floors;
4. Provide a zero setback for the majority of the building along the property lines on both Montgomery and Huntingdon Streets;
5. Provide more building mass along Huntingdon Street;
6. Revise all sliding glass doors to regular doors;
7. Incorporate at least one primary entrance along Huntingdon Street;
8. Revise the protruding balconies on the east façade to be less heavy or to match the recessed balconies on the other bays;
9. Increase the height of the first story to 11 feet to meet the standard and the height of the fourth story to ten feet;
10. Revise the access to the parking to be from Ell Street, rather than Huntingdon Street;
11. Revise the structured parking to be setback at least 30 feet from Huntingdon Street;
12. Revise the north and east façade to meet the recess standard or select another massing standard to meet.
13. Incorporate additional variation in the roofline to break up the continuous height along Montgomery Street;
14. Ensure the storefronts extend from a sill, the building has a string course and coping, the 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 window and doors are inset at least four inches;

15. Provide HVAC screening.

PETITIONER COMMENTS

Mr. Sikes said they had no exceptions for the majority of staff recommendations. He made the following comments to the staff recommendations. They are in a zoning district that allows four stories. They are adjacent to a contributing building which has a complete brick façade, but they have stopped their building brick at the top of the third floor. He said they take no exception to add voids to the north, Huntingdon Street façade on the ground floor. The voids open to parking. Therefore, they will propose some type of ornamental louver. With regards to staff recommendation to add voids to the south façade on the upper two floors, they believe that the rhythm of the massing voids on this are consistent with the adjacent buildings and presently there are a pair of windows in each living room and a window in each kitchen, and a window at each corridor. If they add voids to the façade, there will be too much void. Further, because of its proximity to the property line, they are presently from 5 to 10 feet. They are allowed 25 percent of unprotected openings to have fire protection to the windows. Presently, they are near 23 to 24 percent. If they had more voids, they will have to add fire protection window systems. They are requesting that the Board further consider this.

Mr. Sikes said the staff recommendation for the petitioner to provide a zero setback for the majority of the building along the property lines on both Montgomery and Huntingdon Streets involves the most explaining. The design of the project is to provide as much jog and rhythm as possible. This is why the entire building is not pulled up to the property line. The stoops are actually encroaching and, therefore, they will have to get an easement as they did for the initial building. All the balconies are not expressed as a single balcony, but are actually combined to create more mass. These also projects from the face of the building and comes close to the property line. They are align with the adjacent building. He explained that the property has recently been indicated as a special flood hazard, which essentially means that the storm system nearby has been observed to overflow or backup during excessive rain. Because of this, they have requested that their FFE raised. They will keep a little bit of distance off that property line as they will have to add excessive access to this building. They will have to add a ramp and, therefore, are concerned that if they do so, it will have to be a totality of 30 feet which will encroach into the public right-of-way. Consequently, they are requesting further consideration from the Board.

Mr. Sikes said the comment about providing more building mass along Huntingdon Street, there is no adjacent contributing building along Huntingdon Street that they can relate to. The proposed ratio of the mass to open space is somewhat above the building across Huntingdon and the building across Eil Street. The petitioner takes no exception to revising all sliding glass doors to regular doors. They will incorporate at least one primary entrance along Huntingdon Street at the main entrance of the project. He asked regarding the recommendation to increase the height of the first story to 11 feet to meet the standard and the height of the fourth story to ten feet, was it measured from grade or from the actual finished floor.

Ms. Harris answered that it means measured from the finished floor.

Mr. Sikes said the recommendation to revise the access to the parking to be from Eil Street, rather than Huntingdon Street; they located the parking access off of Huntingdon Street is obviously to relate to the existing project as they will share services. But, also in placing the access off of Eil Street will result in less efficient parking which will contribute to on street parking. The petitioner has a concern that the Family Dollar that is across the street from Eil has fairly regular deliveries here. Concerning the recommendation to revise the structured parking to be setback at least 30 feet from Huntingdon Street; their interpretation revealed that it was not structured parking, but surface parking. Mr. Sikes said they are requesting further study from the Board on this. The recommendation to revise the north and east façade to meet the recess standard or select another massing standard to meet - the staff is correct about this. Along Montgomery Street, they plan to have a half story and use a front variation. In doing this, it will assist in the recommendation that they incorporate additional variation in the roofline to break up the continuous height along Montgomery Street. He said regarding that they ensure the storefronts extend from a sill, the building has a string course and coping, the 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 window and doors are inset at least four inches, they take no exception to this and will detail this further in their next submittal. They will provide further detail of the HVAC screening in their next submittal.

PUBLIC COMMENTS

Mr. Gary Radke of the Historic Savannah Foundation (HSF) said they agree with the staff recommendations. The HSF agrees that Huntingdon Street is a major actual street and there should be mass rather than an open park.

Mr. Sikes said, in response to the public comments, that they respect the existing fabric of Huntingdon Street.

BOARD DISCUSSION

The Board was in favor of the demolition of the existing building as recommended by staff. Their discussion focused on the following areas identified in the staff report as not visually compatible and not meeting the design standards:

1. Step down in height adjacent to the contributing buildings to the south;
2. Add voids to the north, Huntingdon Street façade on the ground floor;
3. Add voids to the south façade on the upper two floors;
4. Provide a zero setback for the majority of the building along the property lines on both Montgomery and Huntingdon Streets;
5. Provide more building mass along Huntingdon Street;
6. Revise all sliding glass doors to regular doors;
7. Incorporate at least one primary entrance along Huntingdon Street;
8. Revise the protruding balconies on the east façade to be less heavy or to match the recessed balconies on the other bays;
9. Increase the height of the first story to 11 feet to meet the standard and the height of the fourth story to ten feet;
10. Revise the access to the parking to be from Ell Street, rather than Huntingdon;
11. Revise the structured parking to be setback at least 30 feet from Huntingdon;
12. Revise the north and east façade to meet the recess standard or select another massing standard to meet.
13. Incorporate additional variation in the roofline to break up the continuous height along Montgomery Street;
14. Ensure the storefronts extend from a sill, the building has a string course and coping, the 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 window and doors are inset at least four inches;
15. Provide HVAC screening.

Mr. Merriman informed Mr. Sikes that based on the Board discussion, they were in favor to demolish the existing building because it is not contributing and does not meet the criteria for contributing status, with the condition that the demolition permit not be issued until the new construction permit has been issued. But, the Board is of the opinion that the petition be continued so the petitioner may address the staff recommendations. Mr. Merriman informed Mr. Sikes that he could ask for a continue or he could ask for a vote today on the petition as has been submitted.

Mr. Sikes asked for a vote.

Motion

The Savannah Historic District Board of Review does hereby deny the petition for Part I Height and Mass because the project is not visually compatible and does not meet the design standards as identified in the staff report and outlined above.

Vote Results (Approved)

Motion: Keith Howington

Second: Mic Matson

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

[32. D4 - Petition of Greenline Architecture | 17-005048-COA | 630 West Bay Street | New Construction Part I: Height and Mass](#)

- [☞ Staff Recommendation.pdf](#)
- [☞ Submittal Packet - 630 West Bay Street 17-005048-COA.pdf](#)
- [☞ Drawings.pdf](#)
- [☞ Aerial.pdf](#)
- [☞ North Oglethorpe Ward.pdf](#)
- [☞ Context - Sanborn Maps.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. Sara Farr-Newman gave the staff report. The applicant is requesting Part I: Height and Mass for a parking garage at 630 West Bay Street. Parts I and II (17-001565-COA) were previously approved for a parking garage at this location; however, the design has changed significantly. 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 these buildings were reviewed as separate submittals.

Ms. Farr-Newman said the parking garage is located internally to the site, setback from Bay Street approximately 200 feet. The access points will remain the same as previously approved. The proposed changes from the originally approved design include the following:

- Reduction from 4 stories to 3 stories;
- Reduction in bay spacing from 20 feet to 16 feet;
- Overall increase of width of the north and south facades of the building;
- Change in design of openings on towers.

The materials and basic design intent remain the same as previously approved.

Ms. Farr-Newman reported that staff recommends to approve Part I: Height and Mass for 630 West Bay Street with the following conditions:

1. The electrical meter location is specified in Part II;
2. A string course is incorporated;

Because otherwise it meets the standards and is visually compatible.

PETITIONER COMMENTS

Mr. Deering said they will incorporate a screen course and will specify the electric meter location. He said staff has the building as three stories, but it will be two stories with a tower element. This will make the building less visible from Indian Street.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board was in agreement with the staff recommendations.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for Part I: Height and Mass for 630 West Bay Street with the following conditions:

- 1.The electrical meter location is specified in Part II;
- 2.A string course is incorporated;

because otherwise it meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Mic Matson

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

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

[33. Petition of Patrick McNamara | 17-002109-COA | 348 Jefferson Street | Staff Approved - Sign Face Change](#)

📎 [COA - 348 Jefferson Street 17-002109-COA.pdf](#)

☺ [Sign Rendering.pdf](#)

No action required. Staff approved.

[34. Petition of Mindy Carlisle | 17-003356-COA | 7 West York Street | Staff Approved - Awning](#)

☺ [COA - 7 West York Street 17-003356-COA.pdf](#)

☺ [Awning Proposal.pdf](#)

No action required. Staff approved

[35. Petition of Brian Fenster | 17-004595-COA | 401 East Hall Street | Staff Approved - Replace Existing Trellis](#)

☺ [COA - 401 East Hall Street 17-004595-COA.pdf](#)

☺ [Submittal Packet - 401 East Hall Street 17-004595-COA.pdf](#)

No action required. Staff approved

[36. Petition of Jon Spicola | 17-004777-COA | 611 West Jones Street | Staff Approved - Color Changes](#)

☺ [COA - 611 West Jones Street 17-004777-COA.pdf](#)

No action required. Staff approved

[37. Petition of John P. Sproat | 17-004778-COA | 443 Tattnall Street | Staff Approved - Color Changes](#)

☺ [COA - 443 Tattnall Street 17-004778-COA.pdf](#)

☺ [Submittal Packet - 443 Tattnall Street 17-004778-COA.pdf](#)

No action required. Staff approved

[38. Petition of Chris Wilson for Atwood Restoration, LLC | 17-004779-COA | 21 East McDonough Street | Staff Approved - Color Change, Replace Wood Window](#)

☺ [Applicant Photos - 21 East Mcdonough.docx](#)

☺ [COA - 21 East McDonough Street 17-004779-COA.pdf](#)

No action required. Staff approved

[39. Petition of Timothy R. Gaudreau | 17-004811-COA | 214 West Jones Street | Staff Approved - Replace Rear Wall](#)

☺ [COA - 214 West Jones Street 17-004811-COA.pdf](#)

☺ [Proposed replacement fence sketch.jpg](#)

No action required. Staff approved

[40. Petition of Kathy Jones for Lowcountry Basement Systems | 17-004812-COA | 408 East Hall Street | Staff Approved - Stabilizing Structure](#)

☺ [COA - 408 East Hall Street 17-004812-COA.pdf](#)

☺ [Submittal Packet - 408 East Hall Street 17-004812-COA.pdf](#)

No action required. Staff approved

[41. Petition of Martin Smith for SCAD | 17-004836-COA | 115 East York Street | Staff Approved - Awnings](#)

☺ [COA - 322 MLK Jr. Blvd 17-004911-COA.pdf](#)

No action required. Staff approved

[42. Petition of Brian Shaw | 17-004869-COA | 13 East River Street | Staff Approved - Color Changes and Repairs](#)

📎 [COA - 13 East River Street 17-004869-COA.pdf](#)

No action required. Staff approved

[43. Petition of Tony Hensley for SCAD | 17-004911-COA | 322 Martin Luther King Jr. Boulevard | Staff Approved - Pavillion](#)

📎 [COA - 322 MLK Jr. Blvd 17-004911-COA.pdf](#)

No action required. Staff approved

[44. Petition of Jenny Mizejeski for LS3P Associates | 17-004926-COA | 229 West Congress Street | Staff Approved - Revisions to New Construction Project.](#)

📎 [COA - 229 West Congress Street 17-004926-COA.pdf](#)

📎 [Submittal Packet - 229 West Congress Street 17-004926-COA.pdf](#)

No action required. Staff approved

[45. Petition of Jenny Mizejeski for LS3P Associataes | 17-004983-COA | 200 West Harris Street | Staff Approved - Existing Fence](#)

📎 [COA - 200 West Harris Street 17-004983-COA.pdf](#)

📎 [200WHarris_FenceSubmissionPackage.pdf](#)

No action required. Staff approved

[46. Petition of Craig W. Clements for Sottile & Sottile, LLC | 17-004986-COA | 447 Bull Street | Staff Approved - Brick Repair and Repointing](#)

📎 [447 Bull Street 17-004986-COA.pdf](#)

📎 [Submittal Packet - 447 Bull Street 17-004986-COA.pdf](#)

No action required. Staff approved

[47. Petition of William Rhangos | 17-005037-COA | 113 West Gaston Street | Staff Approved | Asphalt Shingle Roof](#)

📎 [COA - 113 West Gaston Street 17-005037-COA.pdf](#)

No action required. Staff approved

[48. Petition of Todd Mayo for Pioneer Construction, Inc. | 17-005078-COA | 347 Abercorn Street | Staff Approved - Garage Door](#)

📎 [COA - 347 Abercorn Street 17-005078-COA.pdf](#)

📎 [Application and Submittal Packet - 347 Abercorn Street 17-005078-COA.pdf](#)

No action required. Staff approved

[49. Petition of IWBR, LLC | 17-005086-COA | 1 West Broughton Street | Staff Approved - Recover Awnings](#)

📎 [COA - 1 West Broughton Street 17-005086-COA.pdf](#)

📎 [Submittal Packet - 1 West Broughton Street 17-005086-COA.pdf](#)

No action required. Staff approved

[50. Petition of Ray Hoover for Tech Roof Residential, LLC | 17-005090-COA | 122 - 124 West Huntingdon Street |](#)

Staff Approved - HydroStop Roof Coating

- ☞ [COA - 122 - 124 West Huntingdon Street 17-05090-COA.pdf](#)
- ☞ [Submittal Packet - 122 - 124 West Huntingdon Street 17-005090-COA.pdf](#)

No action required. Staff approved

51. Petition of Ray Hoover for Tech Roof Residential, LLC | 17-005091-COA | 207 East Charlton Street | Staff Approved - Roof Replacement

- ☞ [COA - 207 East Charlton Street 17-005091-COA.pdf](#)
- ☞ [Submittal Packet - 207 East Charlton Street 17-005091-COA.pdf](#)

No action required. Staff approved

52. Petition of Arend Jan de Voest | 17-005311-COA | 400 Whitaker Street | Metal Roll Up Door

- ☞ [400 Whitaker Street-Staff photos.docx](#)
- ☞ [COA - 400 Whitaker Street 17-005311-COA.pdf](#)
- ☞ [Submittal Paket - 400 Whitaker Street 17-005311-COA.pdf](#)

No action required. Staff approved

53. Petition of Josh Bull for Homeline Architecture | 17-005317-COA | 221 East Gaston Street | Staff Approved - Color Changes

- ☞ [COA - 221 East Gaston Street 17-005317-COA.pdf](#)

No action required. Staff approved

54. Amended Petition of Gretchen O. Callejas for Felder Associates Architecture | 17-005369-COA | Staff Approved - Window

- ☞ [COA - 109 - 111 Jefferson Street 17-005369-COA.pdf](#)
- ☞ [Submittal Packet - 109 -111 Jefferson Street 17-005369-COA.pdf](#)

No action required. Staff approved

55. Petition of Charles Angell for The House Doctor | 17-005396-COA | 522 East Bryan Street | Staff Approved - Painting and Repairs

- ☞ [COA - 522 East Bryan Street 17-005396-COA.pdf](#)
- ☞ [Submittal Packet - 522 E. Bryan Street 17-05396-COA.pdf](#)

No action required. Staff approved

56. Petition of Matthew S. Hallett for Ellsworth-Hallett Home Professionals | 17-005440-COA | 513 East Perry Street | Staff Approved - Shutters

- ☞ [COA - 513 East Perry Street 17-005440-COA.pdf](#)

No action required. Staff approved

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

57. Report on Work Performed Without a COA

- ☞ [9-20-17 HDBR Report on Work Without a COA.pdf](#)

Mr. Merriman said staff has given the Board the report on the work performed without a Certificate of Appropriateness.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[58. Next Case Distribution and Chair Review Meeting - Thursday, September 21, 2017 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[59. Next Pre-Meeting - Wednesday, October 11, 2017 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[60. Next Regular Meeting - Wednesday, October 11, 2017 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street](#)

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[61. Adjournment](#)

There being no further business to come before the Historic District Board of Review, Mr. Merriman adjourned the meeting at approximately 4:35 p.m.

Respectfully Submitted,

Ellen I. Harris
Director of Urban Affairs 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.