



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
August 8, 2018 1:00 P. M.
Meeting Minutes

AUGUST 8, 2018 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:

- Becky Lynch, Chair
- Dwayne Stephens, Vice-Chair
- David Altschiller
- Debra Caldwell
- Scott Cook
- Jennifer Deacon
- Kevin Dodge
- Mic Matson
- Melissa Memory

Members Absent:

- Kellie Fletcher
- Nan Taylor

MPC Staff Present:

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

I. CALL TO ORDER AND WELCOME

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

Ms. Lynch called the meeting to order at 1:05 p.m. and welcomed everyone in attendance. She 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. Petition of Dennis Craven | 18-003482-COA | 150 Montgomery Street | Signs](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the proposed signs at 150 Montgomery Street with the following conditions to be provided to staff for approval:

- 1.The projecting sign proposed for the awning is relocated to the wall;
- 2.All projecting signs provide a minimum of 10 feet of clearance above the sidewalk;
- 3.Specifications are provided for the lighting fixture and sign material;
- 4.Either the fascia or projecting sign for Spring Hill Suites is removed;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[3. Petition Shauna Kucera | 18-003744-COA | 419 Montgomery Street | Signs](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve signs at 419 Montgomery Street with the following conditions:

- 1.The Zoning Administrator approves the location of the Supplemental ID sign;
- 2.The Supplemental ID sign is not illuminated;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[4. Petition of Sign D' Sign | 18-003791-COA | 225 East Bay Street | Sign](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Recommendation .pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a projecting sign at 225 East Bay Street because the sign is visually compatible and meets the preservation and sign standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[5. Petition of Bluffton Sign Company LLC | 18-003820-COA | 412 Martin Luther King Jr. Blvd. | Sign](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Packet - 412 Martin Luther King Jr. Boulevard 18-003820-COA.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a principal use fascia sign at 412 Martin Luther King Jr. Blvd with the following condition:

-Reduce the total sign area by 2.81 square feet; the sign area shall not exceed 21 square feet;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[6. Petition Anchor Sign Inc. | 18-003821-COA | 255 Montgomery Street | Signs](#)

[📎 Submittal Packet.pdf](#)

[📎 Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a monument and directional sign at 255 Montgomery Street with the following condition:

•Ensure that no portion of a sign shall be erected within 2 feet of a curb line.

Because otherwise the signs are visually compatible and meet the sign standards.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Aye

Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[7. Petition of Doug Bean Signs | 18-003822-COA | 20 East Broughton Street | Sign](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a principal use fascia sign at 20 East Broughton Street, because the sign meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[8. Petition of Jacqueline Mason | 18-003824-COA | 114 E Gaston Street | Alterations](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

[☞ Drawings.pdf](#)

[☞ Context - Sanborn Maps.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the rear of 114 East Gaston Street with the following conditions to be provided for staff approval:

1. Provide specifications for the louver material and color;
2. The column capitals extend outward of the porch architrave;
3. The balusters are spaced a maximum of four inches apart on center;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[9. Petition of Amber North | 18-003826-COA | 310 West Boundary Street | Sign](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve a freestanding principal use sign at 310 West Boundary Street with the condition it is not on the public right-of-way, because otherwise the sign meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye

Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[10. Petition of LS3P | 18-003828-COA | 229 West Congress Street | Revisions to New Construction](#)

[18-003828-COA Staff Recommendation.pdf](#)

[Submittal Packet - 229 West Congress Street 18-003828-COA.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the revisions to 229 West Congress Street with the condition that should the rooftop mechanical equipment be visible from the public right-of-way, screening shall be required, because otherwise the project meets the design standards and is visually compatible.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

IV. ADOPTION OF THE AGENDA

[11. Adopt the August 8, 2018 Agenda](#)

Motion

The Savannah Historic District Board of Review does hereby adopt the August 8, 2018 Agenda.

Vote Results (Approved)

Motion: Scott Cook

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

V. APPROVAL OF MINUTES

12. Approve July 11, 2018 Briefing Minutes and July 11, 2018 Regular Meeting Minutes

☞ [Ju1y 11, 2018 HBR Briefing Minutes.docx](#)

☞ [07-11-2018 Miutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve July 11, 2018 Briefing Minutes and July 11, 2018 Regular Meeting Minutes.

Vote Results (Approved)

Motion:

Second:

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

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

VII. CONTINUED AGENDA

[13. 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 approve to continue the petition as requested.

Vote Results (Approved)

Motion:

Second:

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[14. 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 approve to continue the petition as requested.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Aye
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[15. 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 approve to continue the petition as requested.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

- | | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Jennifer Deacon | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Abstain |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Mic Matson | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Aye |
| Nan Taylor | - Aye |
| Kevin Dodge | - Aye |

[16. 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 approve to continue the petition as requested.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

- | | |
|-------------------|---------------|
| Debra Caldwell | - Aye |
| Jennifer Deacon | - Aye |
| Kellie Fletcher | - Not Present |
| Becky Lynch | - Abstain |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Mic Matson | - Aye |
| Melissa Memory | - Aye |
| David Altschiller | - Aye |
| Nan Taylor | - Not Present |
| Kevin Dodge | - Aye |

[17. Petition of Barnard Architects | 17-005487-COA | 204 East Hall Street | Additions and Alterations](#)

Motion

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[18. Petition of General Services Administration | 17-006639-COA | 120 and 124 Barnard Street | New Construction Part 1: Height and Mass](#)

Motion

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[19. Petition of Matthew Garappolo | 18-003666-COA | 318 Drayton Street | After the fact Signs](#)

Motion

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

VIII. REGULAR AGENDA

[20. Petition of Gunn Meyerhoff Shay | 15-001384-COA | 600 East Bay Street | New Hotel Construction, Part I Amendments](#)

🔗 [15-001384-COA Staff Recommendation.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [Context - Sanborn Maps.pdf](#)

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

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for amendments to New Construction Part 1: Height and Mass 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 monumental stair and garden area between this building and the adjacent new hotel building to the east. Any exterior lighting and signage indicated in the submittal packet are not a part of this review. The applicant stated that they are “committed to achieving a minimum of a LEED Gold certification.”

Ms. Michalak explained that the applicant-initiated amendments consist of the following:

-Change in method to earn bonus story from “*Multiple ground floor active uses*” to “*100 percent modular masonry materials*” with “*30 percent quarried stone*” and “*incorporated sustainable technology over 50 percent of the roof area.*”

-Change the main front entrance doors to a revolving door.

-Move the pool from the western courtyard to the roof at the southwest corner of the building along Bay Street; reducing the height of the building at that corner significantly. Add multi-purpose event space with pool, including a bar and a sun deck with a glass railing.

-Reconfigure the Bay Street façade and entry area.

-Increase the mass and footprint of the building within the courtyard to add more guest rooms and meeting rooms; revise fenestration; add parapet wall to screen mechanical equipment.

- Change the elevator bank massing on the east façade.
- Expand balconies at the northwest corner of the building, along River Street, to wrap the corner of the building.
- Add operable glass walls at Level 8 Roof Terrace/Dining/Bar area; alter roof terrace footprint.

Add mechanical equipment/screening in various roof locations.

The applicant is also requesting a variance from the standard that reads:

“All Mechanical or Access structures shall be contained within the additional story.”

To allow one fire stair access to the roof for maintenance as well as several screened mechanical equipment areas. This standard was in place when the review on this project began; as of this year the standard has been changed to read:

“Access above the bonus story shall be the minimum necessary for mechanical maintenance and repairs only. Only one point of access (excluding hatch access) shall be permitted above the bonus story.”

The applicant states that they intend to meet this revised standard.

Ms. Michalak stated that at the December 9, 2015 HDBR Meeting, Part I: Height and Mass was approved with conditions. The project then received a 12 month extension from the Board on November 9, 2016. The petitioner returned to the Board on November 8, 2017 with amendments to Part I: Height and Mass and Part II: Design Details. The Board approved Part I with conditions and Part II was continued. The Part I conditions are as follows (*italicized comments are by staff*):

1. Add more articulation to the full width of each end architectural bay on the east façade. *This condition was not addressed.*
2. Restudy the Bay Street (south) façade to be more prominent as a “primary” façade. *This façade has been significantly redesigned.*
3. Extend the River Street fence between the buildings to create a more consistent wall of continuity. *A fence and gate have been incorporated.*
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. *A fence has been incorporated.*
5. Indicate electrical meter/equipment locations on the site plan. *The electric meter is indicated in a recess along the east façade.*
6. Redesign to ensure that all mechanical and access structures are contained within the bonus story. *The applicant has requested a variance from this standard.*
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).

The applicant no longer intends to use the “Multiple ground floor active uses” standard to qualify for a bonus story.

Between the November, 2017 HDBR meeting and this meeting, City Council adopted a series of changes to the Historic District ordinance at their July 5, 2018 meeting. Because this project was under review prior to the changes, the project can continue its review under the previous ordinance; however, the applicant stated in the submittal packet that “...where possible, we will try to comply with the 2018 guidelines.”

Ms. Michalak reported that staff recommends to 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. Redesign and increase the height of the roof line at the west Bay Street corner to emphasize this as a main corner/entrance of the building. Also, emphasize this as a main entrance; currently it enters into a guest room corridor.
2. Add more voids to the full width of the end architectural bays on the east façade.
3. Redesign the revolving doors to be swinging doors.
4. Redesign the balconies at the northwest corner of the building so that they do not wrap the building corner.
5. Redesign the path from the stairs between the building to River Street to have a more direct route and be more open.
6. Remove the parapet wall at the courtyard roof.
7. Ensure that the base under the storefront along the Bay Street façade is 18-24 inches high.
8. Add a string course to the parapet walls.
9. Ensure that the sidewalk is a continuous uninterrupted pathway across the valet driveway in materials, configuration, and height.
10. Provide solar PV array calculations and a green roof certification from the City Manager.

Ms. Michalak additionally reported that staff recommends approval to the Zoning Board of Appeals for a variance from the standard that reads: *"All Mechanical or Access structures shall be contained within the additional story"*, with the condition that the height of all mechanical equipment screening be reduced to the greatest extent possible, to allow one fire stair access to the roof for maintenance as well as several screened mechanical equipment areas because otherwise the variance criteria are met.

PETITIONER COMMENTS

Mr. Shay introduced the team members accompanying him at today's meeting. He said they have no objections to the staff recommendations, but wanted to have further discussion on items 1, 3 and 4. They do not feel that they are necessarily incompatible, but just wanted to ensure that they understood the Board's desire for these items. Mr. Shay stated that relative to "redesign and increase the height of the roof line at the west Bay Street corner to emphasize this as a main corner/entrance of the building. Also, emphasize this as a main entrance; currently enters into a guest room corridor," the existing Homewood Suites has secondary entrances on the corner which are frequently used by the hotel guests. The guests that want to enter the National Landmark District at the level of Bay Street get off on the third floor, go out the door to the historic district. They can also reenter the building on this floor. Mr. Shay pointed out to the Board that the building steps down one story from the rest of the building mass. Their intention here is to show the difference from the small scale buildings. He stated that after reading the staff's write-up, they believed the objection was that this section was not as prominent as it needed to be. Therefore, when they come back to the Board for signage [not asking that signage be approved today], he does not believe that anybody would mistake this for anything other than an entrance to the hotel.

Mr. Shay pointed out that relative to the staff's recommendation to "redesign the revolving doors to be swinging doors" that the revolving doors are not on the front façade of the building. They do not believe that this is incompatible. They can make this work with the vestibule on the inside of the building, but it would take away from space from the lobby that they wish to retain. He said with regards to "redesign the balconies at the northwest corner of the building so that they do not wrap the building corner" he believes the issue here is visual compatibility. Consequently, he was asking for more discussion on this matter. Mr. Shay said at the end of the Board's discussion, they welcome the approval of conditions that they have already agreed with.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board discussed the corner entrance and the balconies. There is no other entrance along East Broad Street. Activity should happen in front of the building. There is no linkage along the fourth floor

corridor which could possibly create a dead zone. Possibly, an alternate way is needed to bring the public into the building. There appears to be separation between the buildings where openings could be located. This would be visible from Bay Street as you can look down the corridor. The tall blank wall has no fenestration. Ms. Deacon likes the way the building looks. She believes a security desk should be here or a lobby use. A locked door that can only be used by guests of the hotel should not be here. They are not aware that we have an ordinance that would prevent using the revolving doors. The walls between the two buildings should have some voids.

Ms. Lynch stated that initially when the Board reviewed this petition, she believes the petitioner had a variance not to require fenestration on the east side. She asked the staff to clarify this.

Ms. Michalak explained that she remembers that the Board did not support the variance, but the Zoning Board of Appeals [ZBA] granted a variance from the standards regarding the window distance. The ZBA granted the petitioner a variance for the east façade. Because of the variance, the petitioner argued that he did not have to put any windows on the façade. This is where the word "articulation" came from.

Mr. Dodge said he was not on the Board when this application was initially submitted. **He** asked Mr. Shay what is the reason for not having fenestration on the eastern wall.

Mr. Shay answered that the distance between the two buildings is only 40 feet. The owner did not want to have hotel rooms looking into hotel rooms. The passageways do not fall within each other. There are no rooms without windows.

Ms. Lynch, for the purpose of the record, stated that she, too, does not have an issue with the revolving door or the corner wrap balconies, but she has concerns about the private entrances on Bay Street.

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 the end architectural bays on the east facade.
2. Redesign the path from the stairs between the building to River Street to have a more direct route and be more open.
3. Remove the parapet wall at the courtyard roof.
4. Ensure that the base under the storefront along the Bay Street façade is 18-24 inches high.
5. Add a string course to the parapet walls.
6. Ensure that the sidewalk is a continuous uninterrupted pathway across the valet driveway in materials, configuration, and height.
7. Provide solar PV array calculations and a green roof certification from the City Manager.

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals for a variance from the standard that reads: "All Mechanical or Access structures shall be contained within the additional story", with the condition that the height of all mechanical equipment screening be reduced to the greatest extent possible, to allow one fire stair access to the roof for maintenance as well as several screened mechanical equipment areas because otherwise the variance criteria are met.

Vote Results (Approved)

Motion: Jennifer Deacon
Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[21. Petition of Charleston Sign LLC | 18-001896-COA | 512 West Oglethorpe Avenue | Signs](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

Ms. Sara Farr-Newman received notice earlier that the petitioner would like a continuance.

Motion

The Savannah Historic District Board of Review does hereby at the request of the petitioner continue the proposed signage at 512 West Oglethorpe Avenue.

Vote Results (Approved)

Motion: Dwayne Stephens
Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[22. Petition of Sottile & Sottile | 18-002096-COA | 304-306 West Taylor Street | New Construction: Part II, Design Details](#)

[☞ Aerial.pdf](#)

[☞ Context - Sanborn Maps.pdf](#)

🔗 [Berrien Ward.pdf](#)

🔗 [Staff Recommendation.pdf](#)

🔗 [Submittal Packet- Supplemental.pdf](#)

🔗 [Submittal Packet- drawings.pdf](#)

Mr. Christian Sottile was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The applicant is requesting approval for amendments to Part I, Height and Mass, and Part II, Design Details for a three-story residential duplex indicated as Lot 1 and Lot 2 on the site plan. Another application for a similar duplex at 303-305 West Berrien Street to the north of this project has also been received [File No. 18-002098-COA]. A fifth lot is proposed adjacent to the duplex; it is shown as undeveloped at this time.

Ms. Harris said that on May 9, 2018, the HDBR approved the demolition of a non-contributing building on the site, approved New Construction: Part I, Height and Mass with the following conditions to be submitted with Part II, Design Details:

1. Reduce the height of the building, including: reducing the floor-to-floor heights, the overall height and shape of the roof structure, and the peaked parapet wall. *The height of the main structure has been reduced by six inches, from 37 feet to 36 feet, six inches by reducing the height of the garden level by six inches. The overall height including the roof access has essentially remained the same as the roof access has increased by seven inches. The peaked parapet wall has decreased from six feet, six inches to five feet.*
2. Reduce the footprint of the roof structure to include only spaces necessary to enclose the stair and elevator. *The footprint has been reduced to the minimum necessary to allow a stair, elevator, and minimal mechanical area.*
3. Provide additional information regarding the bay window supports on the Jefferson Street façade. *Additional information has been provided.*

Ms. Harris stated that the Board also recommended approval to the Zoning Board of Appeals for a variance from the design standard that reads: *Garage openings shall not exceed 12 feet in width.* To allow 16-foot-wide garage doors internal to the site that will only be visible when the driveway gate is in the open position because the variance criteria are met.

Ms. Harris reported that staff recommends approval for amendments to Part I, Height and Mass and Part II, Design Details for a three-story residential duplex with the following conditions to be submitted to staff for review and approval:

1. Provide a specification for the standing seam metal roof;
2. Select a different window;
3. Incorporate a horizontal rail on the shutters at the location of meeting rails of adjacent windows;
4. Provide an additional detail of the privacy divider at the main entrance;
5. Incorporate a lower rail on the stair balusters

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

PETITIONER COMMENTS

Mr. Sottile thanked staff for their review. They agree with the recommendations and will incorporate staff's suggestions.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said during the hearing of 7 Drayton Street, they all were trying to find good alternative windows for this building. Consequently, with this petition, the HSF

is glad to see the staff's recommendation and the petitioner's response about the windows at this location.
The HSF is anxious to see the windows in place.

Motion

The Savannah Historic District Board of Review does hereby:

Approve the demolition of a non-contributing building located at 421 Jefferson Street because the building does not meet the criteria to be rated as historic.

Approve New Construction: Part I, Height and Mass for a three-story residential duplex with the following conditions to be submitted with Part II, Design Details for review and approval by the Board:

- 1.Reduce the height of the building, including: reducing the floor-to-floor heights, the overall height and shape of the roof structure, and the peaked parapet wall.
- 2.Reduce the footprint of the roof structure to include only spaces necessary to enclose the stair and elevator.
- 3.Provide additional information regarding the bay window supports on the Jefferson Street façade.

Recommend approval to the Zoning Board of Appeals for a variance from the design standard that reads: Garage openings shall not exceed 12 feet in width. To allow 16-foot-wide garage doors internal to the site that will only be visible when the driveway gate is in the open position because the variance criteria are met.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[23. Petition of Sottile & Sottile | 18-002098-COA | 303-305 Berrien Street | New Construction: Part II, Design Details](#)

- 📎 [Aerial.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Berrien Ward.pdf](#)
- 📎 [Staff Recommendation.pdf](#)
- 📎 [Submittal Packet- Supplemental.pdf](#)

📎 [Submittal Packet- drawings.pdf](#)

Mr. Christian Sottile was present on behalf of the petition.

Ms. Ellen Harris gave the staff report. The applicant is requesting approval for amendments to Part I, Height and Mass, and Part II, Design Details for a three-story residential duplex indicated as Lot 3 and Lot 4 on the site plan. Another application for a similar duplex at 302-304 West Taylor Street to the south of this project has also been received [File No. 18-002096-COA]. A fifth lot is proposed adjacent to this duplex; it is shown as undeveloped at this time.

Ms. Harris stated that on May 9, 2018, the HDBR approved the demolition of a non-contributing building on the site, approved New Construction: Part I, Height and Mass with the following conditions to be submitted with Part II, Design Details:

1. Reduce the height of the building, including: reducing the floor-to-floor heights, the overall height and shape of the roof structure, and the peaked parapet wall.

The height of the main structure has been reduced by six inches, from 37 feet to 36 feet, six inches by reducing the height of the garden level by six inches. The overall height including the roof access has essentially remained the same as the roof access has increased by seven inches. The peaked parapet wall has decreased from six feet, six inches to five feet.

- 2 Reduce the footprint of the roof structure to include only spaces necessary to enclose the stair and elevator.

The footprint has been reduced to the minimum necessary to allow a stair, elevator, and minimal mechanical area.

3. Provide additional information regarding the bay window supports on the Jefferson Street façade.

Additional information has been provided.

Ms. Harris said the Board also recommended approval to the Zoning Board of Appeals for a variance from the design standard that reads: *Garage openings shall not exceed 12 feet in width.* To allow 16-foot-wide garage doors internal to the site that will only be visible when the driveway gate is in the open position because the variance criteria are met.

Ms. Harris reported that staff recommends approval for amendments to Part I, Height and Mass and Part II, Design Details for a three-story residential duplex with the following conditions to be submitted to staff for review and approval:

1. Provide a specification for the standing seam metal roof;
2. Select a different window;
3. Incorporate a horizontal rail on the shutters at the location of meeting rails of adjacent windows;
4. Provide an additional detail of the privacy divider at the main entrance;
5. Incorporate a lower rail on the stair balusters;

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

PETITIONER COMMENTS

Mr. Sottile thanked the staff for their report. They are in agreement with the staff's suggestions.

PUBLIC COMMENTS

None.

Motion

The Savannah Historic District Board of Review does hereby approve the amendments to Part I, Height and Mass and Part II, Design Details for a three-story residential duplex with the following conditions to be submitted to staff for review and approval:

1. Provide a specification for the standing seam metal roof;
2. Select a different window;
3. Incorporate a horizontal rail on the shutters at the location of meeting rails of adjacent windows;
4. Provide an additional detail of the privacy divider at the main entrance;
5. Incorporate a lower rail on the stair balusters;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

[24. Petition of Greenline Architecture | 18-003827-COA | 112-114-116 West Congress Street | Amendment to Rooftop Addition](#)

- 📎 [Staff Recommendation .pdf](#)
- 📎 [HDBR-112-114-116ECongress-Writeup-REVISED-08-08-18.pdf](#)
- 📎 [112-114-116 WestCongress-Drawings-Revised-8-8-18.pdf](#)
- 📎 [Sorry Charlie's Renderings-8-8-18.pdf](#)
- 📎 [HDBR Material Spec List-REVISED-08-08-18.pdf](#)
- 📎 [HDBR-Sorry charlie's Drawings Submittal_2017-10-11.pdf](#)
- 📎 [SorryCharlie'sRooftopPerspective_2017-10-11.pdf](#)
- 📎 [Drawings_2017-12-13.pdf](#)
- 📎 [Renderings_2017-12-13.pdf](#)

Mr. Keith Howington was present on behalf of the petitioner.

Ms. Alyson Smith gave the staff report. The petitioner is requesting approval for an amendment to a

previously approved COA for a rooftop addition and rehabilitation at 112-116 West Congress Street. The following amendments are proposed:

1. Revise the configuration and specification of the windows and doors at the rooftop addition;
2. Increase the height of the rooftop addition due to structural constraints;
3. Revise the location of the mechanical screening;
4. Add building ties to the north and south elevations for structural stability;
5. Retain and preserve the stepped parapets over 116 West Congress Street;
6. Install a metal coping entablature at the base of the roof and install translucent glass railing along the building's west elevation fronting Barnard Street and Ellis Square, as well as behind the existing parapets at the north and south elevations.

Ms. Smith gave the background information on the building. 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. On January 8, 2014, the HDBR approved plans for rehabilitation of 114-116 West Congress Street which generally included, repointing exposed brick; stabilizing existing stucco; repairing existing brownstone lintels, sills, and pilasters; replacing existing downspouts, and installing new light fixtures [File No. 13-006343-COA].

Ms. Smith said that on October 8, 2014, the HDBR approved amendments to a previously approved COA [File No. 13-006343-COA] for the rehabilitation of the building. The amendments resulted from changes requested by the Georgia Department of Natural Resources: Historic Preservation Division as the project is pursuing federal and state rehabilitation tax incentives [File No. 14-004080-COA]. The amendments included removing all of the remaining stucco from 114-116 W. Congress and adding a new storefront system on the building's west façade.

Ms. Smith said on February 11, 2015, staff approved three awnings featuring signage [File No. 15-000619-COA]. On March 2, 2015, staff approved the rehabilitation and installation of the historic, "Sorry Charlie's" sign at 114-116 West Congress Street [File No. 15-001131-COA]. On June 10, 2015, staff approved a Certificate of Appropriateness for three light fixtures to be installed on the west façade and two on the north façade under the awnings adjacent to the storefront windows. The fixtures are black gooseneck lamps manufactured by Hi-Lite [File No. 15-003154-COA].

Ms. Smith stated that on November 8, 2017, the HDBR approved a new storefront entrance to be added to the south façade of 114 West Congress Street and continued the petition for a rooftop addition at 112-116 West Congress Street, which included the request to demolish the stepped parapets and reconstruct parapets to match the original historic condition as documented in historic photographs [File No. 17-005984-COA]. Among the items that were addressed in the Board Decision to be reconsidered and redesigned was the following:

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.

Ms. Smith stated that at the HDBR hearing on December 13, 2017, the petitioner presented revised drawings of the addition that included setbacks from the north and south elevations with a slightly reduced building footprint and proceeded with the initial request to demolish the stepped parapets in exchange for a reconstructed parapet to match historic documentation. Staff recommended approval of the rooftop addition at 112-116 W. Congress St. and reconstruction of the buildings original parapet *only above 116 West Congress Street's west elevation* and upheld the previous recommendation to preserve the existing stepped parapets at the north and south elevation and that the petitioner restudy how additional screening could be added. The HDBR approved the rooftop addition, demolition of the existing stepped parapets over 116 West Congress Street, and the reconstruction of the building's original parapets over the 116 W. Congress Street portion, with conditions to: reduce the height of the elevator

overrun, and to submit color selections of all materials for review.

Ms. Smith stated that the HDBR also recommended approval to the Zoning Board of Appeals for a variance from the design standard that states:

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

Ms. Smith stated that the petitioner has not applied for a variance from the Zoning Board of Appeals at the time of the writing of this report. In terms of the conditions, the petitioner has submitted color selections for review with the current request. The height of the elevator overrun was marginally reduced by two inches.

Ms. Smith reported that staff recommends approval of the requested amendments to a previously approved COA for a rooftop addition and rehabilitation at 112-116 West Congress Street [File No. 17-005984-COA] with the following conditions:

1. Reduce the height of the addition and its components to the previously approved height;
2. Eliminate the glass railing along the west elevation and include a solid parapet;

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

PETITIONER COMMENTS

Mr. Howington thanked the Board for hearing their petition. He informed the Board that the additional height is needed to make the project successful. This is a tax credit project and, therefore, will be reviewed by the State Historic Preservation Office [SHPO]. Mr. John Deering made the previous reports to the Board. The first two bays, 114 and 116 were cited as being unable to repair. However, Greenline felt it would be a terrible loss if these two bays were not repaired. While aware that financial aspects are not a concern of the Board, he wanted to say that the owners went to great financial expenditures to repair the building. The building is in a six-story height zone. They are not asking for three additional stories, but asking for a slight increase to make this project most successful. The footprint was reduced.

Mr. Howington explained that the parapets and glass railings are needed. He said staff has stated in their report on page 4, "staff contends that a solid parapet should be constructed to screen the alterations to the historic building's roof." Mr. Howington said also the staff's report on page 7 states that "staff does not find the combination of additional height and transparent parapet feature to be visually compatible. He said they do not disagree with this and would like to keep what was approved in 2017 and keep the solid parapet.

PUBLIC COMMENTS

Mr. Daniel Carey of the Historic Savannah Foundation [HSF] said generally they agree with staff. They believe the addition is too tall. The HSF had a concern about this the last time the petition was heard. A lot of the things were built before we had an ordinance. He believes the glass railing is not appropriate. Would the Board review the scuppers? He realized that the scuppers would also be reviewed by the Historic National Park Services as this is a tax credit project.

Mr. Carey agreed with staff regarding the variances, etc. He heard the petitioner say that the increase in height would make the project more successful. He is not against a little change and does not have a prohibition against rooftop additions. But, the HSF is not in support of this. Maybe some of the requests need to be fine tuned and the petition be continued to allow for it to be examined a little closer.

Mr. Howington, in response to the public comments, stated they were approved for height in 2017. They looked at several options to keeping a solid rail here. SHPO is not opposed to the rooftop and is in favor of the solid parapet. Scuppers are existing on the west, east and south, but not on the north.

BOARD DISCUSSION

The Board discussed the height, parapet, and glass railing. The height needs to be reduced as much as possible. They are in favor of the solid parapet.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the requested amendments to the previously approved COA for a rooftop addition and rehabilitation at 112-116 West Congress Street [File No. 17-005984-COA] with the following conditions:

1. Eliminate the glass railing and include a solid parapet as previously approved;
2. Explore reducing the height of the addition and its components as much as possible;

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Jennifer Deacon

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Nay
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

[25. Petition of A. Christine Wiggins | 18-002335-COA | 534 East Gordon street | Staff Approved - Color Change](#)

[📎 COA - 534 East Gordon Street 18-002335-COA.pdf](#)

[📎 Submittal Packet - 534 East Gordon Street 18-002335-COA.pdf](#)

No action required. Staff approved.

[26. Petition of John Mowry | 18-003570-COA | 414 East macon Street | Staff Approved - Roof Repair](#)

No action required. Staff approved.

[27. Petition of Stewart Dohrman for Dohrman Construction + Preservation | 18-003672-COA | 216 East Gaston Street | Staff Approved - Shutters](#)

[📎 COA - 216 East Gaston Street 18-003672-COA.pdf](#)

☞ [Submittal Packet - 216 East Gaston Street 18-003672-COA.pdf](#)

No action required. Staff approved.

[28. Petition of Stacy Ritchie | 18-003671-COA | 122 East Liberty Street | Staff Approved - Color Change](#)

☞ [COA - 122 East Liberty Street 18-003674-COA.pdf](#)

☞ [Submittal Packet - 122 East Liberty Street 18-003674-COA.pdf](#)

No action required. Staff approved.

[29. Petition of Sam Carroll for Carroll Construction | 18-003679-COA | 210 East Taylor Street | Staff Approved - Shutters](#)

No action required. Staff approved.

[30. Petition of Brett Turner for Whitaker Investment Group | 18-003722-COA | 528 Martin Luther King, Jr. Boulevard | Staff Approved - Color Change](#)

☞ [COA - 528 MLK Jr. Boulevard 18-003722-COA.pdf](#)

☞ [Submittal Packet - 528 MLK Jr. Boulevard 18-003722-COA.pdf](#)

No action required. Staff approved.

[31. Petition of Matthew Deacon | 18-003727-COA | 20 West Taylor Street | Staff Approved - Color Changes](#)

☞ [COA - 20 West Taylor Street 18-003727-COA.pdf](#)

☞ [Submittal Packet - 20 West Taylor Street 18-003727-COA.pdf](#)

No action required. Staff approved.

[32. Petition of Wells Anderson for Wells Anderson Construction | 18-003759-COA | 415 East Gordon Street | Staff Approved - Color Changes](#)

☞ [COA - 415 East Gordon Street 18-003759-COA.pdf](#)

☞ [Application and Submittal Packet - 415 East Gordon Street 18-003759-COA.pdf](#)

No action required. Staff approved.

[33. Petition of Eric Davenport for Savannah Construction & Preservation | 18-003823-COA | 26 East Bay Street | Staff Approved - Window Sashes](#)

☞ [COA - 26 East Bay Street 18-003823-COA.pdf](#)

☞ [submittal material.pdf](#)

No action required. Staff approved.

[34. Petition of Clif Cooper for Pantheon ADC | 18-003825-COA | 112 West Broughton Street | Staff Approved - New Rooftop Equipment](#)

☞ [COA - 112 West Broughton Street 18-003825-COA.pdf](#)

☞ [Submittal Packet - 112 W. Broughton Street 18-003825-COA WOB Kitchen- 07-09-18.pdf](#)

No action required. Staff approved.

[35. Petition of William Bateman | 18-003928-COA | 314 East Huntingdon Street | Staff Approved - Color Changes and New Garage Doors](#)

☞ [COA - 314 East Huntingdon Street 18-003928-COA.pdf](#)

☞ [Submittal Packet - 314 East Huntingdon Street 18-003928-COA.pdf](#)

No action required. Staff approved.

[36. Petition of Harold E. Willett, Jr. | 18-003981-COA | 120 West Gwinnett Street | Staff Approved - Windows](#)

☞ [COA - 120 West Gwinnett Street 18-003981-COA.pdf](#)

☞ [Submittal Packet - 120 West Gwinnett Street 18-003981-COA.pdf](#)

No action required. Staff approved.

[37. Petition of Andrew Barber for Coastal Canvas Products | 18-004084-COA | 317 West Broughton Street | Staff Approved - Awnings](#)

☞ [COA - 317 West Broughton Street 18-004084-COA.pdf](#)

☞ [Submittal Packet - 317 West Broughton Street 18-004084-COA.pdf](#)

No action required. Staff approved.

[38. Petition of Greg Spencer for Fortified Telecom Services, Inc. | 18-004085-COA | Staff Approved - Telecommunications Equipment](#)

☞ [COA - 24 Drayton Street 18-004085-COA.pdf](#)

☞ [Submittal Packet - 24 Drayton Street 18-004085-COA.pdf](#)

No action required. Staff approved.

[39. Petition of Mark Thomas for Thunderbird Inn | 18-004087-COA | 611 West Oglethorpe Avenue | Staff Approved - Color Changes](#)

☞ [COA - 611 West Oglethorpe Avenue 18-004087-COA.pdf](#)

☞ [Submittal Packet - 611 West Oglethorpe Avenue 18-004087-COA.pdf](#)

No action required. Staff approved.

[40. Petition of Harley Krinsky | 18-004090-COA | 411 West Congress Street | Staff Approved - Sign Face Changes](#)

☞ [COA - 411 West Congress Street 18-004090-COA.pdf](#)

☞ [SOCIAL CLUB SHOP DRAWINGS \(1\).pdf](#)

No action required. Staff approved.

[41. Petition of Sam Carroll for Carroll Cnstruction | 18-004091-COA | 210 East Taylor Street | Staff Approved - Doors](#)

☞ [COA - 210 East Taylor Street 18-004091-COA.pdf](#)

☞ [Submittal Packet - 210 East Taylor Street 18-004091-COA.pdf](#)

No action required. Staff approved.

[42. Petition of Jeffrey Morgan | 18-004093-COA | 112 West Jones Street | Staff Approved - Color Changes](#)

☞ [COA - 112 West Jones Street 18-004093-COA.pdf](#)

☞ [Submittal Packet - 112 West Jones Street 18-004093-COA.pdf](#)

No action required. Staff approved.

[43. Petition of Patrick Phelps for Hansen Architects | 18-004095-COA | 101 Martin Luther King Jr. Boulevard | 18-004095-COA | Existing Doorways](#)

☉ [COA - 101 MLK Jr. Boulevard 18-004095-COA.pdf](#)

☉ [Submittal Packet - 101 MLK Jr. Blvd 18-004095-COA.pdf](#)

No action required. Staff approved.

44. Petition of Kristina Pack for Halleluyah Restoration, LLC | 18-004115-COA | 521 Tattnall Street | Staff Approved - Windows

☉ [COA - 521 Tattnall Street 18-004115-COA.pdf](#)

☉ [Submittal Packet - 521 Tattnall Street 18-004115-COA.pdf](#)

No action required. Staff approved.

45. Petition of Charles Padgett for T-Mobile South, LLC | 18-004127-COA | 133 Montgomery Street | Staff Approved - Roof-mounted Telecommunications Antennae

☉ [COA - 133 Montgomery Street 18-004127-COA.pdf](#)

☉ [Structural Analysis - 133 Montgomery Street 18-004127-COA.pdf](#)

☉ [Submittal Packet - 133 Montgomery Street 18-004127-COA.pdf](#)

No action required. Staff approved.

46. Petition of Ellsworth Design Build | 18-004139-COA | 22 West Taylor Street | Staff Approved - Color Changes

☉ [COA - 22 West Taylor Street 18-004139-COA.pdf](#)

No action required. Staff approved.

47. Petition of Doug Bean for Doug Bean Signs. Inc. | 18-004145-COA | 225 East Bay Street | Staff Approved - Sign Face Change

☉ [COA - 225 East Bay Street 18-004145-COA.pdf](#)

☉ [Submittal Packet - 225 East Bay Street 18-004145-COA.pdf](#)

No action required. Staff approved.

48. Petition of Sam Bernstein for Bernstein's Inc. | 18-004174-COA | 223 West Congress Street | Staff Approved - Sign

☉ [COA - 223 West Congress Street 18-004174-COA.pdf](#)

☉ [Submittal Packet - 223 West Congress Street 17-001332-COA.pdf](#)

No action required. Staff approved.

49. Petition of Amy Schultz for Metalcrafts, A Tecta America Co., LLC | 18-004182-COA | 421 Habersham Street | Staff Approved - Roof

☉ [COA - 421 Habersham Street 18-004182-COA.pdf](#)

☉ [Submittal Packet - 421 Habersham Street 18-004182-COA.pdf](#)

No action required. Staff approved.

50. Petition of Jason Harmon | 18-004261-COA | 206 West Bay Street | Staff Approved - HVAC Lines

☉ [COA - 206 West Bay Street 18-004261-COA.pdf](#)

☉ [IMG_20180801_105724.jpg](#)

☉ [IMG_20180801_105734 \(1\).jpg](#)

[IMG_20180801_105755 \(1\).jpg](#)

[IMG_20180801_105811.jpg](#)

[IMG_20180801_110044.jpg](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

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

[8-8-18 HDBR Report on Work Without a COA.pdf](#)

Ms. Lynch stated that the staff has given the Board the report on work performed without a COA.

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[52. Next Case Distribution and Chair Review Meeting - Thursday, August 16, 2018 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[53. Next Pre-Meeting - Wednesday, September 12, 2018 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[54. Next Regular Meeting - Wednesday, September 12, 2018 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street](#)

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[55. Adjournment](#)

There being no further business to come before the Historic District Board of Review, Ms. Lynch adjourned the meeting at 3:45 p.m.

Respectfully Submitted,

Ellen I. Harris, Director
Urban Planning and Historic Preservation

EIH:mem

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