



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
February 14, 2018 1:00 p.m.
Meeting Minutes

FEBRUARY 14, 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
Debra Caldwell
Scott Cook
Jennifer Deacon
Kellie Fletcher
Mic Matson
Melissa Memory
Nan Taylor

Member Absent: David Altschiller

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

I. CALL TO ORDER AND WELCOME

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

II. SIGN POSTING

III. CONSENT AGENDA

[2. C1 - Approve all Consent Agenda items](#)

Motion

Approve the Consent Agenda

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell

- Aye

Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[3. C2 - Petition of Homeline Architecture | 17-007037-COA | 224 East Oglethorpe Avenue | Alterations & Rooftop Addition](#)

- [Aerial View.pdf](#)
- [Anson Ward.pdf](#)
- [Sanborn Maps.pdf](#)
- [Narrative.pdf](#)
- [Previously Submitted Drawings.pdf](#)
- [Previously Submitted Renderings.pdf](#)
- [Revised HDBR Submittal_2018-01-24.pdf](#)
- [Revised Renderings_2018-01-16.pdf](#)
- [Specifications.pdf](#)
- [Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a rooftop addition, rooftop terrace and roof replacement at 224 East Oglethorpe Avenue with the following conditions:

1. Revise the direction of the vertical siding so that it is horizontal;
2. Provide a paint color sample for the clad doors;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[4. C3 - Petition of Sign D'Sign | 18-000247-COA | 175 West Bay Street | Signs and Awning](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the proposed signs and awning at 175 West Bay Street with the condition the width of the lettering is provided for staff approval, because otherwise the work meets the standards and is visually compatible:

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[5. C4 - Petition of LS3P Associates | 18-000282-COA | 413 East Bay Street | Rehabilitation & Addition](#)

[☞ Staff Recommendation.pdf](#)

[☞ Context - Sanborn Maps.pdf](#)

[☞ Project Info - 413 East Bay Street 18-000282-COA.pdf](#)

[☞ Submittal Packet - 413 East Bay Street 18-000282-COA.pdf](#)

Motion

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

1. Provide a brick sample for the brick sill;
2. Provide a screening method for HVAC units if it is found that they are visible from the public right-of-way;
3. Provide additional information regarding the location of refuse storage;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[6. C5 - Petition of SHEDDarchitecture | 18-000285-COA | 506-512 East Liberty Street | Alterations](#)

[Final Drawings.pdf](#)

[Lighting specification.pdf](#)

[Material Specifications.pdf](#)

[Revised Window Specification.pdf](#)

[Staff Recommendation.pdf](#)

Motion

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

- 1.A full size window sample is provided for staff approval;
- 2.The door is wood or clad wood;
- 3.The insets of all doors and windows are specified;

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

Melissa Memory	- Aye
Nan Taylor	- Aye

[7. C6 - Petition of Doug Bean Signs | 18-000289-COA | 601 East Bay Street | Signs](#)

[Staff Recommendation.pdf](#)

[Submittal Package.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a principal use sign at 601 East Bay Street, because the sign meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[8. C7 - Petition of AAA Sign Co. Inc. | 18-000293-COA | 221 West River Street | Sign](#)

[18-000293-COA Staff Recommendation.pdf](#)

[Submittal Packet - 221 West River Street 18-000293-COA.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition to relocate an existing sign to the property at 221 West River Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

- 1.Ensure that mounting the sign onto the stucco and brick building does not cause damage to the historic materials. Install anchors in brick mortar joints and not through the brick faces.
- 2.Ensure that an encroachment license is obtained.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye

Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[9. C8 - Petition of Sottile and Sottile | 18-000298-COA | 215 West Broughton Street | Amendment to Previous COA- New Construction](#)

- 📎 [18-000298-COA Staff Recommendation.pdf](#)
- 📎 [Application - 215 West Broughton Street 18-000298-COA.pdf](#)
- 📎 [Submittal Packet.pdf](#)
- 📎 [Previous submittal- beam information.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for revisions to Part II: Design Details with the following conditions:

- 1.Reduce the height of the railing to 36 inches unless required for building code compliance.
- 2.Ensure that any alterations to the sidewalk in front of the building are consistent with the Broughton Streetscape Plan.

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[10. C9 - Petition of Hansen Architects | 18-000305-COA | 124 West Gaston Street | New Construction Carriage House: Part I, Height and Mass](#)

- 📎 [18-000305-COA Staff Recommendation.pdf](#)

- [Chatham Ward Map.pdf](#)
- [Context - Sanborn Maps.pdf](#)
- [Submittal Packet - Photographs and Drawings.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part I, Height and Mass for a two-story carriage house at the rear of the property located at 124 West Gaston Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

1.If, during construction, the roof-mounted HVAC unit is visible that it be screened from view of all streets and lanes and a screening detail be submitted to staff for review and approval.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

- | | |
|-----------------|-----------|
| Debra Caldwell | - Aye |
| Jennifer Deacon | - Aye |
| Kellie Fletcher | - Aye |
| Becky Lynch | - Abstain |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |
| Mic Matson | - Aye |
| Melissa Memory | - Aye |
| Nan Taylor | - Aye |

IV. ADOPTION OF THE AGENDA

[11. Adopt the February 14, 2018 Agenda](#)

Motion

The Savannah Historic District Board of Review does hereby adopt the February 14, 2018 Agenda.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Becky Lynch

- | | |
|-----------------|-----------|
| Debra Caldwell | - Aye |
| Jennifer Deacon | - Aye |
| Kellie Fletcher | - Aye |
| Becky Lynch | - Abstain |
| Scott Cook | - Aye |
| Dwayne Stephens | - Aye |

Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

V. APPROVAL OF MINUTES

12. Approval of December 6, 2017 Retreat Minutes

[12-06-2017 Retreat Minutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve December 6, 2017 Retreat Minutes.

Vote Results (Approved)

Motion: Scott Cook
Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

13. Approval of December 13, 2017 Briefing and Regular Minutes

[December 13, 2017 HBR Briefing Minutes.docx](#)

[12-13-2017 Minutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve December 13, 2017 Briefing and Regular Minutes.

Vote Results (Approved)

Motion: Scott Cook
Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

14. Approval of January 10, 2018 Briefing and Regular Minutes

[☞ January 10, 2018 HBR Briefing Minutes.docx](#)

[☞ 01-10-2018 Minutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve January 10, 2018 Briefing and Regular Minutes.

Vote Results (Approved)

Motion: Scott Cook

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

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

[15. Petition of Lynch Associates Architects | 18-000312-COA | 342 Drayton Street | New Construction: Part I, Height and Mass](#)

VII. CONTINUED AGENDA

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

Motion

Continue all items to next regular meeting.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain

Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[17. 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: Kellie Fletcher	
Second: Dwayne Stephens	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[18. 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: Kellie Fletcher	
Second: Dwayne Stephens	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye

Nan Taylor - Aye

[19. 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: Kellie Fletcher

Second: Dwayne Stephens

- Debra Caldwell - Aye
- Jennifer Deacon - Aye
- Kellie Fletcher - Aye
- Becky Lynch - Abstain
- Scott Cook - Aye
- Dwayne Stephens - Aye
- Mic Matson - Aye
- Melissa Memory - Aye
- Nan Taylor - Aye

[20. 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: Kellie Fletcher

Second: Dwayne Stephens

- Debra Caldwell - Aye
- Jennifer Deacon - Aye
- Kellie Fletcher - Aye
- Becky Lynch - Abstain
- Scott Cook - Aye
- Dwayne Stephens - Aye
- Mic Matson - Aye
- Melissa Memory - Aye
- Nan Taylor - Aye

[21. 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: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[22. 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: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

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

Motion

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[24. Petition of Whitfield Signs | 17-006556-COA | 412 Williamson Street | Signs](#)

Motion

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

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[25. 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 continue the petition as requested.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye

Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[26. Petition of Signs By James LLC | 18-000265-COA | 414 West Broughton Street | Sign](#)

Motion

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

Vote Results (Approved)

Motion: Kellie Fletcher
Second: Dwayne Stephens

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

VIII. REGULAR AGENDA

[27. D1 - Petition of LS3P and Gunn Meyerhoff Shay | 17-004307-COA | 630 Indian Street | New Construction Part II: Design Details](#)

- 📎 [17-004307-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet- Materials Narrative.pdf](#)
- 📎 [Submittal Packet- Specifications.pdf](#)
- 📎 [Submittal Packet- Drawings- Sections and Details.pdf](#)
- 📎 [Submittal Packet- Drawings sm..pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [North Oglethorpe Ward.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Petitioner's Response.pdf](#)

NOTE: Mr. Cook recused himself from participating in this petition. He is an employee of LS3P.

Ms. Harris explained that the petitioner is requesting approval for revisions to New Construction Part 1: Height and Mass and Part II: Design Details of a seven-story apartment building on the site bounded by

River Street to the north, Fahm Street to the east, Indian Street to the south, and McGuire Street to the west. The footprint of the building is approximately 57,000 square feet and includes three floors of partially underground parking. The building encompasses the entire block. The request also includes a bonus story. The building proposes retail, live/work, and amenity spaces on the ground floor and residential apartments above.

Ms. Harris said Part I Height and Mass was initially reviewed by the Historic District Board of Review on August 9, 2017 and approved with conditions on November 8, 2017. On January 10, 2018, the HDBR reviewed Part II Design Details and continued the submittal in order for the petitioner to address the following:

1. Along the south, Indian Street façade, provide more consistency with the storefront designs, particularly in terms of height.

The condition has been met. The storefronts on the Indian Street façade are more regular.

2. Along the Indian Street façade, on the second floor, redesign the height of the doors to the balconies to more closely align with the window heights on the same floor.

The condition has been met. Transoms have been added above the doors to better align with the window heights.

3. Revise the design so that no section of the building is greater than 60 feet.

The condition has been met. The two sections of the building that exceeded 60 feet in width have been divided.

4. Revise the window and door spacing so that they align vertically on all elevations.

The condition has been met. The window and door spacing aligns vertically.

5. Provide proud header and sills on the windows and doors within the recesses of the courtyards along River and Indian Streets.

The condition has not been met. Proud header and sills have been incorporated at the windows but no headers have been incorporated above the doors.

6. Select a different red brick, one without so much variation in applied finish/color.

The condition has been met. The proposed brick is Palmetto Brick- Biltmore.

7. Revise the storefront openings so that the stone continues the existing pattern and wraps the storefront openings rather than the proposed recessed vertical framing elements at all storefronts.

The condition has been met.

8. Redesign the arched storefronts so that the arched element does not extend so far past the actual storefront opening.

The condition has been met.

9. Eliminate or redesign the very narrow stone column between two storefront systems on the south elevation (east building mass) and the north elevation (west building mass).

The condition has been met. The storefront has been redesigned so as not to include the stone column.

10. Revise the storefronts to extend from a sill or 18-24 inch tall base.

The condition has not been met. The storefronts have been revised to incorporate a 24" tall stone base/water table which has been added to all elevations, including the spaces between the storefronts. Where storefronts include entrances, no sill or base has been incorporated.

11. Continue the masonry horizontal band separating the top story from the stories below in the same width and profile through the stucco.

The condition has been met.

12. Revise the stringcourse to be lower and separate from the coping.

The condition has not been met on the stepped down portion on the east elevation.

13. Replace stucco with brick in the setback areas at the top floors.

The condition has not been met. Stucco is still specified in the setback areas at the top floors.

14. Ensure the stucco has a smooth finish.

The condition has been met. The stucco is specified to have a smooth finish.

15. Provide a full size sample of the Pella – 450 Series window. Ensure all windows are operable.

The proposed windows are Pella-850 Series. Ensure that all windows are operable.

16. Select a different garage door with a smooth finish, no lights, and a less residential aesthetic.

The condition has been met.

17. Redesign or eliminate the masonry privacy wall separating the double recessed balconies.
The condition has been met. The privacy walls have been redesigned to be metal louvers.
18. Redesign the protruding balconies on the second floor to be lighter and not cover the horizontal band- a Juliette balcony or the elimination of the balconies should be considered at these locations.
The condition has been met. These balconies have been eliminated.
19. Reduce the depth of the protruding balconies to no more than three feet.
The condition has not been met. The balconies protrude approximately five feet.
20. Eliminate the fireplace in the Indian Street courtyard.
The condition has been met. The fireplace has been eliminated.
21. Revise the sidewalk at both the McGuire and Fahm Street parking entrances be a continuous uninterrupted pathway across the driveway in materials, configuration and height.
The condition has not been met. The sidewalk is continuous in materials but not in height.
22. Redesign the landscaped area along the Fahm Street façade so that there are not two parallel sidewalks.
The condition has been met. The landscaped area along Fahm Street has been revised
23. Provide additional information regarding the fencing indicated on the landscape plan around the transformer on the northeast corner of the site.
The fencing has been eliminated.
24. Provide additional clarification on where the proposed painted masonry lintels are proposed to be utilized.
Clarification has been provided.
25. Provide samples and/or specifications for the following: cast stone arches, metal mesh in the walls, storefront bases and horizontal dividers.
With the exception of the cast stone arches, samples and/or specifications have been provided.

The petitioner is requesting a variance from the standard which states:

Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width.

Ms. Harris stated that on the north elevation, five bays do not meet the standard. On the west elevation, five bays do not meet the standard. On the south elevation, four bays do not meet the standard. On the east elevation, two bays do not meet the standard. Some of the bays are very close to meeting the standard and staff believes the intent of the standard is met in those locations.

Ms. Harris reported that staff recommends approval of Part II: Design Details for new construction at 630 Indian Street with the following conditions to be provided to staff for review and approval:

1. Incorporate headers over the doors on the interior courtyards.
 2. Revise the stucco to brick in the setback areas at the top floors.
 3. Redesign all storefronts to extend from a sill or 18-24 inch tall base of contrasting material.
 4. Revise the balconies to extend no more than three feet from the face of the building.
 5. Revise the sidewalk at both the McGuire and Fahm Street parking entrances be a continuous uninterrupted pathway across the driveway in terms of height.
 6. Revise the "metal column with brick veneer" on the east elevation to a metal column and divider louvers.
 7. Redesign the bay spacing to be between 15 and 20 feet on all elevations.
 8. Incorporate a stringcourse in the step-down area on the east elevation.
 9. Ensure all windows are operable.
 10. Provide samples for the cast stone arches.
 11. Provide a sample panel onsite per the Sample Panel Policy.
- Because the project is otherwise visually compatible and meets the standards.

Ms. Harris additionally reported that staff recommends denial of the request for a variance from the standard, *Exterior building walls shall use window groupings (including curtain walls), columns, and/or*

pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width
because the variance criteria have not been met

PETITIONER COMMENTS

Mr. Gowe agreed with staff's recommendations. He withdrew the variance request. Mr. Gowe entertained questions from the Board.

PUBLIC COMMENTS

None.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for Part II: Design Details for new construction at 630 Indian Street with the following conditions to be provided to staff for review and approval:

1. Incorporate headers over the doors on the interior courtyards.
2. Revise the stucco to brick in the setback areas at the top floors.
3. Redesign all storefronts to extend from a sill or 18-24 inch tall base of contrasting material.
4. Revise the balconies to extend no more than three feet from the face of the building.
5. Revise the sidewalk at both the McGuire and Fahm Street parking entrances be a continuous uninterrupted pathway across the driveway in terms of height.
6. Revise the "metal column with brick veneer" on the east elevation to a metal column and divider louvers.
7. Redesign the bay spacing to be between 15 and 20 feet on all elevations.
8. Incorporate a stringcourse in the step-down area on the east elevation.
9. Ensure all windows are operable.
10. Provide samples for the cast stone arches.
11. Provide a sample panel onsite per the Sample Panel Policy.

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

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Debra Caldwell

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

- 📎 [Aerial.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [17-005582-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet- Narrative.pdf](#)
- 📎 [Submittal Packet- Drawings.pdf](#)

Mr. Chris Kacena was present on behalf of the petition.

Ms. Harris stated that the petitioner is requesting approval of Part I Height and Mass of a new six story building at the northwest corner of Indian and Fahm Streets. The project provides two levels of structured parking, one of which is underground. Access to the parking will be from Fahm Streets. The building is essentially a “C” shape and the footprint is 43,000 square feet. The building features a prominent one-story entrance Fahm Street, similar to the Derenne Apartments, a corner entrance at the intersection of Fahm and Indian Streets, and several entrances along Indian Street.

Ms. Harris explained that this petition was reviewed by the Historic District Board of Review at the October 11, 2017 meeting and the Board approved the request to demolish the existing building on the site. On December 13, 2017 the petition for New Construction: Part I, Height and Mass was continued the request in order for the petitioner to consider the following:

1. *Revise the window placement in the building features two stair towers along Fahm Street to correspond to the window placement in the rest of the structure. At the sixth floor of each stair tower, provide a larger window, more similar to the adjacent large windows on the sixth floor.*

The condition has been partially met. The window placement on floors 2-5 has not been revised, but the window at the sixth floor has been enlarged to be more similar to the adjacent windows.

2. *Revise the window and door openings on the first bay on the Indian Street façade, adjacent to the corner entrance, to be more symmetrical, similar to the window patterning in adjacent bays.*

The condition has been met. The window patterning has been simplified.

3. *Redesign the ground floor of the Indian Street elevation as storefront and ensure it extends from a sill or 18-24 inch base.*

The storefront along the Indian Street elevation has been revised.

4. *Revise the storefront area along Fahm Street to extend from a sill or 18-24 inch base. Increase the glazing area on the Fahm Street façade.*

The storefront along the Fahm Street elevation extends from a sill and the glazing has been slightly increased.

5. *Provide elevations of the interior courtyard facades.*

The condition has been met. Elevations of the interior courtyard facades have been provided.

6. *Revise the rhythm of windows and doors at the western half of the south courtyard elevation to be more similar to the windows in the other bays.*

The condition has been met.

7. *Provide at least three primary entrances on both the Fahm and Indian Street façades.*

The condition has been met. Three primary entrances are provided on both Fahm and Indian Streets.

8. *Revise the heights of the parapets to be no taller than four feet.*

The condition has been met. The parapet heights are no taller than four feet.

9. *Revise the balcony depth to three feet.*

The condition has been met. The balcony depth has been revised to be less than three feet.

10. *Increase the height of the fence screening the open parking to 11 feet to provide better screening.*

The condition has been met. The screening has been increased to 11 feet.

11. *Select an additional massing device to incorporate, as the multiple volume massing standard is not met.*

The condition has been met. The petitioner has incorporated the ‘recess standard’ on the Indian Street façade.

12. *Revise the bay widths to not be less than 15 feet or more than 20 feet in width.*

The petitioner has stated that “we are in the process of best defining the implementation of the 15’-20’ rhythm rule.”

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

1. Ensure all glazing is transparent.
2. Ensure the storefronts are inset no less than four inches.
3. Ensure the glass tower element is revised to an approved window type.
4. Reduce one bay on the Indian Street façade to 30 feet wide to meet the standard.
5. Ensure the bay widths are not less than 15 feet nor more than 20 feet in width.

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

PETITIONER COMMENTS

Mr. Kacena said they wanted to offer their thoughts on some of the conditions as they go to Part II. The storefront glazing will not be less than four inches. He was curious to know what is the Board's thoughts on the glass tower element.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board did not have a problem with the glass tower element. Their discussion centered around the long railings on Indian Street and the south facades. They felt the long railings needed to be revised by breaking them up further.

Motion

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

- 1.Ensure all glazing is transparent.
- 2.Ensure the storefronts are inset no less than four inches.
- 3.Reduce one bay on the Indian Street façade to 30 feet wide to meet the standard.
- 4.Ensure the bay widths are not less than 15 feet nor more than 20 feet in width.
- 5.Revise the long railings on the Indian Street and south facades to break them up further.

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

The Savannah Historic District Board of Review does hereby recommend approval to the Zoning Board of Appeals for a variance from the standard, windows facing a street shall be double or triple hung, awning, casement or Palladian, in the tower on the southeast corner of the building because the variance criteria have been met.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Dwayne Stephens

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

Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[29. D3 - Petition of KRA Architecture | 17-006600-COA | 27 Barnard Street | Demolition & Porch Addition](#)

📎 [Staff Recommendation.pdf](#)

📎 [Decker Ward.pdf](#)

📎 [Aerial View.pdf](#)

📎 [Historic Context - Sanborn Maps.pdf](#)

📎 [Historic Context - Photos.pdf](#)

📎 [Narrative.pdf](#)

📎 [Drawings.pdf](#)

Mr. Kevin Grenier and Mr. Howard Auen were present on behalf of the petition.

Ms. Alyson Smith gave the staff report. The petitioner is requesting approval to demolish the outdoor dining porch at Wild Wing Café, and to construct an attached double-story porch within the footprint of the existing porch at 27 Barnard Street. The existing covered porch is located on the building's north elevation facing West Saint Julian Street in City Market. The petitioner proposes to remove the existing wood deck, metal railings, steel posts and awning, and construct the double-story porch to span 31 feet across the building's north elevation. An attached shed roof-awning is also proposed to replace an existing awning that extends from the western edge of the first-floor porch's roof to the edge of the adjacent business at 209 West Saint Julian Street.

Ms. Smith reported that staff recommends approval of the awning structure above the central portion of the building and the demolition of the existing single-story dining porch at 27 Barnard with the following conditions:

1. Ensure that the proposed metal roof has standing seams that *do not* exceed one inch;
2. Ensure that an encroachment permit is obtained from the City of Savannah

Ms. Smith additionally reported that staff recommends denial of the two-story porch addition because the proposed addition is not visually compatible and does not meet the preservation or design standards.

PETITIONER COMMENTS

Mr. Grenier explained that the intent of the construction of the porch is to not damage the existing building. The proposed steel frame will not be supported by the building. They understand the proportional issues described by staff. Unfortunately, they are stuck with where the floors are in the existing building they are trying to maintain all the ADA code requirements. Based on an aesthetic standpoint, they have to deal with what they have. Mr. Reedy said they are willing to work with staff and the Board to address the issues as best they can. They will look at alternate materials. They are trying to stay as maintenance free as possible.

Mr. Auen said he agreed with staff that different materials need to be used for the second floor. They are willing to do so.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board members discussed that the porch would not be appropriate in the commercial area. A two-story addition would alter the character of not only the building, but also City Market. They agreed with staff's recommendations.

Motion

The Savannah Historic District Board of Review does hereby approve the awning structure above the central portion of the building and the demolition of the existing single-story dining porch at 27 Barnard with the following conditions:

- 1.Ensure that the proposed metal roof has standing seams that do not exceed one inch;
- 2.Ensure that an encroachment permit is obtained from the City of Savannah;

And;

Denies the two-story porch addition because the proposed addition is not visually compatible and does not meet the preservation or design standards.

Vote Results (Approved)

Motion: Scott Cook

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[30. D4 - Petition of CED Architecture | 17-007046-COA | Berrien and Purse Streets | New Construction Part I: Height and Mass](#)

- 📎 [aerial.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [17-007046-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet- Drawings.pdf](#)
- 📎 [Submittal Packet - Narrative.pdf](#)
- 📎 [Submittal Packet- Model Photographs.pdf](#)
- 📎 [Submittal Packet- GDP.pdf](#)

Ms. Jodie Quinter was present on behalf of the petition.

Ms. Harris gave the staff report. The petitioner is requesting approval for new construction Part I: Height and Mass of a new four-story building on a vacant lot consisting of three parcels and bounded by Berrien Street to the south, Jones Lane (unopened) to the north, Purse Street to the east, and Wilson Street (unimproved) to the west. The corner parcel at the intersection of Berrien and Purse Streets is not part of this development. The project includes apartments on the upper floors, retail on the ground floor, and parking also on the ground floor accessed from Jones Lane. The building consists of three distinct masses on the upper floors with a screened courtyard in the center of the site.

Ms. Harris explained that the request includes a bonus story and requests for variances from the standards which require:

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

Ms. Harris said that there are several pending governmental actions which are currently under review which will have to be successfully completed for the project to move forward. These include a recombination of the existing lots, rezoning from P-RIP-B to RBC, and a text amendment to the Historic District Ordinance to allow a bonus story in an "R" district outside the boundaries of the Landmark District. Any Certificate of Appropriateness issued for the project will be contingent on those petitions being successful.

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

1. Revise the spandrel or false openings on the Berrien Street (south) elevation to be transparent.
2. Incorporate additional voids on all floors on the Wilson Street (west) elevation, and on the fourth floor of the south, west and east elevations.
3. Ensure the storefronts extend from a sill or from an 18-24 inch tall base of contrasting material, a stringcourse is incorporated, and the bays are not less than 15 nor more than 20 feet in width.
4. Incorporate additional distinction on the fourth floor on the northeast building mass.
5. Relocate the electric and water meters to Jones Lane.
6. Incorporate additional active use space along Wilson Street where parking is not proposed.
7. Incorporate additional variation in the roofline on the south façade.

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

Ms. Harris stated that staff recommends approval of the variances for:

- 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).*
- Maximum height shall not exceed two stories within 20 feet of a lane.*

Because the variance criteria are met.

PETITIONER COMMENTS

Ms. Quinter thanked the staff for their comments. They agree with all of staff's comments for Part I. They believe they will be able to incorporate all of them in their Part II - Design Details. Ms. Quinter entertained questions from the Board.

Ms. Lynch asked the petitioner if there are any long term plans to acquire the corner parcel.

Ms. Quinter answered yes. However, the parcel is currently being used for parking for the church. But, she believes the church is interested in selling the parcel. She explained that this is why they have placed the stairs near that parcel.

PUBLIC COMMENTS

None.

Motion

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

- 1.Revise the spandrel or false openings on the Berrien Street (south) elevation to be transparent or incorporate an alternate material.
- 2.Incorporate additional details or design on the black facades at the southeast corner of the project.
- 3.Incorporate additional voids on all floors on the Wilson Street (west) elevation, and on the fourth floor of the south, west and east elevations.
- 4.Ensure the storefronts extend from a sill or from an 18-24 inch tall base of contrasting material, a stringcourse is incorporated, and the bays are not less than 15 nor more than 20 feet in width.
- 5.Incorporate additional distinction on the fourth floor on the northeast building mass.
- 6.Relocate the electric and water meters to Jones Lane.
- 7.Incorporate additional active use space along Wilson Street where parking is not proposed.
- 8.Incorporate additional variation in the roofline on the south façade.

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

The Savannah Historic District Board of Review does hereby recommend approval of the variances for:

- 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).
- Maximum height shall not exceed two stories within 20 feet of a lane.

To the Zoning Board of Appeals because the variance criteria are met.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[31. D5 - Petition of Bock Architects | 18-000244-COA | 144 Drayton Street | Alterations](#)

📎 [Historic Photographs.pdf](#)

📎 [Submittal Packet - Drawings.pdf](#)

📎 [Submittal Packet - Photos, Materials, and Specifications.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

📎 [18-000244-COA Staff Recommendation.pdf](#)

Ms. Stephanie Bock was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for alterations to the property located at 144 Drayton Street (AKA: 104 East Oglethorpe Avenue). The alterations including the removal of large sections of brick on both the west and south facades to install storefront, windows, and doors on both levels. The area between the 1st and 2nd floor windows and the area above the 2nd floor windows will be finished in stucco. The canopy and stair on the west façade will be removed; a new stair with a ramp and cable rails will be installed. The parapet is clad in wood which will be replaced with a metal standing seam product. Fabric canopies are proposed above the storefront at both levels.

Ms. Michalak explained that staff contacted the City Traffic Engineering Department to get their comments on this unusual site. Traffic Engineering commented that *"due to prior land use that allowed access to the property, the City of Savannah Traffic Engineering Department requests that the existing curbing on the south and west side of the property be raised. Our goal is to bring the method of accessing the property to current standards, reduce pedestrian/vehicle interaction and eliminate parking/backing out onto City right of way (Oglethorpe Avenue)."*

Ms. Michalak reported that staff recommends approval of the alterations to the property located at 144 Drayton 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. Revise the Type 'G' windows on the south facade to be an operable type as permitted by this standard.
2. Add a fence or wall to the west and south property lines to create a consistent wall of enclosure along the streets. Reduce the amount of curb cuts and provide access to parking only where necessary. This should be submitted as a separate COA application for review and approval by the Board.
3. Provide a color selection for the steel doors on the rear façade and change the concrete stair treads and landing to brick.
4. Provide the locations for the refuse storage areas.

PETITIONER COMMENTS

Ms. Bock explained that they will comply with staff recommendation #1. The doors will be in a dark color. The stair treads and the edging of the ramp is brick. They will change the top railing to brick also. The refuse storage area will remain inside. Ms. Bock said that Attorney Josh Yellin will comment on recommendation #2.

Attorney Yellin came forward and stated that he was present to talk about staff recommendation #2. The parking here is considered a nonconforming use under the City's ordinance. He does not believe that there is a requirement to eliminate this. Attorney Yellin pointed out past similar applications that have come before the Review Board. He said the Review Board recently approved Woof Gang Bakery. As they can see, a continuous curb cut still exists. Other sites are scattered throughout on Liberty and Oglethorpe Streets with similar curb cuts; even on street with parking running adjacent to the street. On East Liberty Street there are ten to twelve spaces directly in front of the street, which is also a nonconforming use. Attorney Yellin stated that in 2015, the Review Board approved the Colony Bank. The minutes of the proceedings for the Colony Bank revealed the same discussion they are having today. A request was made to fence in the entire surface parking, but upon consultation with City staff and Traffic Engineering, they came back and stated that they could not require a petitioner to do that. Attorney Yellin said they are requesting that according to Section 8-3121, that their parking as well is a nonconforming use. He requested that staff recommendation #2 be removed. He will work with Traffic Engineering regarding this and will come back to the Board if any changes are made.

Ms. Deacon said this issue deals with Traffic Engineering and the Review Board does not really have a role in parking. She asked staff to give the Board more guidance on this issue.

Ms. Michalak explained that staff's recommendation is not for parking. The staff's comments are for their standards that cover a wall of continuity along property line.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board focused on a fence or wall of continuity for this property. They believed that creating a wall of continuity over an existing parking would be a detriment to the property owner. The Board discussed the stair treads and landing. The existing stairs on the building is concrete. They believe that it would be more appropriate to maintain the material that is presently here, which is concrete. The Board agreed with staff recommendations 1 and 4.

Ms. Lynch explained that in terms of visual compatibility, she believes it would be a real challenge to create a wall that would function because of the locations of the entrances and the width, along with the short distance between the building and sidewalk. If this is done, she believes a problem would arise with the building next door and the adjacent property to the north.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the property located at 144 Drayton 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. Revise the Type 'G' windows on the south facade to be an operable type as permitted by this standard.
2. Provide a color selection for the steel doors on the rear façade.
3. Provide the locations for the refuse storage areas.

Vote Results (Approved)

Motion: Jennifer Deacon

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
Nan Taylor	- Aye

[32. D6 - Petition of Hansen Architects | 18-000307-COA | 245 Bull Street | Amendment to Alterations and Additions](#)

📎 [18-000307-COA Staff Recommendation.pdf](#)

📎 [Submittal Packet - Photographs and Drawings.pdf](#)

📎 [Submittal Packet - Elevator Shaft Images - Before Height Reduction.pdf](#)

- ☞ [Images before construction of rooftop addition.pdf](#)
- ☞ [Awning Fabric Policy.pdf](#)
- ☞ [16-003296-COA Board Decision.pdf](#)
- ☞ [16-003296-COA Submittal Packet.pdf](#)
- ☞ [16-004680-COA Board Decision.pdf](#)
- ☞ [16-005198-COA Board Decision.pdf](#)
- ☞ [16-005198-COA Submittal Packet.pdf](#)
- ☞ [16-006355-COA Board Decision.pdf](#)
- ☞ [16-006355-COA Submittal Packet.pdf](#)
- ☞ [16-004680-COA Submittal Packet.pdf](#)

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

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for amendments to previously approved Certificates of Appropriateness for the property located at 245 Bull Street as follows:

1. Revise the roof additions.
2. Replace sign lighting.
3. Replace electric lanterns with gas lanterns.
4. Relocate flags.
5. Reduce the overall length of the balcony at the second floor.
6. Add ceiling fans to the underside of the 2nd floor balcony.
7. Gate to the existing residential entrance has been removed.
8. The door to the existing residential entrance has been redesigned.
9. The rear entry door has been redesigned.
10. A new canvas awning is proposed on the rear façade.
11. New windows are proposed to be installed in the existing recessed openings on the 2nd, 3rd, and 4th floors of the rear façade.

Ms. Michalak stated that the majority of this work has already been constructed. Initially, the elevator portion of the roof addition was constructed to be considerably taller than is now proposed; images of this initial construction are included in the submittal packet. Four (4) COAs were issued for this project in 2016 [File Nos. 16-003296-COA, 16-004680-COA, 16-005198-COA, and 16-006355-COA]. The roof addition, in particular, was part of 16-004680-COA; at that time, the rooftop addition was designed as such that it would not have been visible from the public rights-of-way. Therefore, it was not reviewed in great detail.

Ms. Michalak explained that several of these items are proposed to be amended to comply with National Park Service (SHPO) requirements for tax incentives; these include: the location of the elevator shaft which is a part of the rooftop addition, removal of the gate to the existing residential entrance, redesign of the existing residential entrance door, and the reduction in the length of the 2nd floor balcony.

Ms. Michalak reported that staff recommends to Approve amendments to previously approved Certificates of Appropriateness for the property located at 245 Bull 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. Ensure that the front residential entrance door is inset not less than 3 inches.
2. Ensure that the windows on the rear façade are wood, double-hung, single-paned with true divided lites to match the other windows on the building. The sashes should be inset not less than 3 inches from the façade.
3. Provide an awning fabric sample and ensure that it complies with the Awning Fabric Policy.

PETITIONER COMMENTS

Mr. Phelps explained that all the elements were previously approved by the Review Board. They have made some adjustments to lessen the impact of the interior and preserve more of the historic fabric. They have lowered the elevator tower.

PUBLIC COMMENTS

Mr. Gus Bell resides across the street from this facility. Mr. Bell said he has the highest regards for Hansen Architects, but the structure to be built on top of 245 Bull Street is really obtrusive. It blocks their view.

Dr. David Smith resides at 300 Bull Street, Unit 2. He, too, admires and respects Mr. Paul Hansen, but he has been saddened and dismayed of the changes that are occurring on the top of 245 Bull Street. The projected elevator tower with the high roof obscures the majority of the magnificent span of the Savannah River. This tower lessens the enjoyment of his property. The structure violates the historic character of 245 Bull Street.

Mr. Richard Moore resides at 300 Bull Street. Mr. Moore said he has one advantage over some of his neighbors because he lives on a higher floor. But, the roof construction does not conform with the historic building. This needs to be taken under consideration as it has a serious impact on his neighbors.

Mr. Phelps, in response to the public comments, noted that the roof has been dropped approximately four feet on this elevation. They looked at the functionality of the elevator to see where it could be lowered. He wanted to remind the Board that the ordinance is very clear on the public right-of-way.

Ms. Lynch explained that the Board cannot consider impact on personal property values and views. The Board is limited to what can be seen from the public right-of-way. However, the Board was glad to see that the petitioner took this in consideration and lowered the elevator tower.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for amendments to previously approved Certificates of Appropriateness for the property located at 245 Bull 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.Ensure that the front residential entrance door is inset not less than 3 inches.
- 2.Ensure that the windows on the rear façade are wood, double-hung, single-paned with true divided lites to match the other windows on the building. The sashes should be inset not less than 3 inches from the façade.
- 3.Provide an awning fabric sample and ensure that it complies with the Awning Fabric Policy.

Vote Results (Approved)

Motion: Kellie Fletcher

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Mic Matson	- Aye

Melissa Memory	- Aye
Nan Taylor	- Aye

IX. REQUEST FOR EXTENSION

X. APPROVED STAFF REVIEWS

[33. Petition of Amy Schultz for Metalcrafts, A Tecta America Company | 18-000006-COA | 11 West Liberty Street | Staff Approved - Roof Repairs](#)

☞ [Application and Submittal Packet - 11 West Liberty Street 18-0100006-COA.pdf](#)

☞ [COA - 11 West Liberty Street 18-000006-COA.pdf](#)

No action required. Staff approved.

[34. Petition of Susie Bull for Dohrman Construction and Preservation | 18-000072-COA | 22 West Taylor Street | Staff Approved - Repair Cracks](#)

☞ [COA - 22 West Taylor Street 18-000072-COA.pdf](#)

☞ [Mortar Specification.pdf](#)

☞ [Submittal Packet - 22 West Taylor Street 18-000072-COA.pdf](#)

No action required. Staff approved.

[35. Amended Petition of Josh Ward | 18-000245-COA | 514-516 East Hall Street | Staff Approved - Porches](#)

☞ [18-000245-COA - 514 - 516 East Hall Street 18-000245-COA.pdf](#)

☞ [HDBR SUBMITTAL - 514-516 E. HALL TOWNHOMES revised.pdf](#)

No action required. Staff approved.

[36. Petition of Doug Patten for City of Savannah | 18-000288-COA | Near 216 East Bay Street | Staff Approved - Repair Damages Factor Walk Stairs](#)

☞ [COA - Near 216 East Bay Street 18-000288-COA.pdf](#)

☞ [Submittal Packet - 216 East Bay Street 18-000288-COA.pdf](#)

No action required. Staff approved.

[37. Petition of Doug Bean for Doug Bean Signs, Inc. | 18-000290-COA | 225 East Bay Street | Staff Approved - Sign Face Changes](#)

☞ [COA - 225 East Bay Street 18-000290-COA.pdf](#)

☞ [Submittal Packet - 225 East Bay Street 18-000290-COA.pdf](#)

No action required. Staff approved.

[38. Petition of Amy Schultz for Metalcrafts, A Tecta America Company | 18-000313-COA | 122 West Broughton Street | Staff Approved - Roof](#)

☞ [COA - 122 West Broughton Street 18-000313-COA.pdf](#)

☞ [Submittal Packet - 122 West Broughton Street 18-000313-COA.pdf](#)

No action required. Staff approved.

[39. Petition of Ray Mitch Hoover for Tech Roof Residential, LLC | 18-000314-COA | 102 West McDonough Street |](#)

Staff Approved - Roof Repairs

☞ [COA - 102 West McDonough Street 18-000314-COA.pdf](#)

No action required. Staff approved.

40. Petition of Lindsay Morin for Coastal Canvas Products | 18-000328-COA | 313 West York Street | Staff Approved - Recover Awnings

☞ [COA - 313 West York Street 18-000328-COA.pdf](#)

☞ [Submittal Packet - 313 West York Street 18-000328-COA.pdf](#)

No action required. Staff approved.

41. Petition of Leah Rissle | 18-000394-COA | 220 Whitaker Street | Staff Approved - Color Change

☞ [COA - 220 Whitaker Street 18-000394-COA.pdf](#)

No action required. Staff approved.

42. Amended Petition of Daniel Brown for CED Architects + Interiors | 18-000395-COA | 23 West Gordon Street | Staff Approved - Windows and Shutters

☞ [COA - 23 West Gordon Street 18-000395-COA.pdf](#)

☞ [Submittal Packet - Drawings.pdf](#)

No action required. Staff approved.

43. Petition of Amy Schultz for Metalcrafts, A Tecta America Company | 18-000441-COA | 570 East York Street | Staff Approved - Re-Roof

☞ [COA - 570 East York Street 18-000441-COA.pdf](#)

No action required. Staff approved.

44. Petition of Sam Carroll for Carroll Construction | 18-000487-COA | 230 West St. Julian Street | Staff Approved - Wood Door

☞ [COA - 230 West St. Julian Street 18-000487-COA.pdf](#)

☞ [Submittal Packet - 230 W. St. Julian Street 18-000487-COA.pdf](#)

No action required. Staff approved.

45. Petition of Christian Sottile for Sottile and Sottile | 18-000542-COA | 346 Martin Luther King Jr. Boulevard | Staff Approved - Color Change

☞ [COA - 346 Martin Luther King Jr. Boulevard 18-000542-COA.pdf](#)

No action required. Staff approved.

46. Petition of John Post for Commonwealth Construction of GA LLC | 18-000569-COA | 410 East Gwinnett Street | Staff Approved - Porch

☞ [COA - 410 East Gwinnett Street 18-000569-COA.pdf](#)

☞ [Submittal Packet - 410 East Gwinnett Street 18-000569-COA.pdf](#)

No action required. Staff approved.

47. Petition of Matt Follis for Empire Construction, LLC | 18-000579-COA | 115 East Broad Street | Staff Approved - Windows

☉ [COA - 115 East Broad Street 18-000579-COA.pdf](#)

☉ [Photo.pdf](#)

No action required. Staff approved.

[48. Petition of Jim Crawford | 18-000644-COA | 110 West Taylor Street | Staff Approved - Color Change, Shutters](#)

☉ [COA - 110 West Taylor Street 18-000644-COA.pdf](#)

☉ [Color Specifications - 110 West Taylor Street.pdf](#)

☉ [Submittal Packet - 110 West Taylor Street 18-000644-COA.pdf](#)

No action required. Staff approved.

[49. Petition of Cody Tharpe for Tharpe Engineering Company | 18-000751-COA | Pedestrian Bridge near 212-214 East Bay Street | Staff Approved - Factors Walk Pedestrian Bridge](#)

☉ [COA - Pedestrian Bridge Near 212-214 East Bay Street 18-000751-COA.pdf](#)

☉ [Submittal Packet - 212 -214 E. Bay Street Bridge Repairs 18-000751-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[50. Report on Work Performed Without a COA for the February 14, 2018 HDBR Meeting](#)

☉ [2-14-18 HDBR Report on Work Without a COA.pdf](#)

Ms. Lynch explained that 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

[51. Next Case Distribution and Chair Review Meeting - Thursday, February 15, 2018 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[52. Next Pre-Meeting - Wednesday, March 14, 2018 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[53. Next Regular Meeting - Wednesday, March 14, 2018 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street](#)

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[54. Adjournment](#)

Ms. Harris informed the Board that she gave a presentation to City Council at their workshop on the ordinance revisions that the Review Board has worked on for the last few years. There was a concern that the revisions were not adequately opened for public comments. City Council continued the revisions for 60 days to come back before them on April 12, 2018. Mayor DeLoach recommended that we have two additional public meetings so the changes could be reviewed within this timeframe.

Ms. Harris explained that she is putting the dates and time together to have the public meeting. She will let the Board know the dates and times. She is hopeful that the Board members will be able to attend the public meetings.

Ms. Fletcher stated that she will be responsible for getting the plaques for the departing Board members. Mr. Merriman, Ms. McClain and Mr. Howington will be invited to come to the March 14, 2018 meeting at which time the plaques will be presented to them.

There being no further business to come before the Review Board, Chair Lynch adjourned the meeting at 4:15 p.m.

Respectfully Submitted,

Ellen I. Harris
Director of 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.