



## Savannah Historic District Board of Review

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Arthur A. Mendonsa Hearing Room  
June 13, 2018 1:00 p.m.  
Meeting Minutes

### JUNE 13, 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  
David Altschiller  
Debra Caldwell  
Scott Cook  
Jennifer Deacon  
Kevin Dodge  
Kellie Fletcher  
Mic Mason  
Melissa Memory  
Nan Taylor

Member Absent: Dwayne Stephens, Vice-Chair

MPC Staff Present: Melanie Wilson, MPC Executive Director  
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](#)

**Ms. Lynch** called the meeting to order at 1:00 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.

##### [2. Certificates of Appreciation- Keith Howington, Zena McClain and Stephen Merriman](#)

**Ms. Becky Lynch** awarded certificates of appreciation to **Mr. Howington, Ms. McClain, and Mr. Merriman** for their dedicated services provided to the Historic District Board of Review and the citizens.

## II. SIGN POSTING

## III. CONSENT AGENDA

### 3. Approve all Consent Agenda items

#### **Motion**

The Savannah Historic District Board of Review does hereby approve the Consent Agenda Items.

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

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

### 4. Petition of Hansen Architects | 18-001475-COA | 24 East Taylor Street | New Construction, Part II: Design Details - Carriage House

- 📎 [Staff Recommendation.pdf](#)
- 📎 [Monterey Ward.pdf](#)
- 📎 [Historic Context - Sanborn Fire Insurance Maps.pdf](#)
- 📎 [Aerial View.pdf](#)
- 📎 [Project Description.pdf](#)
- 📎 [Color Samples.pdf](#)
- 📎 [Specifications.pdf](#)
- 📎 [CARRIAGE HOUSE PART II MPC SUBMISSION.pdf](#)

#### **Motion**

The Savannah Historic District Board of Review does hereby approve the petition for New Construction: Part II, Design Details to construct a two-story carriage house at 24 East Taylor Street with the following conditions to be submitted to staff for review and approval:

1. Provide additional information regarding the material and color treatment of the window and door headers, as well as verification on the finished treatment of the cornice and coping;

2. Provide material and color specifications for the pedestrian gate at the lane;
3. HVAC screening shall be required if visible from the public right-of-way;
4. Ensure the shutters are hinged and operable and sized to fit the window opening;
5. Ensure the window muntins are no wider than 7/8 inch, and the profiles shall simulate traditional putty glazing;

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

### **Vote Results ( Voting )**

Motion: Kellie Fletcher

Second: Mic Matson

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

### [5. Petition of Empire Builds | 18-002326-COA | 115 East Broad Street | Porch Addition / Alteration](#)

[☞ Aerial View.pdf](#)

[☞ Greene Ward.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Recommendation.pdf](#)

### **Motion**

The Savannah Historic District Board of Review does hereby approve the petition to demolish a non-contributing shed, make alterations to the existing front portico and to replace the rear covered entry at 115 East Broad Street with the following conditions:

1. Contact the City's Traffic Engineering Department about proposed paving;
2. Ensure that an encroachment license is obtained from the City of Savannah if required;
3. Submit a roof color sample, brick sample, and mortar sample and contact staff to review on-site for consistency with existing materials;
4. Revise the wood portico posts to include cap molding and the column capital shall extend outward of the porch architrave;
5. Provide a specification for the proposed gutter, and ensure it is painted to match the columns;
6. Add balusters, and upper and lower rails to the portico and stairway at the rear of the building. Ensure the spacing between balusters does not exceed four inches;

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

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[6. Petition of Chris Grubbs | 18-002443-COA | 25 East Broughton Street | Signs](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Package.pdf](#)

[📎 Updated lettering.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for new signs at 25 East Broughton Street with the following conditions to be provided for staff approval:

- 1.The Drayton Street Principal use fascia sign is moved closer to the entrance;
- 2.The under-awning sign is no less than one foot from the outer edge of the canopy;

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

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

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

Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[7. Petition of SHEDDarchitecture | 18-002668-COA | 707 Tattnall Street | Addition](#)

- [☞ Submittal Packet - Variance Request and Specifications.pdf](#)
- [☞ Context - Sanborn Maps.pdf](#)
- [☞ 18-002668-COA Staff Recommendation.pdf](#)
- [☞ Submittal Packet - Materials Samples.pdf](#)
- [☞ Submittal Packet - Photos and Drawings.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby:

Approval to construct a 2-story addition on a non-contributing building for the property located at 707 Tattnall 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 doors and windows are inset not less than 3 inches.
- 2.Revise the front façade windows to be an operable type.
- 3.Incorporate a string course.

Recommend approval to the Zoning Board of Appeals for variances from the standards that state:

-The exterior expression of the height of the first story, or the second story in the case of a raised basement shall be not less than 11 feet.

-The exterior expression of the height of each story above the second shall not be less than 10 feet.

To allow a 9 foot 1st floor height and an 8 foot 2nd floor height because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

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

Kevin Dodge

- Aye

[8. Petition of Ward Architecture + Preservation | 18-002669-COA | 414-420 West Wayne Street | Rehabilitation](#)

[18-002669-COA Staff Recommendation.pdf](#)

[Corrugated Panel Sample.pdf](#)

[Submittal Packet.pdf](#)

[Context - Sanborn Maps.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for rehabilitation of the property located at 414-420 West Wayne 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 composition of the repointing mortar matches the original and provide a 4-by-4 test patch for review and approval by staff prior to full execution of the work.
- 2.Ensure that the metal canopy proposed to be installed over the former vehicular opening does not damage the historic masonry.
- 3.Ensure that all new wood (windows, rear porches, fences, etc.) is painted or stained; submit the color selections to staff for final review and approval.
- 4.Revise the wood fence along Wayne Street to be constructed of the material and color of the primary building.
- 5.Install a wall of continuity (fence or wall) along the Taylor Street property line.
- 6.Ensure that door frames are inset not less than 3 inches and that storefront glazing is inset not less than 4 inches.
- 7.Revise the standing seam metal roof to have a 1" seam height and provide a color selection.
- 8.The drawings indicate that there is an existing curb cut along Taylor Street; confirm with Traffic Engineering that this existing condition is acceptable. If it is not, ensure that the following standards are met:
  - Curb cuts shall be permitted only where access to a lane does not exist, unless required by the City Traffic Engineer or GA Department of Transportation for commercial uses.
  - Curb cuts shall not exceed 20 feet in width.
  - Where intersected by a new driveway, the sidewalk shall serve as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.
- 9.Relocate the electric meters from the front façade to the rear façade.
- 10.Screen the new HVAC units from view of Wayne Street.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell - Aye

Jennifer Deacon - Aye

Kellie Fletcher - Aye

Becky Lynch - Abstain

Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[9. Petition of Speedi Sign | 18-002673-COA | 21 East Broughton Street | Sign](#)

[☞ Staff Recommendation.pdf](#)

[☞ Submittal Package.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for the proposed sign with the condition it provides 10 feet of clearance above the sidewalk, because otherwise it meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[10. Petition of Hansen Architects | 18-002680-COA | 24 East Taylor Street | Addition & Alterations](#)

[☞ Staff Recommendation .pdf](#)

[☞ Aerial View.pdf](#)

[☞ Monterey Ward.pdf](#)

[☞ Project Description.pdf](#)

[☞ Historic Context - Sanborn Fire Insurance Maps.pdf](#)

[☞ Historic Context - Photographs.pdf](#)

[☞ Specifications.pdf](#)

[☞ Color Samples.pdf](#)

[☞ MAIN HOUSE ADDITION MPC SUBMISSION\\_.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for exterior color change, in-kind repairs and alterations to the street façade, and the demolition of a non-historic rear addition and the construction of a new rear addition at 24 East Taylor Street with the following conditions:

1. Provide a paint color sample for proposed balustrades and ensure the distance between balusters does not exceed four inches;
2. Provide additional information regarding the exterior finish/trim around the boxed bay at the parlor level portion of the addition as well as the material and finish of the trellis;
3. Provide material specifications for the doors and information regarding the material of the coping;
4. Ensure wood materials are used for the in-kind replacement of the stairs and treads
5. Retain the double doors located at the rear of the parlor level, and any additional windows or doors at the upper levels on-site, if the requested documentation of the features reveal they are historic;
6. The new window and door proposed at the garden level must be constructed of wood and be single glazed. Manufacturer specifications shall be submitted;
7. Ensure the aluminum clad windows proposed on the addition feature muntins no wider than 7/8 inch; the muntin profile shall simulate traditional putty glazing; the lower sash shall be wider than the meeting and top rails; extrusions shall be covered with appropriate molding.

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

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Aye
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[11. Petition of Sign D'Sign | 18-002681-COA | 410 West Broughton Street | Sign](#)

[☞ Staff Recommendation.pdf](#)

[☞ Final Submittal Package Copy.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for the proposed sign,



because it meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[12. Petition of Raymond Engineering | 18-002683-COA | 205 West Jones Street | Addition](#)

[📎 18-002683-COA Staff Recommendation.pdf](#)

[📎 Submittal Packet.pdf](#)

[📎 Context - Sanborn Maps.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition to construct a 2-story elevator addition on the rear of the building located at 205 West Jones Street as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kellie Fletcher

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye

Nan Taylor	- Aye
Kevin Dodge	- Aye

**IV. ADOPTION OF THE AGENDA**

13. Adopt the June 13, 2018 Agenda

**Motion**

The Savannah Historic District Board of Review does hereby adopt June 13, 2018 Agenda.

**Vote Results ( Approved )**

Motion: Kellie Fletcher  
Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

**V. APPROVAL OF MINUTES**

14. Approve May 9, 2018 Briefing Minutes and May 9, 2018 Regular Meeting Minutes

- [05-9-2018 Minutes.pdf](#)
- [May 9, 2018 HBR Briefing Minutes.docx](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve May 9, 2018 Briefing Minutes and May 9, 2018 Regular Meeting Minutes.

**Vote Results ( Approved )**

Motion: Kellie Fletcher  
Second: David Altschiller

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

Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

**VII. CONTINUED AGENDA**

[15. 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 to the next meeting.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

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

**Motion**

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

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Melissa Memory

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

Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

<b>Motion</b>	
The Savannah Historic District Board of Review does hereby continue the petition to the next meeting.	
<b>Vote Results ( Approved )</b>	
Motion: Nan Taylor	
Second: Melissa Memory	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

<b>Motion</b>	
The Savannah Historic District Board of Review does hereby continue the petition to the next meeting.	
<b>Vote Results ( Approved )</b>	
Motion: Nan Taylor	
Second: Melissa Memory	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye

Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[19. 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 to the next meeting.

**Vote Results ( Approved )**

Motion: Nan Taylor  
Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[20. 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 to the next meeting.

**Vote Results ( Approved )**

Motion: Nan Taylor  
Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye

Nan Taylor	- Aye
Kevin Dodge	- Aye

[21. Petition of Sottile & Sottile | 18-002096-COA | 304-306 West Taylor Street | New Construction: Part I, Height and Mass](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[22. Petition of Sottile & Sottile | 18-002098-COA | 303-305 Berrien Street | New Construction: Part I, Height and Mass](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[23. Petition of James F. Reardon | 18-002102-COA | 316 East Jones Street | Alterations](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

**VIII. REGULAR AGENDA**

[24. Petition of CED Architecture | 17-007046-COA | Berrien and Purse Streets | New Construction Part II: Design Details](#)

- 📎 [17-007046-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet - Narrative.pdf](#)
- 📎 [Submittal Packet- Materials List.pdf](#)
- 📎 [Submittal Packet- Product Specs.pdf](#)
- 📎 [Submittal Packet- Drawings.pdf](#)
- 📎 [aerial.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)

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

**Ms. Ellen Harris** gave the staff report. The petitioner is requesting approval for new construction revisions to Part I: Height and Mass and Part II: Design Details 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 Part I: Height and Mass was approved by the Board of February 14, 2018 with the following conditions:

1. *Revise the spandrel or false openings on the Berrien Street (south) elevation to be transparent or incorporate an alternate material.*

The condition has been met. The proposed windows are transparent or infilled with another material.

2. *Incorporate additional details or design on the blank facades at the southeast corner of the project.*  
The condition has partially been met. Minimal details have been incorporated.

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.*  
The condition has partially been met. Some additional voids have been incorporated.

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.*  
The condition has not been met. The storefronts do not appear to extend from a sill or base. A stringcourse has not been incorporated in all areas. The intent of the standard is met regarding bays.

5. *Incorporate additional distinction on the fourth floor on the northeast building mass.*  
The condition has been met. A decorative cornice line has been added and the windows and doors are lower height than the fenestration on lower floors.

6. *Relocate the electric and water meters to Jones Lane.*  
The condition has been met. The meters are located on Jones Lane.

7. *Incorporate additional active use space along Wilson Street where parking is not proposed.*  
The condition has been met. Additional commercial space and stair access is proposed along Wilson Street.

8. *Incorporate additional variation in the roofline on the south façade.*  
The condition has been met. Additional variation in the roofline has been incorporated.  
Additionally, the Board recommended approval of the following variances to the Zoning Board of Appeals:

*-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.*

The project has been further revised as follows:

1. The overall height has increased by one foot.
2. The south elevation (Berrien Street) has been revised from a five bay rhythm to a six bay rhythm.
3. Ground floor entrances have been revised.
4. Roof shape on the vestibules on the fourth floor has been revised.

**Ms. Harris** explained 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. The petitioner is requesting approval for new construction revisions to Part I: Height and Mass and Part II: Design Details 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** reported that staff recommends approval with the following conditions to be submitted to staff for review and approval:

1. All other pending government actions, including rezoning and a text amendment, are approved.
2. Ensure that precast concrete panel finish is as smooth as possible.
3. Reduce the height of the metal roof seam to a maximum of one inch.
4. Revise the scoring pattern to more closely resembles stone.
5. Incorporate additional articulation, particularly at the ground level on the blank facades on the south and east elevations.
6. Provide a specification for the doors located on the north elevation.



7. Ensure that the storefront window type meets the standards and is operable.
8. Revise the storefronts to extend from a sill or from an 18-24 inch tall base of contrasting materials.
9. Incorporate a stringcourse on all elements of the building.
10. Should it be determined during construction that the HVAC units are visible, screening will be required.
11. Install a Sample Panel per the HDBR's Sample Panel policy.

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

### **PETITIONER COMMENTS**

**Ms. Quinter** thanked staff for their review. They are in agreement with all of staff's conditions and will work with staff to ensure that the project meets all criteria for full approval as well as all government actions that are currently in process.

### **PUBLIC COMMENTS**

**Ms. Harris** reported that she received an email from Historic Savannah Foundation requesting that their comments be shared with the Board. The HSF disagrees with the staff's recommendations. They believe the design needs to be more compatible.

### **BOARD DISCUSSION**

The Board was in agreement with the staff's recommendations. Ms. Deacon said the scoring should follow the literal interpretation of the scoring requirements for concrete. Ms. Lynch said she did not have an issue with the scoring be stacked pattern. But, as Mr. Cook said, it needs to be on a human scale.

### **Motion**

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

1. All other pending government actions, including rezoning and a text amendment, are approved.
2. Ensure that precast concrete panel finish is as smooth as possible.
3. Reduce the height of the metal roof seam to a maximum of one inch.
4. Revise the scoring pattern to more closely resembles stone.
5. Incorporate additional articulation, particularly at the ground level on the blank facades on the south and east elevations.
6. Provide a specification for the door located on the north elevation.
7. Ensure that the storefront window type meets the standards and is operable.
8. Revise the storefronts to extend from a sill or from an 18-24 inch tall base of contrasting materials.
9. Incorporate a stringcourse on all elements of the building.
10. Should it be determined during construction that the HVAC units are visible, screening will be required.
11. Install a Sample Panel per the HDBR's Sample Panel policy.

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

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

Motion: Scott Cook	
Second: Nan Taylor	
Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

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

📎 [Staff Recommendation.pdf](#)

📎 [Final Submittal Package.pdf](#)

**Ms. Sara Farr-Newman** gave the staff report. The applicant is requesting approval for signs at 512 West Oglethorpe. A hotel was approved on September 9, 2015 (14-005106-COA) and a parking structure was approved on January 14, 2015 (14-005113-COA). They are currently under construction at the site. Four signs total are proposed:

- A. Principal use fascia sign for the hotel
- B. Principal use fascia sign for a lounge
- C. Principal use projecting sign for the hotel
- D. Awning/Canopy sign for the hotel

The applicant is also requesting approval for variances for the size and number of signs.

**Ms. Farr-Newman** reported that staff recommends to continue the petition for the proposed signage at 512 West Oglethorpe Street for the petitioner to address the following:

1. Provide all business frontages;
2. Reduce the size of the principal use signs to meet the standards;

Eliminate the awning signage.

**Ms. Farr-Newman** additionally reported that staff recommends denial to the ZBA for a variance to allow larger signs, because the variance criteria are not met.

### **PETITIONER COMMENTS**

The representative from the Charleston Sign Company informed the Board that a representative from the hotel was to be present to make the presentation at the meeting today, but the representative is not present.

### **PUBLIC COMMENTS**

None.

### **BOARD DISCUSSION:**

The hotel representatives did not attend the meeting, so the Board continued the application until they could present their application.

## Motion

The Savannah Historic District Board of Review does hereby continue the petition for signage and variances at 512 West Oglethorpe Street to the July HDBR meeting.

## Vote Results ( Approved )

Motion: David Altschiller

Second: Kevin Dodge

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Abstain
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

## [26. Petition of Gunn Meyerhoff Shay Architects | 18-002099-COA | 405 MLK, Jr. Blvd. | New Construction: Part I, Height and Mass](#)

- 📎 [18-002099-COA Staff Recommendation.pdf](#)
- 📎 [Automobile Buildings.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [Context - Sanborn Maps.pdf](#)
- 📎 [Submittal Packet - Drawings and Photos.pdf](#)
- 📎 [Submittal Packet - Response to Conditions.pdf](#)
- 📎 [May 9, 2018 Meeting - Submittal Packet.pdf](#)
- 📎 [Ward Maps.pdf](#)

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

**Ms. Leah Michalak** gave the staff report. The petitioner is requesting approval for demolition of two non-contributing buildings and Part I Height and Mass approval for a new building a MLK Jr. Blvd. and West Jones Street. The building proposes a two-story mass (24 feet tall) in a one-story building on the southeast corner of the site and a gas canopy to the north of the building along West Jones Street. The building features a smaller appendage to the south of the main building. The existing gas canopy will be modified to accommodate the new building. A monument sign will be located at the corner of Jones and MLK; details will be submitted at a later date.

Four access points to the site are provided: one along MLK (existing), one along West Jones Street (existing), and two access points along Prendergast Street (one existing and one new). One existing access point on MLK is being removed.

This project was reviewed by the Board at the May 9, 2018 HDBR Meeting. The Board granted a continuance for Part I, Height and Mass at the petitioner's request in order to address the following concern:

1. Reduce the number of access points, including eliminating the new access point along Prendergast; ensure that all curb cuts do not exceed 20 feet in width; and ensure that the sidewalk serves as a continuous uninterrupted pathway along the driveways.

*The number of access points has not been reduced. The new access point on Prendergast has been revised to 20 feet wide; all existing access points have not been reduced in width and are nearly 35 feet wide. The existing access points are proposed to have striped crosswalks in a contrasting color/material in order to distinguish them as part of the pedestrian. A sidewalk is not proposed across the new access point on Prendergast.*

2. Consider locating the building outside of the former Berrien Street right-of-way to allow for its possible future restoration.

*The building has not been relocated outside of the former Berrien Street right-of-way. The applicant states: "The main portion of the building is located outside of the former Berrien Street right-of-way. The portion of the proposed building located in the former right-of-way is a receiving area and electrical room that could potentially be relocated in the event that the right-of-way was restored."*

3. Redesign the building to provide more building mass along MLK, reduce the setback along MLK so that the building is flush with the sidewalk, and provide additional design emphasis on the MLK entrance.

*The building has not been redesigned to provide more building mass along MLK, the setback has not been reduced along MLK so that the building is flush with the sidewalk, and the MLK entrance has been further de-emphasized by removing the metal canopy. The applicant states: "The proposed building location was determined due to the existing location of the fuel tanks and traffic and pedestrian safety concerns. An entrance to the building will be oriented towards MLK."*

4. Add a fence or low wall at all parcel boundaries.

*A fence or low wall has not been added at all parcel boundaries. The applicant states: "A low wall is being proposed along Prendergast. Low screening hedges, approximately 30" high are being proposed on MLK Blvd and West Jones Street to provide a wall of continuity."*

5. Revise the window configuration to include taller storefront and shorter transoms to provide additional verticality to the building. Consider additional ways to add verticality to the building.

*The window configuration has not been revised to include taller storefront and shorter transoms.*

6. Revise the design so that the height of building reads as two stories through the use of windows. Revise the height of the perceived second story to 12 feet to meet the standard.

*In response to items 5 and 6, the applicant states: "The cornice of the building has been lowered to the 14'-6" and Bermuda shutters have been added above the cornice to provide additional verticality to the building. The height of the perceived second story has been revised to 12' to meet the standard."*

7. Add additional voids to the solid bays on the north, West Jones façade; on the west, Prendergast façade; and on the appendage.

*The applicant states: "Additional voids have been added on the appendage and to the Prendergast façade. EnMarket is willing to consider the opportunity for some form of public art on recessed voids on the Prendergast façade."*

Several members of the Board were concerned about the pedestrian entrance along MLK being dangerous. Several Board members also expressed potential support for variances from the design standards given the unusual location, configuration, and use of the site.

**Ms. Michalak** reported that staff recommends approval to demolish the existing buildings because they do not meet the criteria to be considered historic. She said that staff additionally recommends approval for Part I Height and Mass with the following conditions to be submitted with Part II, Design Details for review by the Board because the proposed work is otherwise visually compatible and meets the Part I

standards:

1. Reduce the building's setback along MLK so that it is flush with the sidewalk.
2. Revise the first-floor window configuration to include taller storefront and shorter transoms to provide additional verticality to the building.
3. Add voids to the solid bays on the West Jones Street façade.
4. Place additional design emphasis on the MLK entrance.
5. Add a string course above the second-floor "voids."
6. Provide additional dumpster enclosure details.
7. Ensure that a new sidewalk be installed across the new Prendergast curb cut and that the sidewalk serves as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.

### **PETITIONER COMMENTS**

**Mr. Shay** introduced the persons accompanying him at today's meeting. He believed that the general consensus among the members of the Board is that this site is unique and very difficult, but not because of anything that the applicant has done. Mr. Shay explained that when the I-16 was erected in this area approximately 55 years ago, it brought some harmful things to the street pattern. The sidewalk is in the right-of-way and the Georgia Department of Transportation [GDOT] saw fit to bring the driveway a few inches to where the sidewalk curves. This unusual condition brought with it also a merging lane in the right-of-way. The I-16 ramp is a big curve. They reduced the building setback on MLK so that it is flush with the sidewalk. He wants to be a little off the property line so that the foundation does not encroach. However, if the Board tells him he needs to go back a few inches, he will do so. They were hopeful of putting some palm trees here, but in consultation with the civil engineers he was reminded that they are not allowed to have any trees that close to the curb on GDOT right-of-way. Mr. Shay they are willing to go a little closer to MLK, but if not, they are willing to bring the sidewalk flush with the face of the building.

**Mr. Shay** said the existing buildings do not show the land survey on the sidewalk; but the sidewalk is the corner. This is the existing curb cut that they are willing to sacrifice. As they are in the sale of gasoline, they still want to have customers arrive and park safely throughout the gasoline canopy. Although the façade is not perfectly aligned, it does retain the rectangular geometry. If the board tells them that they must reduce the height of the transom, they will work with that, but they like the geometry of how it works out where these transoms have the same size lights. He said they will bring more information in Part II pertaining to the materiality. They are looking at a light color brick. They are not excited about adding glass in these areas, but they would like to use a similar technique of darker reveals and dark brick within the larger composition so that they read compositionally as voids in the larger volume. As far as the Martin Luther King Jr. Boulevard entrance, if the Board feels they need to emphasize this with a canopy, they will do so. However, they do not want to oversize that entrance. They believe the people will actually arrive by the sidewalk. Including security and safety purposes, they would like for this to be the main way. They do not want to get close to the high speed pavement. They want people to be able to walk safely out the door if they are going to use that access. They will add stringcourse above the second-floor "voids." Mr. Shay said they will provide additional dumpster enclosure information in Part II. Mr. Shay explained if it is the Board's condition that they ensure that a new sidewalk be installed across the new Prendergast curb cut and that the sidewalk serves as a continuous uninterrupted pathway across the driveway in materials, configuration, and height, they will do so.

**Ms. Deacon** asked staff that in terms of the items listed under their recommendations if a variance would be required.

**Ms. Michalak** explained that no variance would be needed.

**Mr. Dodge** said there has been some questions and discussions about the wide curb cut. He asked Mr. Shay if the DOT has provided him any information.

**Mr. Shay**, pointing to an area, said these three are existing. He said they are only concerned about the

curb cut along Martin Luther King Jr. Boulevard. This one is existing; so DOT does not have to weigh in on this curb cut as it got prior approval. They are actually eliminating a curb cut and DOT is not opposed to that. This actually increases the traffic safety. This provides less chance that somebody will pull out into oncoming traffic to go to the I-16 access way. Mr. Shay stated that the only adding one curb cut and they will reduce it to 20 feet. Therefore, it fully complies with the requirements.

## **PUBLIC COMMENTS**

None.

## **BOARD DISCUSSION**

The Board discussed the building setback. Some members of the Board believed that the setback should not be moved closer to the curb. They like the vegetation idea. Mr. Altschiller said just as he stated at the last meeting he continues to be concerned about the safety of the entrance on MLK. He wishes the entrance would move further away from the turn. He worries about people coming out of that entrance and going into a high traffic turning area. The Board discussed the windows and transoms.

### **Motion**

The Savannah Historic District Board of Review does hereby:

Approve to demolish the existing buildings because they do not meet the criteria to be considered historic.

Approve Part I Height and Mass with the following conditions to be submitted with Part II, Design Details for review by the Board because the proposed work is otherwise visually compatible and meets the Part I standards:

1. Revise the first-floor window configuration to include taller storefront and shorter transoms to provide additional verticality to the building.
2. Add voids to the solid bays on the West Jones Street façade.
3. Place additional design emphasis on the MLK entrance.
4. Add a string course above the second-floor "voids."
5. Provide additional dumpster enclosure details.
6. Ensure that a new sidewalk be installed across the new Prendergast curb cut and that the sidewalk serves as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.

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

Motion: Scott Cook

Second: Nan Taylor

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye

Nan Taylor	- Aye
Kevin Dodge	- Aye

[27. Petition of West Construction | 18-002538-COA | 21 East Gordon Street | Alteration and Rehabilitation](#)

📎 [Staff Recommendation.pdf](#)

📎 [Pictures.pdf](#)

📎 [1916 Sanborn Map.pdf](#)

📎 [1970s Images.pdf](#)

**Mr. Matthew Schivera** was present on behalf of the petition.

**Ms. Sara Farr-Newman** gave the staff report. The applicant is requesting approval for repairs, stucco replacement, and color changes at 21 East Gordon Street. The stucco on the front façade is proposed to be removed and replaced with new stucco. The existing front balconies will be removed, repaired, and reinstalled. The wood decking on the front stairs will be removed. The concrete steps underneath will be refinished and serve as the finished surface.

**Ms. Farr-Newman** reported that staff recommends to approve color changes and repairs at 21 East Gordon Street with the following conditions to be provided for staff approval:

1. The stucco is repaired in kind and not replaced;
2. A stucco specification, including composition, is provided;
3. Color samples are provided;

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

### **PETITIONER COMMENTS**

**Mr. Schivera** thanked Ms. Farr-Newman for her assistance. He did some research and read the Preservation Brief #22 regarding the preservation and repairing of historic stucco as stated by the Department of Interior. He wanted to bring to the Board's attention another reason for the total removal might be that the physical and visual integrity of the historical stucco has been so compromised by incompatible work that removing it and installing new stucco would enhance the historical character. Therefore, patching would not be successful. Mr. Schivera explained that by removing the stucco, they could restore the historical integrity of the building.

**Mr. Schivera** said they believe the historical integrity of the building is significantly damaged. Their intent is to restore the original historical integrity of the building by correcting the issues.

**Ms. Deacon** said to the petitioner that one of staff's concerns is that removing the stucco would damage the substrate underneath. She asked Mr. Schivera if he had a plan how he would deal with this.

**Mr. Schivera** answered that they believe that some substrate damage has already been done as he mentioned because of leaks.

**Mr. Altschiller** said according to the pictures, it appears that there is some damaged wood underneath. He asked Mr. Schivera if his plan includes the repairing of any damaged substrate.

**Mr. Schivera** said any damaged substrate found by them will be replaced.

**PUBLIC COMMENTS**

None.

**BOARD DISCUSSION**

The Board discussed the stucco. The majority of the Board members agreed with staff regarding the stucco. Removing all of the stucco would be detrimental to this building.

**Motion**

The Savannah Historic District Board of Review does hereby approve color changes and repairs at 21 East Gordon Street with the following conditions to be provided for staff approval:

- 1.The stucco is repaired in kind and not replaced;
- 2.A stucco specification, including composition, is provided;
- 3.Color samples are provided;

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

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: Melissa Memory

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Nay
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Nay

[28. Petition of Kathy Haire | 18-002670-COA | 352 Lincoln Street | Appeal of Staff Decision - Color Change](#)

📎 [Staff Recommendation.pdf](#)

📎 [Submittal Packet - 352 Lincoln Street 18-002670-COA.pdf](#)

📎 [Letter from Owner.pdf](#)

📎 [COA - 352 Lincoln Street 18-002522-COA.pdf](#)

📎 [Staff Photos - May 14, 2018.pdf](#)

**Ms. Alyson Smith** gave the staff report. The applicant is requesting an appeal of a staff decision for denial of a color change at 352 Lincoln Street. The applicant proposes to paint the door surround at the Lincoln Street entrance, "Moorland Green #3058" to match the recently approved green door.

**Ms. Smith** stated that on May 16, 2018, Staff approved the after-the-fact color change of the green front



door and the black trim around the Lincoln Street entry at 352 Lincoln Street, and denied the request for a color change of the door surround to be painted, "Moorland Green #3058" because the color change was not found to be visually compatible, due to the atypical color combination which is not consistent with surrounding contributing buildings [File No. 18-002522-COA]. Ms. Smith said the staff suggested a darker green for the trim and door to the applicant, but she declined their suggestion.

**Ms. Smith** reported that staff recommends denial of the requested appeal of Staff's Decision [File No. 18-002522-COA - May 16, 2018], because the proposed color change of the door surround to be painted, "Moorland Green #3058" is not visually compatible with color combinations found on contributing buildings within the historic context. The owner has written a letter to the Board which is attached to today's agenda.

### **PETITIONER COMMENTS**

The petitioner was not present.

### **PUBLIC COMMENTS**

None

### **BOARD DISCUSSION**

**Ms. Lynch** said the petitioner is not present, but she did send a letter to the Board. Therefore, they will act on this petition today. The Board was in agreement with the staff recommendation for denial of the appeal.

#### **Motion**

The Savannah Historic District Board of Review does hereby deny the petition for an appeal of Staff's Decision [File No. 18-002522-COA - May 16, 2018], because the proposed color change of the door surround to be painted, "Moorland Green #3058" is not visually compatible with color combinations found on contributing buildings within the historic context.

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

Motion: Mic Matson

Second: Kellie Fletcher

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Abstain
Nan Taylor	- Aye
Kevin Dodge	- Aye

[29. Petition of Philip McCorkle/ Lynch Associates | 18-002685-COA | 7 Drayton Street | Window Replacement](#)

[📎 Submittal Packet - 7 Drayton Street 18-002685-COA.pdf](#)

[📎 18-002685-COA Staff Recommendation..pdf](#)

📎 [Drawings - 7 Drayton Street 18-002685-COA.pdf](#)

📎 [Application - 7 Drayton St. 18-002685-COA.pdf](#)

📎 [Google Image.pdf](#)

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

**Ms. Kellie Fletcher chaired this petition.**

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

**Ms. Ellen Harris** gave the staff report. The applicant is requesting approval for new windows at 7 Drayton Street. The historic windows, which are no longer existing and/or deteriorated, are proposed to be replaced with Marvin double-pane windows on floors 2 to 5. The proposed windows are one-over-one, constructed of wood, and will have a black spacer bar between the glazing. Approximately 65% of the original wood window frames (not sashes) still exist in the building. They are proposed to be retained and reused.

**Ms. Harris** stated that the applicant is also requesting a variance to allow for double pane windows in a historic building. The primary reason for requesting double pane windows is to mitigate noise on Bay and Drayton Streets and provide additional energy efficiency.

**Ms. Harris** stated that City Enforcement was notified on July 8, 2016 that 7 Drayton Street's original windows were removed and boarded up without approval. The windows were later found being sold in a local store. When the windows were located, the owner agreed to store them onsite until they could be repaired and reinstalled. The building was subsequently sold to the current owners, who are unable to locate the historic windows that were removed.

**Ms. Harris** explained that the Board reviewed several previous COAs for this property, including a rooftop addition that was approved on January 14, 2015 (14-006079-COA). A request to replace the now missing historic windows with aluminum clad windows was denied on October 8, 2014 (14-004596-COA). A request to replace the windows with aluminum clad windows was denied again by the HDBR on August 9, 2017 (17-004375-COA). The HDBR's decision was appealed and the Zoning Board of Appeals upheld the denial (17-004281-ZBA).

**Ms. Harris** said that the petitioner has submitted a text amendment to the Historic District Zoning Ordinance which would allow double pane aluminum clad windows on historic buildings under specific circumstances (18-000956-ZA). That petition was recommended for denial by the Planning Commission and is pending at City Council. City Council continued the item and requested that the petitioner meet with stakeholders to discuss the proposed text amendment. Two stakeholder meetings were held, and a variety of alternative options were discussed. It is staff's understanding that it will continue to be pending until this petition is acted upon. The applicant is also applying for state and federal preservation tax credits. The staff confirmed that the State Historic Preservation Office has approved the proposed windows; however, wood windows single pane would also be an acceptable replacement.

**Ms. Harris** reported that staff recommends to approve new Marvin wood double pane windows at 7 Drayton Street, because the windows are visually compatible and meet the preservation standards. While the design standards are not met, the criteria for a variance from these standards has been met.

**Ms. Harris** additionally reported that staff recommends approval to the ZBA to allow wood double pane windows, because the variance criteria are met.

### **PETITIONER COMMENTS**

**Mr. Lynch** stated that Attorney McCorkle was unable to attend the meeting today. This has been going on for a long time, but he believes they have a good compromise that everyone is happy with. The staff's comments were concise, but the only thing he will add is that the frames are spread out over the entire building. They have done a full assessment of all the windows; labeled the conditions of the windows and

submitted this to the National Park Service to get their approval for tax credit. The windows have been reviewed thoroughly.

**Mr. Lynch** said about 60% of the frames are intact. There are a few that will be replaced in-kind, but they will be matched with the others.

**Ms. Taylor** asked Mr. Lynch if the reason for the double panes were predominantly for noise and energy efficiency.

**Mr. Lynch** answered yes. Just being a hotel and being on one of the busiest corners downtown, the owner was concerned about sound transmission and energy savings.

**PUBLIC COMMENTS**

**Ms. Monica Letourneau** resides at 707 Jefferson Street. She wanted to know if the glazing will be the same color on all the floors.

**Mr. Lynch** answered yes.

**BOARD DISCUSSION**

The Board was in agreement with the staff recommendations.

**Motion**

The Savannah Historic District Board of Review does hereby approve new Marvin wood double pane windows at 7 Drayton Street, because the windows are visually compatible and meet the preservation standards. While the design standards are not met, the criteria for a variance from these standards has been met.

Recommend approval to the ZBA to allow wood double pane windows, because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Nan Taylor

Second: David Altschiller

- |                   |           |
|-------------------|-----------|
| Debra Caldwell    | - Aye     |
| Jennifer Deacon   | - Abstain |
| Kellie Fletcher   | - Abstain |
| Becky Lynch       | - Abstain |
| Scott Cook        | - Aye     |
| Mic Matson        | - Aye     |
| Melissa Memory    | - Aye     |
| David Altschiller | - Aye     |
| Nan Taylor        | - Aye     |
| Kevin Dodge       | - Aye     |

**IX. REQUEST FOR EXTENSION**

[12-Month Extension](#)

- 📎 [Request for Extension.pdf](#)
- 📎 [Staff Recommendation .pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a 12-month extension for the Certificate of Appropriateness (COA) issued on July 12, 2017, for New Construction: Part II, Design Details for a four-story building to be located on the vacant parcel at 607 Drayton Street with the previous conditions to be met, and for the COA to expire on July 12, 2019.

**Vote Results ( Approved )**

Motion: Debra Caldwell

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Abstain
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[31. Petition of Gunn Meyerhoff Shay Architects | 16-006851-COA | 620 East River Street \(Hilton Hotel\) | New Construction Part I: 12-Month Extension](#)

- 📎 [Request for Extension.pdf](#)
- 📎 [Staff Recommendation .pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a 12-month extension for the Certificate of Appropriateness (COA) issued on July 12, 2017, for New Construction: Part 1, Height and Mass for an eight-story hotel building to be located on the vacant parcel at 620 East River Street, with the previous conditions to be met, and for the COA to expire on July 12, 2019.

**Vote Results ( Approved )**

Motion: Debra Caldwell

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye

Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

[32. Petition of Greenline Architecture | 17-002904-COA | 63 Martin Luther King, Jr. Blvd. | 12-Month Extension for a New Hotel](#)

- 📎 [Staff Recommendation - June 13, 2018 12 month extention.pdf](#)
- 📎 [COA - 63 Martin Luther King Jr. Blvd. 17-002904-COA Continued.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for a 12-month extension of the Certificate of Appropriateness (COA) application continued from the June 14, 2017 HDBR Meeting for a new construction hotel at 63 Martin Luther King Jr. Boulevard [File No. 17-002904-COA] to expire on June 13, 2019.

**Vote Results ( Approved )**

Motion: Debra Caldwell

Second: Mic Matson

Debra Caldwell	- Aye
Jennifer Deacon	- Aye
Kellie Fletcher	- Aye
Becky Lynch	- Abstain
Scott Cook	- Aye
Mic Matson	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye

**X. APPROVED STAFF REVIEWS**

[33. Petition of Linda Noble | 18-001868-COA | 506 East Taylor Street | Staff Denial - Shed Awning](#)

- 📎 [COA - 506 East Taylor Street 18-001868-COA Denied.pdf](#)
- 📎 [Photos- Historic Context.docx](#)

No action required. Staff approved.

[34. Petition of Ginny Tuten | 18-002063-COA | 313 East Harris Street \[309 & 313 East Harris Street \] Staff](#)

Approval - Roof Replacement

☞ [COA - 313 East Harris Street 18-002063-COA.pdf](#)

☞ [313 East Harris Street - photos.pdf](#)

No action required. Staff approved.

35. Petition of Michael Dykes | 18-002366-COA | 140 Price Street | Staff Approved - Repairs

☞ [COA - 140 Price Street 18-002366-COA.pdf](#)

☞ [Submittal Packet - 140 Price Street 18-002366-COA.pdf](#)

No action required. Staff approved.

36. Petition of Alexander Skellon | 18-002413-COA | 122 East Taylor Street | Staff Approved - Alterations to Carriage House

☞ [COA - 122 East Taylor Street 18-002413-COA.pdf](#)

☞ [Photos & Sanborn Maps.docx](#)

No action required. Staff approved.

37. Petition of Hitch Gilchrist | 18-002417-COA | 9 East Bay Street | Staff Approved - Repairs and Add Gutter System

☞ [COA - 9 East Bay Street 18-002417-COA.pdf](#)

☞ [Drawings.pdf](#)

No action required. Staff approved.

38. Petition of Sonya Ness for Crown Castle - STA Property | 18-002464-COA | 516 Abercorn Street | Staff Approved - Alterations to Telecommunication Equipment

☞ [COA - 516 Abecorn Street 18-002464-COA.pdf](#)

☞ [Submittal Packet - Site Photo 516 Abercorn Street 18-002464-COA.pdf](#)

No action required. Staff approved.

39. Amended Petition of Alchemy Restoration | 18-002522-COA | 352 Lincoln Street | Staff Approved - After-the-fact Color Change of door. Staff Denied - Color Change of the Door Surround.

☞ [COA - 352 Lincoln Street 18-002522-COA.pdf](#)

☞ [Amended COA - 352 Lincoln Street 18-002522-COA.pdf](#)

☞ [submittal Packet - 352 Lincoln Street 18-002522-COA.pdf](#)

No action required. Staff approved.

40. Petition of Sam Carroll for Carroll Construction | 18-002523-COA | 210 East Taylor Street | Staff Approved - In-Kind Replacements

☞ [COA - 210 East Taylor Street 18-002523-COA.pdf](#)

☞ [Submittal Packet - 210 East Taylor Street 18-002523-COA.pdf](#)

No action required. Staff approved.

41. Petition of Susie Bull for Dohrman Construction | 18-002537-COA | 216 East Gaston Street | Staff Approved - Repairs.

☞ [COA - 216 East Gaston Street 18-002537-COA.pdf](#)

☞ [Submittal Packet - 216 East Gaston Street 18-002537-COA.pdf](#)

No action required. Staff approved.

[42. Petition of Amanda Nelson for Ellsworth-Hallett Home Professionals | 18-002539-COA | 113 East Jones Street | Staff Approved - Color Change](#)

☞ [COA - 113 East Jones Street 18-002539-COA.pdf](#)

☞ [Submittal Packet - 113 East Jones Street 18-002539-COA.pdf](#)

No action required. Staff approved.

[43. Petition of Christian Sottile for Sottile & Sottile | 18-002542-COA | 350-354 Luther King Jr. Boulevard | Staff Approved - Color Change](#)

☞ [COA - 350-354 Martin Luther King Jr. Boulevard 18-002542-COA.pdf](#)

No action required. Staff approved.

[44. Petition of Walter Kesaris for Ellsworth-Hallett Home Professionals | 18-002583-COA | 7 West Gordon Street | Staff Approved - Repairs](#)

☞ [COA - 7 West Gordon Street 18-002583-COA.pdf](#)

☞ [Application and Submittal Packet - 7 West Gordon Street 18-002583-COA.pdf](#)

No action required. Staff approved.

[45. Petition of Pam T. Edwards | 18-002595-COA | 116 East Gaston Street | Staff Approved - Cleaning and Color Changes](#)

☞ [COA - 116 East Gaston Street 18-002595-COA.pdf](#)

☞ [Submittal Packet - 116 East Gaston Street 18-002595-COA.pdf](#)

No action required. Staff approved.

[46. Petition of Loan Ele Tran | 18-002637-COA | 11 east Perry Street \[12 East Perry Lane\]](#)

☞ [COA - 11 East Perry Street \[12 East Perry Lane\] 18-002637-COA.pdf](#)

☞ [Submittal Packet - 11 East Perry Street \[12 East Perry Lane\].pdf](#)

No action required. Staff approved.

[47. Petition of Nathan Godley | 18-002657-COA | 322 East Oglethorpe Avenue | Staff Approved - Color Changes](#)

☞ [COA - 322 East Oglethorpe Avenue 18-002657-COA.pdf](#)

☞ [Submittal Packet - 322 East Oglethorpe Avenue 18-002657-COA.pdf](#)

No action required. Staff approved.

[48. Petition of Charles Padgett for AnSCO & Associates, LLC | 18-002663-COA | 411 West Bay street | Staff Approved - Telecommunications Equipment](#)

☞ [COA - 411 West Bay Street 18-002663-COA.pdf](#)

☞ [Submittal Packet - 411 West Bay Street 18-002663-COA.pdf](#)

No action required. Staff approved.

[49. Petition of Carrie McGranahan | 18-002667-COA | 504 East St. Julian Street | Staff approved - Color Change](#)

☞ [Application and Submittal Packet - 504 East St. Julian Street 18-002667-COA.pdf](#)

☞ [COA - 504 East St. Julian Street 18-002667-COA.pdf](#)

No action required. Staff approved.

50. Petition of Joshua Summers | 18-002716-COA | 546 East Harris Street | Staff Approved - Vertical Flashing Installation

☞ [COA - 546 East Harris Street 18-002716-COA.pdf](#)

☞ [Submittal Packet - 546 East Harris Street 18-002716-COA.pdf](#)

No action required. Staff approved.

51. Petition of Regina Morgan for Peoples Industries, Inc. | 18-002837-COA | 21 East Broad Street | Staff Approved - Repaint the Buiding

☞ [COA - 21 East Broad Street 18-002837-COA.pdf](#)

☞ [Submittal Packet - 21 East Broad Street 18-002837-COA.pdf](#)

☞ [Submittal Packet - 21 East Broad Street 18-002837-COA.pdf](#)

No action required. Staff approved.

52. Petition of Michael Higgins | 18-002852-COA | 625 East Broad Street | Staff Approved - Roof Repacement and Rebuild Cheminey

No action required. Staff approved.

53. Petition of Steve Green | 18-002881-COA | 225 East President Street | Staff Approved - Brick Repointing

☞ [COA - 225 East President Street 18-002881-COA.pdf](#)

No action required. Staff approved.

## XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

54. Report on Work Performed Without a COA for the June 13, 2018 HDBR Meeting

☞ [6-13-18 HDBR Report on Work Without a COA.pdf](#)

**Ms. Lynch** stated that the June 2018 report of the work performed without a Certificate of Appropriateness (COA) has been given to the Board.

## XII. REPORT ON ITEMS DEFERRED TO STAFF

## XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

55. Next Case Distribution and Chair Review Meeting - Thursday, June 14, 2018 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street

56. Next Pre-Meeting - Wednesday, July 11, 2018 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street

57. Next Regular Meeting - Wednesday, July 11, 2018 at 1:00 p.m. in the Arthur A. Mendonsa Hearing Room, MPC, 112 East State Street

## XIV. OTHER BUSINESS

58. HPC Training- August 14, 2018 Brazelton, GA



[2018-Georgia-Downtown-Conference-Registration-Form.pdf](#)

[59. Update on Historic District Ordinance Revisions](#)

[06-13-18 DRAFT HDBR Ordinance Revisions.pdf](#)

**Ms. Lynch** stated that the newest version of the update on the Historic District Ordinance Revision is attached to the agenda. The revisions will go to City Council on June 21, 2018.

**XV. ADJOURNMENT**

[60. Adjournment](#)

**Ms. Taylor** asked if the Historic District commission conference has been scheduled.

**Ms. Harris** answered that she is aware that some planning is ongoing, but she has not gotten any specific information on the conference. As soon as she gets the information, she will forward it to the Board. The conference will be held in Macon, GA.

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There being no further information to come before the Savannah Historic District Board of Review, Ms. Lynch adjourned the meeting at 3:20 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.***