



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
April 10, 2019 1:00 P.M.
Meeting Minutes

APRIL 10, 2019 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

A Pre-Meeting will be held at 12:00 PM in the Jerry Surrency Conference Room, 112 East State Street. Items on the Agenda will be presented by Staff, as time permits, and the Board may ask questions. No testimony will be received and no votes will be taken.

Members Present: Becky Lynch, Chair
 Dwayne Stephens, Vice-Chair
 David Altschiller
 Debra Caldwell
 Scott Cook
 Kevin Dodge
 Ellie Isaacs
 Melissa Memory
 Nan Taylor

Members Absent: Kellie Fletcher
 Stan Houle

MPC Staff Present: Leah Michalak, Director of Historic Preservation
 Ryan Jarles, Cultural Resources Planner
 Kait Morano, Comprehensive 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. Introduce New Staff Members](#)

Ms. Lynch introduced new employees, Ryan Jarles, Cultural Resources Planner and Kait Morano, Comprehensive Planner. The HBR welcomed the new staff members.

II. SIGN POSTING

III. CONSENT AGENDA

[3. Petition of Charleston Sign & Banner | 19-001110-COA | 319 W Congress Street | Sign](#)

[☞ Submittal Packet.pdf](#)

[☞ 19-001110-COA Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the principal use projecting sign at 319 W. Congress Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that if the sign encroaches on the public right of way that an encroachment license is obtained from the City of Savannah.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[4. Petition of Gunn Meyerhoff Shay Architects | 19-001516-COA | 405 MLK, Jr. Blvd. | Amendment to a Fence](#)

[☞ Previously approved Submittal Packet.pdf](#)

[☞ 19-001516-COA Staff Recommendation.pdf](#)

[☞ Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition to amend a previously approval Certificate of Appropriateness for an "Enmarket" store and site improvements located at 405 Martin Luther King Jr. Boulevard [File No. 18-002099-COA] due to the site constraints for installing a wall of continuity along Prendegast Street.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[5. Petition of Wakely Properties, LLC | 19-001555-COA | 114 West Liberty Street | Rehabilitation and Alterations](#)

- [☞ Staff Research.pdf](#)
- [☞ Submittal Packet - Color Selections.pdf](#)
- [☞ Submittal Packet - Photos and Drawings.pdf](#)
- [☞ 19-001555-COA Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations to the property located at 114 West Liberty 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.Reconstruct the angled niche and door on the rear of the building that was removed prior to COA approval because it is a character-defining feature of the property that needs to be retained and preserved.
- 2.Reduce the height of the railing on the new rear stair to a maximum of 36” high.
- 3.Provide the proposed locations for the electrical service, all equipment, and the refuse storage area; ensure that they are in the rear yard and screened from view of the public rights-of-way.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye

Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[6. Petition of Commonwealth Construction | 19-001557-COA | 612 Drayton Street | Alterations - Amendment](#)

- [☞ Staff Recommendation.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Photos.pdf](#)
- [☞ Narrative.pdf](#)
- [☞ Previous Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for an amendment and renewal of a previously approved COA for alterations to the rear elevation, a new rear addition and a two-story side porch addition at 612 Drayton Street with the following conditions:

- 1.The proposed replacement door with transom on the porch addition shall be single pane, with true divided lights.
- 2.The approval of the polycarbonate does not set a precedent. Monitor the polycarbonate material over time.
- 3.Eliminate the vines on the porch columns and railing.
- 4.Revise the proposed new window on the south façade to meet the 5:3 ratio.
- 5.Ensure that the door frames are inset not less than three inches.
- 6.Provide a specification for the new doors and the new window on the south façade.
- 7.Should the HVAC units in the revised location be visible, submit screening to staff for review and approval.
- 8.Provide information regarding the current and proposed new doors at the first and second floors for review and approval at the Drayton Street façade.
- 9.Provide specifications for the mechanical louvers. Paint the louvers to match the stucco.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present

Ellie Isaacs - Aye

7. Petition of Lynch Associates Architects | 19-001564-COA | 132 East Broughton Street | Rehabilitation and Alterations

- 🔗 [19-001564-COA Staff Recommendation.pdf](#)
- 🔗 [Submittal Packet - Narrative, Specifications, Materials, and Colors.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Historic Photos.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for rehabilitation, alterations, and a rooftop addition for the property located at 132 East Broughton Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide physical material samples for proposed products.
2. Ensure that all electrical equipment, meters, etc. are located on the lane façade minimally visible from view.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

8. Petition of Christine Comas | 19-001572-COA | 112 East Broughton Street | Signs

- 🔗 [Submittal Packet](#)
- 🔗 [19-001572-COA Staff Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve of the one principal fascia sign and one under awning sign for 112 E Broughton Street with the following condition because otherwise they are visually compatible and meet the standards:

1.Ensure that the sign is attached to the building façade using the gentlest means possible.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

IV. ADOPTION OF THE AGENDA

[9. Adopt April 10, 2019 Agenda](#)

Motion

The Savannah Historic District Board of Review does hereby adopt April 10, 2019 Agenda.

Vote Results (Approved)

Motion: Melissa Memory

Second: Ellie Isaacs

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

V. APPROVAL OF MINUTES

[10. Approve March 13, 2019 Briefing Minutes and March 13, 2019 Regular Minutes](#)

[☞ March 13, 2019 HBR Briefing Minutes.docx](#)

[☞ 03-13-2019 Minutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve March 13, 2019 Briefing Minutes and March 13, 2019 Regular Minutes

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Dwayne Stephens

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

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

VII. CONTINUED AGENDA

[11. 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: Nan Taylor

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye

David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[12. 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: Nan Taylor
Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[13. 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: Nan Taylor
Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye

Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[14. 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: Nan Taylor
Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[15. Petition of Felder & Associates | 18-005781-COA | 323 East Broughton Street and 115 Habersham Street | Addition and 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: Nan Taylor
Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain

Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[16. Petition of LS3P | 18-006314-COA | 2 Whitaker Street | Demolition and 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: Nan Taylor	
Second: David Altschiller	
Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[17. Petition of Lott Barber | 18-006769-COA | 145 Montgomery 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: Nan Taylor	
Second: David Altschiller	
Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain

Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[18. Petition of Lutra Savannah 2, LLC | 19-000907-COA | 224 Houston Street | Signs](#)

Motion

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

Vote Results (Approved)

Motion: Nan Taylor

Second: David Altschiller

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

VIII. REGULAR AGENDA

[19. Petition of General Services Administration | 17-006639-COA | 124 Barnard Street | New Construction, Part II: Design Details](#)

- 🔗 [17-006639-COA Staff Recommendation.pdf](#)
- 🔗 [Part I Submittal Packet.pdf](#)
- 🔗 [Sample Panel Policy.pdf](#)
- 🔗 [Submittal Packet - Conditions and Project Description.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Historic Photographs- staff research.pdf](#)
- 🔗 [Submittal Packet - Renderings, Materials, and Colors.pdf](#)
- 🔗 [Submittal Packet - Photographs.pdf](#)

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

🔗 [Window Hierarchy Example.pdf](#)

🔗 [Public Letter 1.pdf](#)

🔗 [Public Letter 2.pdf](#)

Ms. Leah Michalak gave the staff report. The petitioner is requesting approval for Part II: Design Details for a new building located at 124 Barnard Street, on the southeast Trust Lot of Telfair Square in Heathcote Ward. The project is an annex building to the federal Tomochichi Courthouse building on Wright Square. The signage packet is not a part of this review. The building is three stories tall with a footprint of 11,842 square feet. The building features a two-story recessed glass entrance facing Telfair Square. President Street will retain its existing security configuration, allowing limited vehicle access from Whitaker Street into two private, secured parking spaces on the north façade. Limited pedestrian access will be retained. The proposed project is a federal project and as such is exempt from the HDBR's review process, provided that an opportunity to comment has been provided. However, the General Services Administration is committed to going through the HDBR's review process.

Ms. Michalak stated that this project, with a different design, was reviewed by the Historic District Board of Review on December 13, 2017 and was continued at the request of the petitioner. Concerns expressed by the Board and the public at the meeting focused primarily on the building footprint which included both the north and south Trust Lots and built over President Street. The design, at that time, was a two-story building. Subsequently, the petitioner has held numerous stakeholder meetings through the Section 106 process and has substantially revised the design of the building based on feedback and comments. The result is the preservation of the Oglethorpe Plan and a more visually compatible building on one Trust Lot. On September 12, 2018, the HDBR approved Part I, Height and Mass (with conditions) for the current design. In addition to those conditions, the applicant has also addressed comments of the NHPA Section 106 consulting parties.

Ms. Michalak reported that staff recommends to continue the request for approval of Part I conditions and amendments, and for Part II: Design Details for a new building located at 124 Barnard Street in order for the petitioner to consider the following:

1. Revise the third floor window pattern to be more compatible with upper floor windows configurations and visually related contributing monumental buildings.
2. On the front façade, expand the medallion features to utilize more of the surrounding solid spaces.
3. Redesign so that the visual expression of the height of the third story is less than that of the first story.
4. Eliminate the banding details above the ground floor.
5. Revise the brick to be a "cooler" color to lessen the contrast between the marble/granite and the brick.
6. Clarify the locations for clear versus frosted glass.
7. Confirm the finish for the steel channel reveal (natural or painted).

The following conditions do not need to be provided with the resubmittal; they can be provided at appropriate later dates as the project progresses:

1. Sample panel per the Sample Panel Policy.
2. Submit a complete signage packet to the Board.
3. Submit the sculpture relocation project to the Historic Site and Monument Commission for review and approval prior to execution of the work.

Ms. Michalak stated that a couple of letters were received from the public and are attached to today's agenda. Two citizens are present to speak on this petition.

PETITIONERS COMMENTS

Ms. Audrey Entarf, Resources Preservation Officer, of the General Services Administration [GSA] complemented the staff on doing a good summary of where the project has been and where they are now. She said that they have successfully completed consultation under Section 106 to the National Preservation Act. They have held a comment period for the environmental assessment. The public comment period ended March 27, 2019. The document is currently being finalized. As the annexes are currently in construction, they will be working with the courts, the city, and the public on the Tomochichi modernization. Ms. Entarf said they are excited about addressing the design details and address the staff's recommendations. They will clarify some of the questions that have been raised. She introduced Mr. Larry Speck.

Mr. Speck stated that he is the architect for the project. He showed the Board some slides of the building that they saw in September, 2018 and some current slides so they could make the contrast between then and now. They are trying to make

the front facade more vertical. Mr. Speck said they were also asked to reduce the top-heavy appearance of the building; they were asked to revise the the floor heights and completely change the detailing of the windows. The material pallets have been altered significantly; increased the amount of marble on the side pieces.. Nevertheless, he wanted to mention that in the 16-month period that they have appeared before this Board, they have changed "everything." They changed the site, changed the massing of the building from a two-story building to a three-story building; changed the program because it did not fit. The metal panels at the service and parking entrances have been eliminated. The fenestration was changed five times.

Mr. Speck said not only did they make the changes at the request of the Board of Review, but they held six large meetings with various groups [sometimes 30 people were in attendance]. In attendance at those meetings were local preservation groups, neighborhood groups; local public officials, courts representatives; and persons from the Telfair Museum. They tried to draw consensus among very diverse points of view. Now, what they have is their best efforts of trying to accommodate them.

Mr. Speck said he was pleased with the staff's recommendation; but he wanted to address the seven items in reverse order. He said the finish for the steel channel revel will be painted; there is only place where frosted glass will be used. It is at the entry point to the building and the center will be clear glass. They are doing this because they are trying to make it symmetrical. The brick selection is the same as Tomochichi. They are trying to be compatible. Mr. Speck said regarding eliminating the banding details above the ground floor, this also deals with the materials of the building. They cannot get the marble as was done in the 1930s. The color compatibility is not consistent as they want. If the banding is put in, he believes it will look a lot like the courthouse, although they will be using it a century later. The banding is making the current materials compatible. Therefore, they feel they need the banding, marble and brick. It would be easy for them to strike off the banding details, but he believes they all will be disappointed in the end. Mr. Speck said they will be happy to expand the medallion features to utilize more of the surrounding solid spaces on the front facade. They will probably expand it by 20%. He explained that they are very careful in the detailing of this building and using the marble nicely as a surround in the depth of those windows and putting the marble and a brick facade will be a very exquisite detail. He said they are trying to make a grandeur on the first and second floor so in some way, it will read as one floor, as the base floor of the building. The top floor will be smaller than the double story base of the building. He believes this helps to alleviate the issue on the third floor. The courtrooms are on the third floor and if they can be of a certain grandeur of dignity and presence, with a standard ceiling height in the courtrooms that they are asked to comply with and those windows would need to be in a scale that would hold up inside the courtroom. Mr. Speck said eventually there will be two courtrooms on the third floor. It will be very difficult for them to put little windows in big rooms. The bigger rooms need big windows. This is the case with monumental buildings. They have ordinary functions on the base and very grand monumental functions up above. They have done everything possible to make this not look too top-heavy.

Mr. Speck said they have many people that they need to keep happy. He said pertaining to staff's recommendations for #1 and #3, they have done everything they could do sincerely trying to address the issues. They would love to get the Board's approval rather than a continuance. They have worked 16 months with the community, the Board, with the staff and others to try to get the compatibility. The site work has already started on the building.

PUBLIC COMMENTS

Ms. Ardis Wood, historian and preservationist, said she finds it hard to see how this building is compatible, the roof shape and the "pop-outs" in particular. Tomochichi has a recess in the facade, but this building has a pop-out look.. As of August 28, 2018, the National Park Service placed Savannah on the "threatened" list and she is concerned about this. Maybe the roof and the pop-outs could be changed.

Mr. Gary Radke, Chair of the Architectural Review Committee for the Historic Savannah Foundation, said he was representing the HSF as President Daniel Carey is unable to appear today. They believe that using the same brick as on Tomochichi, having the contrast and marble on the brick, makes sense. Mr. Radke said the banding gives integrity to the building. They are concerned about the size of the inscription block. There is nothing compatible or similar to it in Savannah. They understand the intention of making this a vertical space, but the Architectural Review Committee asks the designers to see if the enormous letters on the front of the building could be reduced and increase the medallions. Mr. Radke said this has been a long process and many of their concerns have been met.

Mr. Speck, in response to the public comments, said this demonstrates that people looking at the same things will have different opinions. But, they were hopeful that the Review Board approves their petition today.

BOARD DISCUSSION

The Board discussed the first and second floors. They were concerned about the front façade. They also discussed the sign. The marble coursing is okay, but the brick doesn't have to match Tomochichi.

They discussed the top heaviness of the building. But, overall, the Board believed the petitioners have made great strides in addressing the concerns of so many stakeholders.

Ms. Lynch said the signage helps with the verticality, but what if it doesn't meet the sign ordinance. What is "Plan B" if it has to change?

Ms. Michalak explained that today the Board is not approving the sign. They are approving the panel size. The inscription will have to come back to the Board.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for Part I conditions and amendments, and for Part II: Design Details for a new building located at 124 Barnard Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. On the front façade, expand the medallion features to utilize more of the surrounding solid spaces.
2. Clarify the locations for clear versus frosted glass.
3. Confirm the finish for the steel channel reveal (natural or painted).

The following conditions do not need to be provided with the resubmittal; they can be provided at appropriate later dates as the project progresses:

1. Sample panel per the Sample Panel Policy.
2. Submit a complete signage packet to the Board.
3. Submit the sculpture relocation project to the Historic Site and Monument Commission for review and approval prior to execution of the work.

Vote Results (Approved)

Motion: Kevin Dodge

Second: Melissa Memory

Debra Caldwell	- Nay
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Nay
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[20. Petition of LS3P Associates Ltd. | 18-005087-COA | 110 Ann Street | Non-Contributing Demolition, New Construction Hotel: Part I Amendments and Part II: Design Details](#)

- 🔗 [18-005087-COA Staff Recommendation.pdf](#)
- 🔗 [HDBR Sample Panel Policy 080917.pdf](#)
- 🔗 [Mass Model Photographs.pdf](#)
- 🔗 [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- 🔗 [Part I Submittal Packet - Photographs and Drawings.pdf](#)
- 🔗 [Submittal Packet - Materials and Specifications.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Submittal Packet - Renderings.pdf](#)

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

Mr. Bryan Harder was present on behalf of the petition.

Ms. Michalak gave the staff report. The applicant is requesting approval for demolition of a non-contributing building, amendments to New Construction: Part I, Height and Mass, and Part II, Design Details for a 6-story hotel at 110 Ann Street. The property is within a 5-story height zone per the Historic District Height Map; the applicant is requesting an additional story through the use of the bonus story criteria within the ordinance's Large-Scale Development Standards. The property is surrounded on all four sides by streets: Zubly Street to the north, Laurel Street to the east, Alton Street to the south, and Ann Street to the west. This building is one part of a larger project consisting of three adjacent sites [File Nos. 18-005086-COA and 18-005088-COA]. No on-site parking is required or provided for this building; parking for the development as a whole is provided elsewhere.

Ms. Michalak said the non-contributing building located on this site was approved by the Board for demolition on April 11, 2018 [File No. 18-001474-COA]. The Board attached two conditions to the approval:

1. The building is documented per the MPC Documentation Policy prior to demolition.
2. A demolition permit will not be issued until a COA is approved for the new building.

Ms. Michalak stated that these conditions have not yet been met. The applicant is requesting a "reapproval" of this proposal with this application because the COA is about to expire and the previous approval had a different applicant.

Ms. Michalak explained that at the October 10, 2018 HDBR meeting the Board continued this project in order for the petitioner to consider the following:

1. Restudy the design of the sky bridge.
2. Restudy the "entrances" into the promenade to create a wall of continuity along Ann and Laurel Streets.
3. Restudy the grand staircase, that is setback from the Laurel Street façade, to strengthen and define the corner of the building at this entrance and reinforce the wall of continuity.
4. Subdivide the façades horizontally into base, middle, and top. Ensure that the top story is distinguished from the stories below.
5. Revise the openings along Laurel Street to contain windows, doors, or storefront (if a variance is not granted for this standard).
6. Ensure that the distance between all windows is not less than two times the width of the windows (except on Zubley Street which meets the standard).
7. Ensure that the base below the storefront on the mansard roof section of the building is a contrasting design or material.
8. Provide more detailed drawings and information to better understand the design of the projecting parapet wall at the top of the building.
9. Redesign the railing at the pool deck to be a parapet wall to fully screen the deck.
10. Set the trellis/pergola on the pool deck further back from the parapet/wall face.
11. Lower the height of the sky bridge to create a one-half story height variation between this and the adjacent building forms; a change in parapet height alone does not constitute a one-half story height variation.
12. Redesign the ground floor uses to meet the standard within the "active uses" bonus story criterion, including both the interior arrangement of the spaces and the primary entrances, or choose another criterion.
13. Redesign the Alton Street façade to include a minimum of 30% quarried stone to meet the standard with the "masonry materials" bonus story criterion or choose another criterion.
14. Redesign the mansard roof portion of the building to no more than 60 feet in width.
15. Redesign the bays to all be not less than 15 feet nor more than 20 feet in width.

16. Redesign the primary entrances as required to meet the large-scale development “entrances” standard.
17. Provide the window and door calculation for the upper floors on the Alton Street façade; ensure that they cover a minimum of 20% surface area.

She said that the Board also continued a request from the standard that reads: “*Openings shall contain windows, doors, or storefronts*”. The applicant is no longer requesting a variance from this standard.

Ms. Michalak stated that at the November 14, 2018 HDBR meeting the Board approved Part I, Height and Mass with no conditions [File No. 18-005087-COA]. The applicant is now requesting amendments to Part I as follows:

1. Replace internal monumental corner stair in “promenade” area with two sets of steel stairs leading up to the second floor terrace.
2. Ground floor active uses have changed or have been relocated within the building.
 - a. The bowling alley use has been eliminated from the project.
 - b. The live music use moved to the previous location of the bowling alley.
 - c. A roller rink use has been added to the project, replacing the location of the live music use.
 - d. The hotel lobby has been greatly reduced, incorporating a coffee shop along Ann street.
 - e. The restaurant along laurel street has been relocated to the south building mass along laurel street. a lounge has replaced the previously approved restaurant location along laurel street.
 - f. The retail use has been replaced with a gallery/event space.
 - g. The total of lobby space along Ann street has changed and is within allowable length along Ann street.
3. Required door locations for large scale development and ground floor active use requirements have been relocated due to the changes to use and configuration.
4. The south building mass has been shifted south, increasing the width of the promenade and bridge element to 25'-0". this was achieved by reducing the depth of the utility easement held by the City of Savannah.
5. The trellis has been removed from the pool deck. the pool deck is now intended to be a landscape deck, including mature trees and a water feature.
6. The canopies have been developed further. the current design features canvas canopies and custom steel canopies w/ hangars. all canopies are a minimum of 8'-0" above the row.
7. The second floor bar area previously was designed to be open air with operable steel doors. these openings now have glazed windows and doors, as this area is no longer open air.

Ms. Michalak reported that the staff recommends approval for demolition of the non-contributing building at 110 Ann street with the following conditions because the building has lost historic integrity due to alterations:

1. The building is documented per the MPC documentation policy prior to demolition (submit the documentation to staff);
2. A demolition permit will not be issued until a COA is approved for the new building.

Ms. Michalak stated that the staff recommends approval for amendments to new construction: Part I, Height and Mass of a 6-story hotel at 110 Ann Street as requested because the project is visually compatible and meets the standards.

Ms. Michalak further reported that the staff recommends approval for New Construction: Part II Design Details of a 6-story hotel at 110 Ann Street with the following conditions to be submitted to staff for final review and approval because the project is otherwise visually compatible and meets the standards.

1. Provide a cast stone sample.
2. Provide a sample panel per the Sample Panel Policy.

PETITIONER COMMENTS

Mr. Harder thanked staff for their review. They will provide the requested documentation. He explained that the cast stone is a custom color. They are in the process of getting samples made. As soon as they get the samples, they will forward it

staff for review and approval. Mr. Harder entertained questions from the Board.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board discussed the color of the granite. This is a large complex, but is a handsome building. They discussed the glazed brick. Ms. Lynch believes that the monolithic color pallet may flatten out the building. The Board was in agreement with the staff's recommendations.

Mr. Harder explained that the design is contemporary. Therefore, adding a lot of "ins and outs" are not appropriate for this design.

Motion

The Savannah Historic District Board of Review does hereby:

Approve demolition of the non-contributing building at 110 Ann Street with the following conditions because the building has lost historic integrity due to alterations:

- 1.The building is documented per the MPC Documentation Policy prior to demolition (submit the documentation to staff);
- 2.A demolition permit will not be issued until a COA is approved for the new building.

Approve amendments to New Construction: Part I, Height and Mass of a 6-story hotel at 110 Ann Street as requested because the project is visually compatible and meets the standards.

Approve New Construction: Part II Design Details of a 6-story hotel at 110 Ann Street with the following conditions to be submitted to staff for final review and approval because the project is otherwise visually compatible and meets the standards.

- 1.Provide a cast stone sample.
- 2.Provide a sample panel per the Sample Panel Policy.

Vote Results (Approved)

Motion: Ellie Isaacs

Second: Nan Taylor

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

Stan Houle	- Not Present
Ellie Isaacs	- Aye

[21. Petition of LS3P Associates Ltd. | 18-005088-COA | 111 Ann Street | Demolition + New Construction, Part II: Design Details](#)

- 🔗 [18-005088-COA Staff Recommendation.pdf](#)
- 🔗 [Mass Model Photographs.pdf](#)
- 🔗 [HDBR Sample Panel Policy 080917.pdf](#)
- 🔗 [Part II- Drawings.1.pdf](#)
- 🔗 [Part II- Drawings.2.pdf](#)
- 🔗 [111AnnSt_20190313_HDBRPart2Narrative \(18-005088-COA\).pdf](#)
- 🔗 [111AnnSt_20190313_HDBRPart2Materials \(18-005088-COA\).pdf](#)
- 🔗 [111AnnSt_20190313_HDBRPart2Renderings \(18-005088-COA\)-.pdf](#)
- 🔗 [Part I - Submittal Packet- Drawings sm.pdf](#)

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

Mr. Bryan Harder was present on behalf of the petition.

Ms. Alyson Smith gave the staff report. The petitioner is requesting approval for demolition of a non-contributing building, amendments to New Construction: Part I, Height and Mass, and Part II, Design Details for a 6-story apartment building at 111 Ann Street. The property is within a 5-story height zone per the Historic District Height Map and the applicant received approval for an additional story through the use of the bonus story criteria within the ordinance's Large-Scale Development Standards during the review and approval of Part 1: Height and Mass.

Ms. Smith stated that the proposed building will provide two levels of underground parking and one level of above ground parking at the rear of the site. Vehicles will have access from both Ann and Youmans Streets. She explained that per building code, the building is technically two buildings, separated by firewalls and with separate means of egress, but connected together. One building footprint is 38,240 square feet and the second building is 6,751 square feet. The property has frontage on Youmans and Ann Streets. To the west of the site are non-contributing industrial buildings. Because of their low height, the west façade will be very visible above the lower buildings. To the north of the site is a concrete loading ramp which provides access to the buildings to the west. Because of this, the north façade will be highly visible from Zuley Street. A 10' sewer access easement is located along Youmans Street and part of Ann Street, necessitating the building to be setback from the street in the southeast corner of the site. This building is one part of a larger project consisting of three adjacent sites; the rehabilitation of the buildings along MLK was approved on October 10, 2018 [File No. 18-005086-COA] and the new construction to the east was reviewed separately [18-005087-COA].

Ms. Smith said the non-contributing building located on this site was approved by the Board for demolition on February 8, 2017 [File No. 17-00053-COA]. Partial demolition has been completed. The demolition permit has expired as well as the COA for demolition which expired on February 8, 2019; therefore, the request for demolition is required to be reviewed again. The Board initially reviewed New Construction, Part I: Height and Mass on October 10, 2018 and continued the petition in order for the petitioner to consider making revisions to the design. On November 14, 2018, the HDBR approved New Construction, Part I: Height and Mass with the following conditions to be submitted with Part II: Design Details:

1. Relocate the vehicular entrance on Ann Street, as the primary façade, to Youmans Street, as a secondary façade, pending results of the discussions with Traffic Engineering and CAT.

The petitioner met with Chatham Area Transit and the City of Savannah Traffic Engineers on January 28, 2019. CAT as well as Traffic Engineering do not support moving the vehicular entry to Youmans Street, as it

provides critical traffic circulation for CAT buses to get in and out of the transfer center safely and efficiently. Keeping vehicular entry off Youmans Street is in line with the CAT's safety plan, as it keeps traffic from circling around the transfer center. The current design keeps the vehicular entrance on Ann Street and vehicular exit on Youmans Street.

2. Incorporate additional differentiation between the two buildings in order to breakdown monolithic structures.

The petitioner has stated the following:

The visual expression of different buildings is proposed through a change in materiality and color at the approved massing and roofline variation. The primary massing on each side of the building entry along Ann Street have a similar look, to help reinforce the circulation axis that ties the building with the other development in the area. The street level window and storefront detailing vary along the street-facing facades to help with interest and differentiation in the eye-level experience. -The condition is met.

3. Incorporate additional articulation of the top story to better meet the standard of base, middle, top.

The petitioner has stated the following:

Additional articulation for stronger subdivision horizontally at the top floor includes veneer banding and a change in window configuration at all exterior elevations.

Ms. Smith said the petitioner is now requesting amendments to part I as follows:

1. Change of firewall location – although this has no impact on the exterior design, the relocation of 'two separate buildings' allows both access structures to be located along the west side of the building.
2. The project team has discovered an underground force main that is routed within the southeast corner of the property. The City of Savannah requires a certain distance between the pipe and any new construction to minimize disturbance and allow access for service. The massing at the corner of Ann Street and Youmans Street has been modified to allow for the required clearances. This design modification breaks down the massing and changes the bay spacing at this corner.
3. The massing along the north façade (Zubley Street) has been broken down into sections by stepping the vertical plane 12" along the length of the wall.
4. The street-level active use program along Youmans Street has not changed. The door locations have been revised, but the required amount of primary entrances (three) is met and the spacing between entrances is not less than 15 feet nor exceeding 90 feet.
5. The street-level active use program along Ann street has changed. The leasing office now occupies the space plan left of the lobby. The fitness center now occupies the space plan right of the lobby, and retail occupies the northeast corner. The door locations have been revised, but the required amount of primary entrances (five) is met and the spacing between entrances is not less than 15 feet nor exceeding 90 feet.

Ms. Smith reported that staff recommends approval for the demolition of the non-contributing building at 111 Ann Street because the building is not eligible for historic designation. Staff recommends approval for the amendments to New Construction: Part I, Height and Mass of a six-story apartment building at 111 Ann Street as requested because the project is visually compatible and meets the standards.

Ms. Smith additionally reported that staff recommends approval for New Construction: Part II, Design Details at 111 Ann Street with the following conditions to be submitted to staff for review and approval:

1. Provide a sample panel per the Sample Panel Policy.
2. Should the roof mounted mechanical units be visible, screening will be required.

PETITIONER COMMENTS

Mr. Harder thanked the staff for the review of their petition. He said during their simulation on the computer, the mechanical units were not visual, but upon installing the units on the building, if the mechanical equipment is visible, they will screen the units.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board discussed the design of the building. Two Board members believe that the building design does not read as a modern building. The majority of the Board members were in agreement with the staff's recommendations.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for demolition of the non-contributing building at 111 Ann Street because the building is not eligible for historic designation.

Approve amendments to New Construction: Part I, Height and Mass of a six-story apartment building at 111 Ann Street as requested because the project is visually compatible and meets the standards.

Approve New Construction: Part II, Design Details at 111 Ann Street with the following conditions to be submitted to staff for review and approval:

1. Provide a sample panel per the Sample Panel Policy.
2. Should the roof mounted mechanical units be visible, screening will be required.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Debra Caldwell

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Nay

[22. Petition of SHEDDarchitecture | 18-006335-COA | 504 East Liberty Street | New Construction Part II: Design Details](#)

- 📎 [Staff Recommendation .pdf](#)
- 📎 [Submittal Packet_April.pdf](#)
- 📎 [Narrative-Specifications.pdf](#)
- 📎 [Sample Panel.pdf](#)
- 📎 [Part I - Submittal Packet- drawings.pdf](#)
- 📎 [aerial.pdf](#)
- 📎 [Crawford Ward.pdf](#)

[Context - Sanborn Maps.pdf](#)

Mr. Shedrick Coleman was present on behalf of the petition.

Ms. Alyson Smith gave the staff report. The petitioner is requesting approval of new construction Part II: Design Details of a new three-story building at 504 East Liberty Street. This project is part of a larger project on the site, but because multiple buildings are involved, they will be reviewed individually. The additional building, located along the lane, will be reviewed under file 18-006336-COA. Standards which apply to the entire project, such as lot coverage, will be addressed under both petitions. The proposed building will be located on a vacant portion of a lot, adjacent to an existing non-contributing building. The adjacent building, known at 506-512 East Liberty Street, was approved earlier this year for alterations to the entrances and stoops (18-000285-COA).

Ms. Smith stated that the project was initially reviewed by the Board on December 12, 2018 and was continued in order for the petitioner to make revisions to the design. On February 13, 2019, the HDBR approved New Construction, Part I: Height and Mass at 504 East Liberty Street with the following conditions to be submitted with Part II: Design Details:

1. On the south, primary elevation, the window spacing should be consistent.

The condition has been met.

2. Increase the height of the stoop.

The condition has been met. The height of the stoop has increased from 10 inches to approximately two feet.

3. Locate the electric meter and storage refuse area.

The petitioner has stated that the meter is located on the rear of the building and the refuse storage is located within the courtyard.

Ms. Smith reported that Staff recommends approval for New Construction Part II: Design Details at 504 East Liberty Street with the following conditions to be submitted to staff for review and approval prior to construction:

1. Revise the texture of the stucco to have a smooth finish and ensure the mix is applied as a two- or three-part coating and the color of the wall matches the color of the primary building.
2. Add architectural articulation to the building's west elevation.
3. Revise the direction of the stairs at the primary entrance to orient towards the street or towards the side of the building.
4. Revise the proposed foam material for the window header, sills and string course to a masonry material.
5. Provide a specification for the brick and mortar (for the steps), primary door, aluminum gate, and confirm the proposed material and color of the columns and portico to staff for review and approval.
6. Ensure the windows muntins are no wider than 7/8 inch and the window sashes and doors are inset not less than three inches from the exterior facade of the building.
7. An encroachment permit for the stoop will be required.

PETITIONER COMMENTS

Mr. Coleman came forward and stated that they are not proposing to use foam material for the window header, sills and string course. This is the backing to create the offset for the head and sill. The stucco is traditional. He said, additionally, they thought about articulation on the side. The building is on the zero lot line, but they will add articulation along the side to address this.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

Ms. Issacs asked if the stairs will have railings.

Mr. Coleman explained that his preference was not to have railings. Therefore, the design of the stoops was done as such so no guardrails would be required. They are not trying to mimic a historic look, but have something more appropriately inviting.

Ms. Lynch asked what is the height of the stoop.

Mr. Coleman answered two feet.

Ms. Lynch informed Mr. Coleman that he would be required to have handrails for the steps, but not guardrails.

The Board agreed with the staff's recommendations.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for New Construction Part II: Design Details at 504 East Liberty Street with the following conditions to be submitted to staff for review and approval prior to construction:

1. Revise the texture of the stucco to have a smooth finish and ensure the mix is applied as a two- or three-part coating and the color of the wall matches the color of the primary building.
2. Add architectural articulation to the building's west elevation.
3. Revise the direction of the stairs at the primary entrance to orient towards the street or towards the side of the building.
4. Revise the proposed foam material for the window header, sills and string course to a masonry material.
5. Provide a specification for the brick and mortar (for the steps), primary door, aluminum gate, and confirm the proposed material and color of the columns and portico to staff for review and approval.
6. Ensure the windows muntins are no wider than 7/8 inch and the window sashes and doors are inset not less than three inches from the exterior facade of the building.
7. An encroachment permit for the stoop will be required.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[23. Petition of SHEDDarchitecture | 18-006336-COA | 514-524 East Liberty Street | New Construction Part II Design Details](#)

📎 [Staff Recommendation.pdf](#)

📎 [Narrative-Specifications.pdf](#)

📎 [Submittal Packet_April.pdf](#)

📎 [Sample Panel.pdf](#)

📎 [Part I- drawings.pdf](#)

📎 [aerial.pdf](#)

📎 [Crawford Ward.pdf](#)

📎 [Context - Sanborn Maps.pdf](#)

Mr. Shedrick Coleman was present on behalf of the petition.

Ms. Smith gave the staff report. The petitioner is requesting approval for New Construction Part II: Design Details for six two-story townhomes/carriage houses along Liberty Lane. The buildings will have stoops along Liberty Lane. This project is part of a larger project on the site, but because multiple buildings are involved, they will be reviewed individually. The additional building, located along at the street, was reviewed under file 18-006335-COA. Standards which apply to the entire project, such as lot coverage, will be addressed under both petitions.

Ms. Smith said the project was initially reviewed by the Board on December 12, 2018 and was continued at the request of the petitioner. Board discussion focused primarily on the height of three stories at the lane and whether the buildings were considered “accessory buildings” or not. The general consensus of the Board was that three stories is not visually compatible and does not fit the historic development pattern of the district, regardless of whether the buildings are considered carriage houses or townhouses. The Board approved the demolition of the non-contributing building on the site with the condition that it be documented per the MPC’s Document Policy prior to the issuance of a demolition permit.

Ms. Smith explained that on February 13, 2019, the HDBR approved New Construction, Part: I Height and Mass with the condition that the height of the buildings be reduced to two stories. Revisions were made to set the buildings back approximately six feet from the lane and incorporate individual stoops along the lane. During the hearing, the petitioner agreed to reduce the buildings to two stories and, therefore, the previously requested variance was no longer needed.

The condition has been met. The lane buildings have been reduced to two stories.

Ms. Smith reported that staff recommends approval of the petition for New Construction Part II: Design Details at 514-524 East Liberty Street with the following conditions:

1. Revise the texture of the stucco to have a smooth finish and ensure the mix is applied as a two- or three-part coating.
2. Add some form of architectural articulation to the east and west facades.
3. Provide a specification for the brick and mortar (for the steps), primary door, aluminum gate, and confirm the proposed material and color of the columns and portico to staff for review and approval.
4. Revise the proposed foam material, for the window header, sills and string course to a masonry material.
5. Ensure the window muntins are no wider than 7/8 inch and the window sashes and door frames are inset not less than three inches from the exterior facade of the building.

Ms. Isaacs asked why is the stucco different around the windows.

Ms. Lynch explained that this would be a question for the petitioner when he comes forward with his comments.

PETITIONER COMMENTS

Mr. Coleman stated that they had no problems with the staff’s recommendations. He explained that the articulation at the base of this building is handled differently. It is stucco, but has more rhythm which has always been a part of the design. He stated that the comments he made for 504 East Liberty Street are same for this building.

PUBLIC COMMENTS

None.

BOARD DISCUSSION

The Board was in agreement with the staff’s recommendations

Motion

The Savannah Historic District Board of Review does hereby approve the petition for New Construction Part II: Design Details at 514-524 East Liberty Street with the following conditions:

1. Revise the texture of the stucco to have a smooth finish and ensure the mix is applied as a two- or three-part coating.
2. Add some form of architectural articulation to the east and west facades.
3. Provide a specification for the brick and mortar (for the steps), primary door, aluminum gate, and confirm the proposed material and color of the columns and portico to staff for review and approval.
4. Revise the proposed foam material, for the window header, sills and string course to a masonry material.
5. Ensure the window muntins are no wider than 7/8 inch and the window sashes and door frames are inset not less than three inches from the exterior facade of the building.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: Melissa Memory

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[24. Petition of Niles Bolton & Associates | 19-001562-COA | 415 East Oglethorpe Avenue | New Construction: Part I, Height and Mass](#)

- 🔗 [19-001562-COA Staff Recommendation.pdf](#)
- 🔗 [Additional Staff Research.pdf](#)
- 🔗 [Aerial.pdf](#)
- 🔗 [Crawford Ward.pdf](#)
- 🔗 [Old Jail - 1887.pdf](#)
- 🔗 [1980s Rendering.pdf](#)
- 🔗 [Privately-Owned Streets and Lanes Map.pdf](#)
- 🔗 [Site History - Municipal Archives Department.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Police Barracks - built 1869.pdf](#)

[Petitioner Presentation.pdf](#)

Mr. Jeff Smith was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for New Construction: Part I, Height and Mass to construct two apartment buildings on the vacant property located at 415 East Oglethorpe Avenue. The north building (Building A or 1), facing Oglethorpe Avenue, has 78 units and is proposed to be 5-stories high and the south building (Building B or 2), facing East Hull Street, has 64 units and is proposed to be 4-stories high. East Oglethorpe Lane will be reinstated in the center of the property, running east to west, between Price and Habersham Streets. These properties are tything lots for the entire northwest corner of Crawford Ward; each building qualifies as Large-Scale Development per the Historic District ordinance. Underneath the full site, including the reconstructed lane, a parking structure is proposed; access to the structure is at the southeast corner of Building A.

Ms. Michalak explained that the petitioner is not seeking a bonus story, even though, they qualify for a bonus story. They are in a residential zoning district, but since they are along Oglethorpe Avenue this qualifies them to be eligible for a bonus story.

Ms. Michalak stated that the applicant is also requesting variances from the standard (one for each building) that reads:

***Footprint.** Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries. Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than the maximum permitted may be constructed for shared use(s).*

To allow for Building A to have a footprint of 19,270 sf and Building B to have a footprint of 19,277 sf. The buildings are within the National Historic Landmark District boundaries which requires a maximum square footage of 13,500 sf for each building.

Ms. Michalak stated that the staff talked with the petitioner regarding their project. There are approximately 20 items that staff feels need to be addressed. But, the petitioner wanted to come before the Board and has submitted his presentation to her.

Ms. Michalak reported that staff recommends to continue the request for New Construction: Part I, Height and Mass to construct two apartment buildings on the vacant property located at 415 East Oglethorpe Avenue in order for the applicant to revise the project to meet all standards and provide a complete application package as described in red throughout the staff report.

PETITIONER COMMENTS

Mr. Smith came forward and stated that they received the staff report and agree to the continuance. But, this is the first time that he has been before the Review Board. Therefore, he wanted to come to the Board and get their thoughts and input. As Ms. Michalak reported, there are approximately 20 items that the staff feels need to be addressed. Mr. Smith said other items will probably need addressing as the visual compatibility portion continues. Within the 20 items, he believes that half are technical items and some are items that they will talk with staff about.

Mr. Smith said they do not want to take up much of the Board's time, but he wants to make this as efficient as possible going forward. He realizes that this is a process and he wants to learn as much as he can from the Board. They agree with and will comply with all of staff's comments. However, he wanted to discuss the building form, roofline variation, the 15-20 bay spacing and the parking ramp. The Police Barracks building is to the west and also the old city jail. There is currently a vacant lot with all kinds of things around them. There are two-story, three-story, a couple of single family homes up and down the street. To the east is the shopping plaza. They want to do anything that will show their respect to their neighbors. To the south on Bull Street, are three townhouses. These buildings have a lot of in and out; a lot of projected voids. Two parts of the police barracks have a low slope roof. The north and south parts have flat roof sections. He showed the Board a rendering that was not included in their packet. On the Oglethorpe Avenue side, they are hoping to have some vertical interest. They will do this on the top and middle floors.

Mr. Smith said there are 142 parking spaces and all but six are below grade. There are no openings into the garage. If you are on the street or sidewalk, you cannot see the garage. Six of the spaces are off the lane and will probably be used for guests. In order to get to the garage, they are providing a ramp down. The way they are proposing to do the parking is coming off the one-way lane going from west to east.. The wall in front of the entrance ramp from the Price Street side mimics the rest of the building. The ramp needs to be kept outside of their core system. He said it is quite expensive to place almost all of the parking below grade. But, they believe this is worthwhile. They are seeking input from the Board on this item.

Mr. Smith said the third item is the roofline variation. He understands the suggestion of not being able to use parapets; and he does not believe that he is doing so. They are proposing roof shapes and volumetric forms to achieve the roofline variation. Mr. Smith said he believes that roofline shapes and volumetric forms are allowed as roofline variation in the ordinance.

Mr. Smith said the fourth item is that they are not using 15'-20' bay spacing. Their concept and thought was that it would create proportional vertical elements related to the window openings to a five-story building on one side and a four-story building on the other side. The bay spacing between 15' and 20' will look a lot different at one story. It might work at one-story, but it will not work for both. Therefore, they are hoping to learn from the Board where and what they will consider the appropriate bay spacing.

Mr. Smith said they are not asking for a bonus story. They believe that the five, four, and three stories are appropriate. They do not require the extra density. They will introduce the fire wall as a solution.

PUBLIC COMMENTS

Ms. Sandra Schneider lives at 405 East Hull Street. Ms Snyder said they are concerned about the density. Although parking will be down below, but they are also concerned about the parking.

Mr. Jim Frederick resides at 409 East Hull Street. He is concerned about the lack of setback. The building will cutoff his light and privacy. They, too, are concerned about the density.

Mr. Gary Radke of the Historic Savannah Foundation (HSF) Architectural Review Committee said they are pleased that the petitioners have found the lane. They are also concerned about the density. This is a prestigious location and to have something that is a block long seems inappropriate. They applaud the petitioner for not wanting a bonus story.

Mr. Bob Rosenwald of the Downtown Neighborhood Association (DNA) said they are also happy about the lane. Mr. Rosenwald said it would be a mistake to have a "height variance." He is happy that this petition will be continued, but he does not want the building to be higher than it is already.

Mr. Smith, in response to public comments, explained the the comment about blocking the neighbor's light is that he is on the south side of the development and he would be shadowing them. They are not asking for a height variance; and they are not asking for a bonus story. The variance they are seeking deals with the footprint and possibly depending upon future conversations, the location of the entrance access drive.

BOARD DISCUSSION

The Board focused on the footprint of the building. They discussed that the height is allowed, but they are concerned about the visual compatibility. The symmetry is not compatible. As presented, this is a huge building and changes the character of the area. The victim will be the neighborhood. Parking is not the purview of the Review Board, but the ramp deters from the active use. The Board believes the project will still be successful with a smaller footprint. They are concerned about the roofline variation and the bay spacing. They are pleased that the lane will be reinstated.

Mr. Smith requested the continuance.

Motion

The Savannah Historic District Board of Review does hereby continue the request for New Construction: Part I, Height and Mass to construct two apartment buildings on the vacant property located at 415 East Oglethorpe Avenue in order for the applicant to revise the project to meet all standards and provide a complete application package as described in red throughout this report.

Vote Results (Approved)

Motion: Dwayne Stephens

Second: David Altschiller

Debra Caldwell - Aye

Kellie Fletcher - Not Present

Becky Lynch - Abstain

Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

IX. REQUEST FOR EXTENSION

[25. Petition of Hansen Architects | 18-000793-COA | 220 East Bryan Street | Request for Extension](#)

- 📎 [COA - 220 East Bryan Street 18-000793-COA.pdf](#)
- 📎 [Request for extension staff rec 18-000793.pdf](#)
- 📎 [4-5-19 - Agenda Change Request from Applicant.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve a 12-month extension of the Certificate of Appropriateness (COA) issued on March 15, 2018 for demolition of 220 East Bryan Street [File No. 18-000793-COA].

Vote Results (Approved)

Motion: Kevin Dodge

Second: Debra Caldwell

Debra Caldwell	- Aye
Kellie Fletcher	- Not Present
Becky Lynch	- Abstain
Scott Cook	- Aye
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

X. APPROVED STAFF REVIEWS

[26. Petition of Criss Strain for Coastal Canvas Products | 19-001326-COA | 3 East Broughton Street | Staff Approved - Existing Awning](#)

- 📎 [COA - 3 East Broughton Street 19-001326-COA.pdf](#)
- 📎 [Submittal Packeat - 3 East Broughton Street 19-001326-COA.pdf](#)

No action required. Staff approved.

27. Petition of Criss Strain for Coastal Canvas Products | 19-001361-COA | 13 West Bay Street | Staff Approved - Retractable Awning

☞ [COA - 13 West Bay Street 19-001361-COA.pdf](#)

☞ [Submittal Packet - 13 West Bay Street 19-001361-COA.pdf](#)

No action required. Staff approved.

28. Amended Petition of Loan Tran | 19-001395-COA | 36 Bull Street | Staff Approved - Signs

☞ [COA - 36 Barnard Street 19-001395-COA.pdf](#)

☞ [Submittal Packet - 36 Barnard Street 19-001395-COA.pdf](#)

No action required. Staff approved.

29. Petition of Jennifer Deacon | 19-001469-COA | 428 Bull Street | Staff approved - Little Library Book Box

☞ [COA - 428 Bull Street 19-001469-COA.pdf](#)

☞ [Submittal Packet - Little Library 428 Bull Street 19-001469-COA.jpg](#)

No action required. Staff approved.

30. Petition of Monica Lavin | 19-001470-COA | 116 West Gaston Street | Staff Approved - Color Change, Exterior Lighting, and New Door

☞ [COA - 116 West Gaston Street 19-001470-COA.pdf](#)

☞ [Submittal Packet - 116 West Gaston Street 19-001470-COA.pdf](#)

☞ [Submittal Packet - Paint Colors 116 West Gaston Street 19-001470-COA.pdf](#)

No action required. Staff approved.

31. Petition of Doug Patten for City of Savannah | 19-001473-COA | Barnard Street Ramp [Near 201 Barnard Street] Staff Approved - Repairs

☞ [COA - Barnard Street Ramp 19-001473-COA.pdf](#)

☞ [Submittal Packet - Barnard Street Ramp 19-001473-COA.pdf](#)

No action required. Staff approved.

32. Petition of Matthew Hallett | 19-001533-COA | 434 Jefferson Street | Staff Approved - Windows, Doors

☞ [COA - 434 Jefferson Street 19-001533-COA.pdf](#)

☞ [Submittal Packet - Drawing 434 Jefferson Street 19-001533-COA.pdf](#)

No action required. Staff approved.

33. Petition of David Cutlip | 19-001682-COA | 16 West State Street | Staff Approved - Sign Face Change and Awning Removal

☞ [COA - 16 West State Street 19-001682-COA.pdf](#)

☞ [Submittal Packet - 16 West State Street 19-001682-COA.pdf](#)

No action required. Staff approved.

34. Petition of James Gallucci for LS3P Associates LTD | 19-001584-COA | 118 East Broughton Street | Staff Approved - Existing Storefront

☞ [COA - 118 East Broughton Street Storefront 19-001584.pdf](#)

No action required. Staff approved.

[35. Amended Petition of James Gallucci for LS3P Associates LTD | 19-001985-COA | 118 East Broughton Street | Staff Approved - Add Two Tankless Hot Water Heaters](#)

☞ [COA - 118 East Broughton Street 19-001585-COA.pdf](#)

No action required. Staff approved.

[36. Amended Petition of Gunn Meyerhoff Shay Architects | 19-001678-COA | 405 MLK Jr. Boulevard | Staff Approved - Existing Canopy](#)

☞ [COA - 405 MLK Jr. Blvd. 19-001678-COA.pdf](#)

☞ [Submittal Packet - 405 MLK Jr. Blvd 19-001678-COA.pdf](#)

No action required. Staff approved.

[37. Petition of Two on Broughton, LLC John Yang | 19-001781-COA| 112 East Broughton Street | Staff Approved - Color Changes](#)

☞ [COA - 112 East Broughton Street Color Change - 19-001781-COA.pdf](#)

No action required. Staff approved.

[38. Petition of A. Shealy for Coastal Canvas Products | 19-001791-COA | 404 West Broughton Street | Staff Approved - Awning Face Change](#)

☞ [COA - 404 West Broughton Street 19-001791-COA.pdf](#)

☞ [Submittal Packet - Awning - 404 West Broughton Street 19-001791-COA.pdf](#)

No action required. Staff approved.

[39. Petition of Erik Puljung for Hansen Architects | 19-001904-COA | 236 East Oglethorpe Avenue | Staff Approved - Fire Escape and Existing Doors](#)

☞ [COA - 236 East Oglethorpe Avenue 19-001904-COA.pdf](#)

☞ [Submittal Packet - 236 East Oglethorpe Avenue 19-001904-COA.pdf](#)

No action required. Staff approved.

[40. Petition of Matthew Hallett for Hallett & Company | 19-001928-COA | 434 Jefferson Street | Staff Approved - Removal of Metal Staircase](#)

☞ [COA - 434 Jefferson Street 19-001928-COA.pdf](#)

☞ [Submittal Packet - 434 Jefferson Street 19-001928-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[41. Report on Work Performed Without a COA for the April 10, 2019 HDBR Meeting](#)

☞ [4-10-19 HDBR Report on Work Without a COA.pdf](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[42. Next Case Distribution and Chair Review Meeting - Thursday, April 11, 2019 at 3:30 p.m. in the Meyer](#)

[Conference Room, MPC 110 East State Street](#)

[43. Next Pre-Meeting - Wednesday, May 8, 2019 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[44. Next Regular Meeting - Wednesday, May 8, 2019 at 1:00 p.m. in the Arthur Mendonsa Hearing Room, MPC, 112 East State Street](#)

XIV. OTHER BUSINESS

[45. City of Savannah/GDOT - Painting the MLK Flyover](#)

Ms. Michalak introduced **Ms. Bridget Lidy, Director of Urban Planning and Design** for the City of Savannah.

Ms. Lidy came forward and explained the City of Savannah's plan to paint the I-16 Flyover which crosses Martin Luther King Jr. Boulevard near 420 West Wayne Street. She explained that the I-16 Fly-Over was constructed in 1968 and is not a contributing structure within Savannah National historic Landmark District or the local Savannah Historic District. She stated that during the past five years they have looked at and discussed how they would move the I-16 Flyover. Unfortunately, the plans for the removal of this flyover is on hold. In the interim, they have looked at what they can do now to make the flyover more attractive. Ms. Lidy said the City is in the process of working with a contractor based in Fort Lauderdale, Florida to come up with some master plan concepts.

Ms. Lidy said the Flyover steel is painted Industrial Green which has a lot of wear and tear and rust. Graffiti is also on the pillars. Some homeless individuals have sought shelter on the upper areas. In working with the contractor, they thought about painting the flyover canary yellow. But, they discussed how long the canary yellow would remain clean. They discussed also that drivers look for warning signs, etc. painted in yellow. Therefore, they looked at a cobalt blue color. This color is much brighter than what you see in the Historic District, but they felt this color would help to accentuate the area and be more welcoming in bringing people into our city.

Ms. Lidy explained that she spoke with Mr. Richard Shinhoster, brother of deceased Mr. Earl T. Shinhoster who the overpass is named after. Mr. Shinhoster is in agreement 100% to do something to improve this flyover. She said the representatives of the Civil Rights Museum are also in agreement of doing something to improve this area. She showed the Board images of the flyover. She explained that the way the state code is written [44-10-27], the City has the opportunity to opt out going through the COA process as well as the Georgia Department of Transportation [GDOT] who they are partnered with, but they decided to come before the Review Board with their idea of painting the structure a different color. They want to get the Review Board's feedback on the color.

The Board asked Ms. Lidy if they thought about putting murals here. She answered that they thought about signage murals and possibly some activity spaces in this area. She said as soon as they decide on the color, they will get with GDOT paint staff. As soon as this is done, she will get with Ms. Michalak and her staff. The Board asked Ms. Lidy what are their plans for the graffiti. She answered that they will get with GDOT and paint over the graffiti.

[46. Alternate Meeting Location Beginning in June - Location To Be Determined](#)

Ms. Michalak explained that the June meeting will probably be held at the Chatham County Courthouse at 124 Bull Street. Staff will notify the Board if any changes occur.

Ms. Michalak informed the Board that she has registered them to attend the training on Monday, April 29, 2019 at Tybee Island, GA. MPC paid the training fee. The training will be held from 9:30 a.m to 3:30 p.m. Lunch will be served.

XV. ADJOURNMENT

[47. Adjournment](#)

There being no further business to come before the HDBR, Ms. Lynch adjourned the meeting at 4:30 p.m.

Respectfully Submitted,

Leah G. Michalak
Director of Historic Preservation

LGM: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.