

[19-003391-COA Photographs of Sample.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the replacement of windows at 29 Abercorn Street as requested because the work is visually compatible and meets the standards.

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

[3. Petition of Flourish Collaborative | 19-003398-COA | 107 Whitaker Street | Sign](#)

[19-003398-COA Recommendation.pdf](#)

[19-003398 Drawings.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the installation of a new projecting principal use sign located at 107 Whitaker Street with the following conditions because the work meets the standards and is visually compatible.

- 1.Ensure that the bolt fasteners are installed in the mortar joints and not the brick;
- 2.Ensure that an encroachment license is obtained from the City of Savannah.

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

[4. Petition of 4 Cast Signs LLC | 19-003437-COA | 630 Indian Street | Signs](#)

[📎 19-003437-COA Recommendation.pdf](#)

[📎 19-003437-COA Drawings Update 7-17-19.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a Sign Masterplan for the new construction building at 630 Indian Street with the following conditions because otherwise the work meets the standards and is visually compatible.

- 1.All individual signs for retail tenants be resubmitted to staff for final approval that are in accord with the sign master plan and Historic district ordinance.
- 2.Ensure encroachment licenses are obtained from the City of Savannah as 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	- Not Present
Kevin Dodge	- Aye
Stan Houle	- Not Present
Ellie Isaacs	- Aye

[5. Petition of Sign D'Sign | 19-003971-COA | 201 W Broughton Street | Sign](#)

[📎 19-003971-COA Recommendation.pdf](#)

[📎 19-003971-COA Submittal Packet.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for a new projecting principal use hanging sign to be installed at 201 West Broughton Street with the following condition because otherwise the work is visually compatible and meets the standards.

- 1.Ensure that an encroachment license is obtained from the City of Savannah.

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

[6. Petition of Sign Mart | 19-004008-COA | 10 Whitaker Street | Sign](#)

[📎 19-004008-COA Recommendation.pdf](#)

[📎 19-004008-COA Pictures and Drawing.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the installation of an illuminated projecting principal use sign at 10 Whitaker Street with the following conditions because otherwise the work meets the standards and is visually compatible:

- 1.Ensure that the connection to the structure for the mounting bracket is made within the mortar joints and not the brick;
- 2.Ensure an encroachment permit is obtained from the City of Savannah.

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

7. Petition Sawyer Design | 19-004057-COA | 327 Tattnell Street | Alterations

- [☞ Staff Recommendation .pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Site Plan - 1998 Addition.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for an amendment to extend a door unit (previously approved by staff) and add a metal standing seam shed roof along the building's south elevation at 327 Tattnell Street with the following condition:

- Ensure the standing seam does not exceed one inch in height. Provide a manufacturer's specification to staff for review.

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

8. Petition of Jasper Design Services, LLC | 19-004060-COA | 412 East Gaston Street | Alterations

- [☞ Application and Submittal Packet - 412 East Gaston Lane 19-004060-COA.pdf](#)
- [☞ 19-004060-COA Recommendation.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the construction of a second story porch and pergola at 412 East Gaston Street with the following conditions.

- 1.Revise the railing height to not exceed 36 inches.
- 2.Ensure that the distance between balusters not exceed 4 inches.

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

[9. Petition of Chris Clarke | 19-004084-COA | 109 West Broughton Street | Sign](#)

- [📎 19-004084-COA Recommendation.pdf](#)
- [📎 19-004084-COA Color Photo with Sign Rendering.pdf](#)
- [📎 Submittal Packet 19-004084-COA.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the petition for the installation of a new projecting principal use sign located at 109 West Broughton Street with the following conditions because otherwise the work is visually compatible and meets the standards;

- 1.Revise the lighting to reversed silhouette or “cut-out” letters to reduce glare;
- 2.Ensure that an encroachment license is obtained from the City of Savannah.

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

IV. ADOPTION OF THE AGENDA

10. Adopt August 14, 2019 Agenda

Motion

The Savannah Historic District Board of Review does hereby adopt the August 14, 2019 agenda.

Vote Results (Approved)

Motion: Ellie Isaacs

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

V. APPROVAL OF MINUTES

11. Approve July 10, 2019 Briefing Minutes and July 10, 2019 Regular Meeting Minutes

📎 [July 10, 2019 HBR Briefing Minutes.docx](#)

📎 [07.10.19 Meeting Minutes.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve July 10, 2019 Briefing Minutes and July 10, 2019 Regular Meetings Minutes.

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

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

VII. CONTINUED AGENDA

[12. Petition of Gunn Meyerhoff Shay Architects | 16-006851-COA | 620 East River Street | Amendments to New Construction, Part I: Height Mass and Part II: Design Details](#)

Motion

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

Vote Results (Approved)

Motion: Melissa Memory

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

[13. 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: Melissa Memory

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 | - Not Present |
| Kevin Dodge | - Aye |
| Stan Houle | - Not Present |
| Ellie Isaacs | - Aye |

[14. Petition of Greenline Architecture | 17-002904-COA | 63 Martin Luther King Jr. Blvd. | 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: Melissa Memory

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 | - Not Present |
| Kevin Dodge | - Aye |
| Stan Houle | - Not Present |
| Ellie Isaacs | - Aye |

[15. 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: Melissa Memory

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 | - Not Present |
| Kevin Dodge | - Aye |
| Stan Houle | - Not Present |
| Ellie Isaacs | - Aye |

[16. 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: Melissa Memory

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 | - Not Present |
| Kevin Dodge | - Aye |
| Stan Houle | - Not Present |
| Ellie Isaacs | - Aye |

[17. Petition of Homeline Architecture | 19-003463-COA | 109 East Jones 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: Melissa Memory

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

[18. Petition of J. Elder Studio | 19-003464-COA | 513 East Jones 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: Melissa Memory

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

VIII. REGULAR AGENDA

[19. Petition of Gunn Meyerhoff Shay | 16-006852-COA | 630 East River Street | New Construction Parking Garage: Part II, Design Details](#)

📎 [Aerial.pdf](#)

📎 [New Franklin Ward Wharf Lots MAP B.pdf](#)

📎 [Part I Submittal Packet.pdf](#)

🔗 [Part II Submittal Packet.pdf](#)

🔗 [16-006852-COA Staff Recommendation.pdf](#)

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

Ms. Leah Michalak presented the staff report. The applicant is requesting approval for New Construction: Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street. Part I was approved March 2019 with some conditions. This project was originally and still subject to the previous version of the Historic District Review Ordinance, therefore, exempt from height and commercial development standards .

Staff recommends to continue New Construction: Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street in order for the applicant to consider/revise the following:

1. Revise the beige brick, stucco and precast concrete panel colors, as well as the highly textured stucco finish, to be visually compatible with the industrial character of the area;
2. Revise the shape of the domed awning to be compatible with the shape of the storefront opening which it covers;
3. Revise the design of the light fixture to be visually compatible with the industrial character of the area;
4. Revise the precast concrete panel to be formed to resemble stone or use one of the other materials approved in the Factors Walk Character area (brick, ballast stone or wood);
5. Revise openings that do not fully contain mesh, storefront, or windows;
6. Revise the fixed storefront on the upper floors to be an operable window type permitted in the ordinance. Once revised, ensure that all window standards are met;
7. Provide the percentage of ground floor storefront glazing; ensure that the 55% minimum standard is met;
8. Ensure that the storefront glazing is inset 4 inches from the face of the building.

Ms. Lynch asked if the petitioner is required to make the mesh windows operable as well, or will they need a variance for that to not do so?

Ms. Michalak stated it is understood there should be some operable component to it, but it may be based on Board discussion and decision.

PETITIONER COMMENTS:

Mr. Shay presented previously approved drawings to the Board. He stated the height has been reduced by two stories. He stated the garage will not be a traditional looking garage so that it will be visually compatible with the other buildings in the area. He stated they made the decision to compliment the bricks of the fort wall (brown) and the Homewood Suites in the area. It's hard to incorporate an industrial look; thus, the stucco on one of the buildings in the area was incorporated into the design and resulted in the color palette presented for the project. He stated they will figure out the light fixtures, and have no objections to having full mesh. The operable sections in the storefront will be odd because of fire stairs, thus the reason they are glazed - to keep water from getting into the fire stairs. He believes they will greatly exceed the 55% on the storefront area. Mr. Shay stated they are willing to look into pre-cast cobblestone and requested to hear the Board's discussion before agreeing to a continuance.

PUBLIC COMMENTS: none.

BOARD DISCUSSION:

The Board commended the petitioner for the garage design and willingness to work with staff concerns. The operable fire stairs point is understood. It was suggested that the building is not so monolithic; utilize scoring or varying brick color.

Ms. Lynch stated the Board agrees with staff recommendation regarding a continuance. She informed the petitioner he would have to ask for one, if he desires to have one.

Mr. Shay stated they are willing to seek a continuance. They will decide if they will seek a variance regarding the fixed glass.

Motion

The Savannah Historic District Board of Review does hereby continue the petition for New Construction: Part II, Design Details for a 7-story parking garage to be located on the vacant parcel at 630 East River Street in order for the applicant to consider/revise the following:

- 1.Revise the beige brick, stucco and precast concrete panel colors, as well as the highly textured stucco finish, to be visually compatible with the industrial character of the area;
- 2.Revise the shape of the domed awning to be compatible with the shape of the storefront opening which it covers;
- 3.Revise the design of the light fixture to be visually compatible with the industrial character of the area;
- 4.Revise the precast concrete panel to be formed to resemble stone or use one of the other materials approved in the Factors Walk Character area (brick, ballast stone or wood);
- 5.Revise openings that do not fully contain mesh, storefront, or windows;
- 6.Revise the fixed storefront on the upper floors to be an operable window type permitted in the ordinance. Once revised, ensure that all window standards are met;
- 7.Provide the percentage of ground floor storefront glazing; ensure that the 55% minimum standard is met;
- 8.Ensure that the storefront glazing is inset 4 inches from the face of the building.

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

[20. Petition of Kevan Hoertdoerfer Architects | 19-001532-COA | 7 MLK, Jr. Blvd. | Rehabilitation and Alterations](#)

📎 [Drawings.pdf](#)

📎 [North Oglethorpe Ward.pdf](#)

📎 [Sanborn Maps.pdf](#)

📎 [Specifications.pdf](#)

📎 [Staff Recommendation.pdf](#)

Mr. Kevan Hoertdoerfer was present in regard to the petition.

Ms. Alyson Smith presented the petitioner's request and staff report. The petitioner is requesting approval to make alterations to the non-historic fire station at 7 Martin Luther King Jr. Blvd.

Ms. Smith presented the staff recommendation to approve the alterations at 7 Martin Luther King Jr. Boulevard with the following conditions to be provided to staff for review and approval:

1. White limewash shall not be used on the existing brick.
2. Omit the stained glass, shiplap and cementitious panels. Submit revised materials for review.
3. Provide a specification for the proposed window.
4. Provide the location of the meter boxes, electrical vaults and refuse storage.
5. Provide the location of the proposed light fixtures.
6. Submit a COA application for signage to the HDBR for review and approval.
7. Ensure the storefront glazing is inset a minimum of four inches from the face of the building and the window is inset at least three inches from the façade. Ensure glazing is transparent.
8. Ensure an encroachment permit is obtained from the City for the canopy, planters, and proposed café seating and umbrellas.

PETITIONER COMMENTS:

Mr. Hoertdoerfer stated he is updating the dilapidated building to correlate with the neighborhood. He stated he believes the lime wash over the brick adds more character. He stated the stained glass is not a part of the window system; it's storefront. The shiplap on the sides is to add warmth and reduce the industrial feel of to the front of the building. Utility and storage has not been firmly decided yet, but tentative locations are shown.

Mr. Dodge asked about the limewash procedure.

Mr. Hoertdoerfer stated it is like a single layer of stucco which allows some of the brick and mortar joints to be visible.

Ms. Lynch asked about the stained glass. Mr. Hoertdoerfer stated it would be like a fixed window treatment mounted on the backside of the frame and match the sides of the window opening. It would be behind the clear glass window panel.

BOARD DISCUSSION:

The Board is pleased that the petitioner is willing to rehabilitate the building rather than demolish it. The stained glass and shiplap were divisive factors.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for alterations at 7 Martin Luther King Jr. Boulevard with the following conditions to be provided to staff for review and approval:

1. White limewash shall not be used on the existing brick.
2. Omit the shiplap and cementitious panels. Submit revised materials.
3. Provide a specification for the proposed window.
4. Provide the location of the meter boxes, electrical vaults and refuse storage.
5. Provide the location of the proposed light fixtures.
6. Submit a COA application for signage to the HDBR for review and approval.
7. Ensure the storefront glazing is inset a minimum of four inches from the face of the building and the window

is inset at least three inches from the façade. Ensure glazing is transparent.

8. Ensure an encroachment permit is obtained from the City for the canopy, planters, and proposed café seating and umbrellas.

Vote Results (Approved)

Motion: Scott Cook

Second: Kevin Dodge

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

[21. Petition of Niles Bolton & Associates | 19-001562-COA | 415 East Oglethorpe Avenue | New Construction: Part II: Design Details](#)

- 🔗 [19-001562-COA Staff Recommendation.pdf](#)
- 🔗 [Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- 🔗 [Submittal Packet - Specifications.pdf](#)
- 🔗 [Submittal Packet - Materials Board.pdf](#)
- 🔗 [Part I Submittal Packet.pdf](#)

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

Ms. Michalak presented the staff recommendation to continue the petition for New Construction: Part II, Design Details to construct apartment buildings on the vacant property located at 415 East Oglethorpe Avenue per the following:

Provide missing/clarify information:

1. Clarify window color selection.
2. Provide specifications and color selections for all door types.
3. Provide materials and details for the brackets and cornice between the 4th and 5th floors on Building 1 West.
4. Provide materials and colors for stair enclosures, elevator hoist ways, etc. above the roof surface.
5. Provide details, materials, and colors for each awning type/size on the buildings.
6. Provide details and sections of each balcony, porch, and stoop type.
7. Provide details, materials, and color selections for each stair type. Revise the following design elements:
 1. Revise window details. No molding, brick or otherwise, shall be around the windows that are within stuccoed areas. The stucco shall return back to the window frame which is to be inset 4 inches

from the face of the building.

2. Fiber cement siding on projecting box windows, on predominately masonry buildings, is not visually compatible. Replace with a more appropriate material.
3. The texture proposed for the stucco is not visually compatible; revise to be a sand or smooth finish.
4. The "Old Pearl River" brick and mortar are not visually compatible; reselect to be less pink and beige.
5. The gray aluminum, stucco, and siding are all the same color; the monochromatic color palette is not visually compatible. Provide more variation in color, including: darker aluminum railings and lighter stucco on the 5th floor of Building 1 West.

PETITIONER COMMENTS:

Mr. Jeff Smith stated a continuance would be requested, but would like to get clarity on a few items. He said the concerns in the staff report would be addressed. He asked is it acceptable to do a metal sill pan on a wood frame building? He stated brick may be an inappropriate material here; but it would just be hanging as it does not extend all the way to the first level. He showed that there is limited stucco on the buildings, but more could be added. The Old Pearl River brick photographs 'pinker' than it really is, in comparison to other bricks. This selection was to be compatible with the police barracks brick, yet help differentiate between the two buildings. He stated they would like suggestions regarding brick selection and paint colors. The window and light patterns will be adjusted as directed; they feel the Transoms are a logical option to keep from special ordering windows, as they are the largest standard size.

PUBLIC COMMENTS:

Mr. Gary Radke of the Historic Savannah Foundation stated they are in support of this project and staff recommendations. They would like to reinforce that the proper brick is used for distinction; one should be a smoother brick to accomplish that.

BOARD COMMENTS:

The Board commended the petitioner's willingness to work with staff. The differentiation between the windows and railings is essential, and diversity in building materials used to reduce the mass of the buildings. Siding would be more appropriate than wood. Exploring light patterns will help and possibly help with visually with the brick. Allow the structure to look more contemporary, as it is not a historic building. The Board agrees with staff recommendations.

Mr. Smith asked for the continuance.

Motion

The Savannah Historic District Board of Review does hereby continue the petition for New Construction: Part II, Design Details to construct apartment buildings on the vacant property located at 415 East Oglethorpe Avenue per the following:

Provide missing/clarify information:

1. Clarify window color selection.
2. Provide specifications and color selections for all door types.
3. Provide materials and details for the brackets and cornice between the 4th and 5th floors on Building 1 West.
4. Provide materials and colors for stair enclosures, elevator hoist ways, etc. above the roof surface.
5. Provide details, materials, and colors for each awning type/size on the buildings.
6. Provide details and sections of each balcony, porch, and stoop type.
7. Provide details, materials, and color selections for each stair type.

8. Provide a full size sample of the PlyGem 400 Series window for the Board to review to ensure it is an appropriate window for this large-scale project.

Revise the following design elements:

1. Revise window details. No molding, brick or otherwise, shall be around the windows that are within stuccoed areas. The stucco shall return back to the window frame which is to be inset 4 inches from the face of the building.
2. Fiber cement siding on projecting box windows, on predominately masonry buildings, is not visually compatible. Replace with a more appropriate material.
3. The texture proposed for the stucco is not visually compatible; revise to be a sand or smooth finish.
4. The "Old Pearl River" brick and mortar are not visually compatible; reselect to be less pink and beige.
5. The gray aluminum, stucco, and siding are all the same color; the monochromatic color palette is not visually compatible. Provide more variation in color, including: darker aluminum railings and lighter stucco on the 5th floor of Built 1 West.
6. The lite pattern and the transom above the windows are not visually compatible. Simplify and vary the lite patterns on each building and remove the transom for larger double-hung windows that fill the openings.

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

[22. Petition of Reardon Design, LLC | 19-003478-COA | 510 East Jones Street | Additions, Alterations, Fence](#)

[☞ Staff Recommendation .pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Aerial view.pdf](#)

[☞ Sanborn Maps.pdf](#)

Mr. James Reardon was present in relation to this petition.

Ms. Smith presented the petitioner's request for approval to rehabilitate the existing building and add an addition at 510 East Jones Street. The alterations and addition at the rear will be minimally visible-to-not-visible, because the property does not extend to East Charlton Lane and a building wraps around the rear façade. Historic Savannah Foundation also has an easement on the property.

Ms. Smith explained that the petitioner is also requesting a recommendation to the Zoning Board of Appeals for a variance from the RIP-A lot coverage maximum (75%) to permit 81% lot coverage to allow for the additions.

Ms. Smith reported that staff recommends approval of the rehabilitation including an addition and alterations at 510 East Jones Street with the following conditions to be reviewed and approved by staff:

1. Provide the location of the electrical vaults, meter boxes, HVAC equipment and refuse storage on the site plan.
2. Preserve the one existing window at the second floor, rear elevation within the new extension to the addition and retain the adjacent window.
3. Submit a window schedule providing a conditions assessment of the existing windows to indicate which windows will be repaired and which windows will be replaced. Submit a specification for the replacement windows and replacement front door.
4. Submit a detail drawing of the brick lattice. Ensure the brick is recessed. Provide a specification for review.
5. Provide a drawing of the west elevation.

PETITIONER COMMENTS:

Mr. Reardon stated he is willing to adhere to staff recommendations.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of the Historic Savannah Foundation [HSF], stated he has worked closely with the petitioner as HSF is an easement holder. Mr. Arvay stated his concern was regarding the top rear room to the left: it will not be enlarged as originally planned. This will prevent the loss of a historic window and light for the master bedroom. He wanted to make sure all knew there are currently two sets of plans, but there needs to be only one plan on record with the City.

Ms. Michalak stated staff will determine if there are significant changes and notify the Board accordingly. The current change is to leave the upper part of the structure as it is.

BOARD DISCUSSION:

The Board agrees with staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby approve the petition for rehabilitation including an addition and alterations at 510 East Jones Street with the following conditions to be reviewed and approved by staff:

1. Provide the location of the electrical vaults, meter boxes, HVAC equipment and refuse storage on the site plan.
2. Preserve the one existing window at the second floor, rear elevation within the new extension to the addition and retain the adjacent window.
3. Submit a window schedule providing a conditions assessment of the existing windows to indicate which windows will be repaired and which windows will be replaced. Submit a specification for the replacement windows and replacement front door.

4. Submit a detail drawing of the brick lattice. Ensure the brick is recessed. Provide a specification for review.
 5. Provide a drawing of the west elevation.
 6. Ensure the existing stoop roof is preserved and all porch and stoop elements are constructed of wood.
- Staff recommends approval to the Zoning Board of Appeals for a variance from the RIP-A lot coverage maximum (75%) to permit 81% lot coverage to allow for the additions because the variance criteria has been met.

Vote Results (Approved)

Motion: Ellie Isaacs

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

[23. Petition of Felder Associates | 19-004067-COA | 255 Montgomery Street | Alterations](#)

[19-004067-COA Staff Recommendation.pdf](#)

[Sanborn Maps.pdf](#)

[Submittal Packet.pdf](#)

[H-198305-1108-2.pdf](#)

NOTE: Mr. Dwayne Stephens left the meeting at 3:45 p.m.

Ms. Gretchen Callejas was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for alterations to the building and the site located at 255 Montgomery Street. Formerly a bank building, now the building and site will be used by Old Savannah Tours; the alterations include the following:

- Remove five (5) of the six drive-thru banking bays attached to the west façade;
- The remaining drive-thru banking bay will be altered to become a covered customer area;
- The existing curb cut along Montgomery Street is proposed to be enlarged to accommodate tour vehicles;
- The existing curb cut along Old Liberty Street is proposed to be modified but not enlarged;
- One of the two existing curb cuts along West Perry Lane is proposed to be enlarged to accommodate tour vehicles;
- Medians and fences, internal to site, will be altered to provide additional parking and to accommodate tour vehicles on the site;

Ms. Michalak explained that the applicant is also requesting that the HDBR determine if variances are required to enlarge the pre-existing non-conforming curb cut along Montgomery Street. The applicable standards read:

Access to parking shall be from lanes or north-south service streets.

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.

Ms. Michalak reported that staff recommends approval for the following alterations to the building and the site located at 255 Montgomery Street:

- Remove five (5) of the six drive-thru banking bays attached to the west façade;
- Modify the existing curb cut along Old Liberty Street;
- Enlarge one of the two existing curb cuts along West Perry Lane;
- Alter medians and fences.

Ms. Michalak additionally reported that staff recommends denial to the Zoning Board of Appeals for variances from the following standards to allow the existing curb cut along Montgomery Street to be enlarged to 45 feet in width because the variance criteria are not met.

Access to parking shall be from lanes or north-south service streets.

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.

PETITIONER COMMENTS

Ms. Callejas said they would like an approval so they can move forward today with or without a curb cut. However, they want to discuss the curb cut and see whether they need a variance. She said their civil engineer and the owner are present and want to make a presentation to the Board.

Mr. Tom Havens, Civil engineer, stated that the curb cut is necessary because Montgomery Street has a south bound lane. In order to get a trolley into the parking lot from southbound Montgomery Street, the terminus needs to be wider. Mr. Havens said he could not find a definition in the ordinance for curb cuts. During the SPR meeting the interpretation that they got was that 17 feet could be taken as a curb cut. They are asking how this could be simplified into what they are asking for. Mr. Havens explained that the reason they are trying to get the curb cut is because of the internal circulation in the parking lot. He said Mr. Green will explain how everything circulates around the site. Mr. Havens said it would be cumbersome for the trollies to turn in the lane and turn on Martin Luther King Jr. Boulevard.

Mr. Will Green came forward and stated that he owns the property and Old Savannah Tours. The trollies are approximately 35 feet long. Presently, he has no access to the property except through the alley. They can maneuver and get the trollies in, but they have limited access going out of the parking lot. In reading the ordinance, it appears that the lane is the big issue as far as access. Mr. Green explained that the lane is one-way and the only way he can enter the lane is from Martin Luther King Jr. Boulevard. He has actually leased a piece of property on the corner of MLK at the front of the property. Consequently, they see delivery trucks coming in and out to service his competitor. He said that a huge oak tree is on the corner of MLK. It is easy for a car or truck, but for a delivery truck or a 35 feet trolley it is extremely tight. In order to make the turn, you have to straddle the line on MLK to make the turn into the alley. Therefore, getting into the alley is extremely problematic. Mr. Green showed the Board some pictures of trucks delivering to the businesses surrounding him. He said between 9:00 a.m. and 1:30 p.m., the alley is impassable because of the delivery trucks. His neighbor has his service vehicles in the lane as well along with some other things here, too.

Mr. Green stated that the staff has worked well with him and he appreciates it. He said he was told that it is impossible to remove the utility poles. He has only one access to the property. As he has said, the one-way alley is very problematic. The curb cut would be very nice not only for his vehicles, but also for the many visitors and tourists that come to Savannah. The bank's ATM will remain here. Mr. Green said he is trying to decipher the 17 feet versus the 20 feet in the curb cut. He is only looking to remove one tree and put up a fence.

Mr. Dodge asked Mr. Green if his proposal is to use the Old Liberty Street entrance and Montgomery Street.

Mr. Green answered that it would be nice to have a second entrance and exit. Old Liberty Lane will be his only way in and out. They will share the lane with the bank's ATM.

Mr. Dodge asked Mr. Green would he abandon the project if he is not granted the variance.

Mr. Green answered no. He has already purchased the property; he will not abandon it, but he would be forced to somehow find a way for them to maneuver the 35 feet trollies in and out.

Ms. Lynch stated that Mr. Green spoke about the difficulty of entering through the lane going east to west. She asked him if he had the same difficulty exiting from the lane if he comes in on Old Liberty Lane?

Mr. Green answered that the trollies will not be able to maneuver through the lane.

Mr. Altschiller asked Mr. Green how do the trollies exit the property. Do you exit on Old Liberty?

Mr. Green said ideally they would like to exit on Montgomery Street.

PUBLIC COMMENTS

Mr. Patrick Shay came forward and stated that he lives downtown. Mr. Shay said it would be ironic if the first thing that happened after he worked 5 years to get Montgomery Street two-way would be to worsen the pedestrian experience. He believes that there is a way to figure out how pedestrians and vehicles feel they are on the same plain and that pedestrians do not feel that they are on the vehicles right-of-way when they are in the middle of that block. Between the Cultural Arts Center, the Visitor's Center, and the Civic Center, he believes that there are thousands and thousands of people walking in this area at the same time.

Ms. Callejas, in response to public comments, said she understood the ordinance, but she believes that Montgomery Street is an odd street. She showed the Board some pictures where curbs are more than 20 feet.

BOARD DISCUSSION

The Board discussed the lane. Montgomery Street was recently made more pedestrian friendly. They were in agreement with the staff recommendations.

Motion

The Savannah Historic District Board of Review does hereby:

Approve the following alterations to the building and the site located at 255 Montgomery Street:

- Remove five (5) of the six drive-thru banking bays attached to the west façade;
- Modify the existing curb cut along Old Liberty Street;
- Enlarge one of the two existing curb cuts along West Perry Lane;
- Alter medians and fences.

Recommend denial to the Zoning Board of Appeals for variances from the following standards to allow the existing curb cut along Montgomery Street to be enlarged to 45 feet in width because the variance criteria are not met.

Vote Results (Approved)

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

[24. Petition of Gunn Meyerhoff Shay | 19-004089-COA | 313-316 West River Street | Rehabilitation and Alterations](#)

- 🔗 [19-004089-COA Staff Recommendation.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Submittal Packet - Application and Project Description.pdf](#)
- 🔗 [Submittal Packet - Specifications, Materials, and Colors.pdf](#)
- 🔗 [Submittal Packet - Renderings, Photos, and Drawings.pdf](#)

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

Ms. Leah Michalak gave the report. The applicant is requesting approval for alterations and additions to the property located at 313-316 West River Street. The proposed work includes:

- An addition on the west façade of the building;
- Removal and relocation of existing equipment;
- Metal awnings;
- New landings, doors, windows, and lifts on the Factors Walk façade;
- New balconies on the River Street façade;
- Window replacement;

Ms. Michalak explained that on December 12, 2018, the HDBR approved alterations to the building which included: demolition of the platform and stair attached to the west façade, construction of a new platform and stair, infill of several second floor masonry openings on the second floor of the River Street façade with fixed windows, infill of several ground floor masonry openings with storefront windows and doors on the Factors Walk façade, and infill of one masonry opening along the ground floor of the Factors Walk façade with stucco. Conditions included:

1. Redesign the proposed muntin pattern and revise the proposed window frames to be metal to match the 1990 photos.
2. Replace the non-historic wood window in opening No.3 with a metal-frame window.
3. Ensure that all new doors and windows are inset not less than 3” from the facades.

Ms. Michalak explained further that the HDBR also recommended approval to the Zoning Board of Appeals for a variance from the standard that reads: “*Windows facing a street shall be double or triple hung, awning,*

casement or Palladian” in order to allow for fixed windows within existing masonry openings No. 1 and 2 on the second floor of the facade facing River Street. To date, none of this has been executed and the variance hasn't been granted by the ZBA.

Ms. Michalak reported that staff recommends to continue the request for alterations and additions to the property located at 313-316 West River Street in order for applicant to address the following:

1. Reduce the west façade foyer addition to a simple uncovered platform;
2. If the Board decides that the foyer addition is to remain, revise the roof shape and add a string course;
3. Revise so that the awning does not wrap around the two facades;
4. Revise all aluminum storefront to industrial windows that mimic the materials, muntin design, and lite pattern from the 1990s photographs. Once revised to industrial windows; ensure that they have operable components to meet the window standards or request a variance due to the inoperability of the windows in the historic photographs;
5. Provide the balcony depths; if the use is residential, ensure the depths do not exceed three (3) feet;
6. Provide electrical and refuse storage locations.

Ms. Michalak reported that the Historic Savannah Foundation [HSF] holds an easement on this property.

Mr. Cook asked if the metal shutters would be considered an addition to the facade.

Ms. Michalak answered no. They are alterations.

PETITIONER COMMENTS

Mr. Shay came forward and introduced the persons accompanying him at today's meeting. They met and reviewed their intentions with Mr. Daniel Carey of the Historic Savannah Foundation [HSF]. Mr. Carey told them that the HSF did not wish to get out of line with the Historic Review Board and, therefore, recommended that they meet with the Board's staff. The two things that they acquired from those discussions were that whatever they proposed, need to be reversible and need to be different. Mr. Shay said it was never their intention that the building be massive. They decided that wherever they could, they would showcase the arches. They also wanted to highlight the other features. This will be a food and beverage establishment. He showed the Board some pictures of the neighboring establishments. The Old Power Plant has been restored and shows its industrial nature. Mr. Shay said the proposed steel canopy wraps around the historic building.

PUBLIC COMMENTS

Mr. Gary Radke of the Historic Savannah Foundation [HSF] came forward and stated that Mr. Carey did not discuss his comments regarding this petition to the staff or the Architectural Review Committee. He read a statement regarding how the HSF wishes for this petition to move forward and work with the petitioner. The HSF has held a facade easement on this property since 2005. The HSF recommended that the Historic District Board of Review continues this petition until they have had a chance to review the proposal in detail so they can give a written report to the owner and architect.

Mr. Radke read that the HSF has some serious concerns about many aspects of this proposal.

Mr. Shay, in response to the public comments, said they look forward to discussing the petition with the HSF.

BOARD DISCUSSION

The Board was concerned about the lack of coordination with the HSF. They discussed the clad balconies and boxes with wood. This obscures the original masonry openings. The Board would be in agreement with an awning at the west end, but not an enclosed space. They were in agreement with the staff recommendation to continue the petition.

Ms. Lynch stated that aesthetically, she likes the rendering, but the wrap around awnings changes the

character of the building. She believes the overhang needs to be treated differently.

Mr. Shay thanked the Board for their comments. He said this is a very difficult building. He asked for a continuance.

Motion

The Savannah Historic District Board of Review does hereby continue the petition for alterations and additions to the property located at 313-316 West River Street in order for applicant to address the following:

- 1.Reduce the west façade foyer addition to a simple uncovered platform;
- 2.If the Board decides that the foyer addition is to remain, revise the roof shape and add a string course;
- 3.Revise so that the awning does not wrap around the two facades;
- 4.Revise all aluminum storefront to industrial windows that mimic the materials, muntin design, and lite pattern from the 1990s photographs. Once revised to industrial windows; ensure that they have operable components to meet the window standards or request a variance due to the inoperability of the windows in the historic photographs;
- 5.Provide the balcony depths; if the use is residential, ensure the depths do not exceed three (3) feet;
- 6.Provide electrical and refuse storage locations.

Vote Results (Approved)

Motion: Scott Cook

Second: Debra Caldwell

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

IX. REQUEST FOR EXTENSION

[25. Petition of LS3P Associates LTD. | 18-005086-COA | Request for 12-month extension - 111, 113, 119 Martin Luther King, Jr. Boulevard](#)

[📎 Staff Recommendation .pdf](#)

[📎 Extension Request.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve a 12-month extension of the Certificate of Appropriateness (COA) issued on October 10, 2018 for rehabilitation at 111, 113, and 119 Martin Luther

King Jr. Boulevard [File No. 18-005086-COA]. The COA will now expire on October 10, 2020.

Vote Results (Approved)

Motion: Debra Caldwell

Second: David Altschiller

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

X. APPROVED STAFF REVIEWS

[26. Petition of Shah Architecture | 19-003782-COA | 503 East River Street | Staff Approved: Metal Platform Base](#)

[COA 19-003782 SUPP PACKET.pdf](#)

[STAFF DECISION 19-003782 503 E River St.pdf](#)

No action required. Staff approved.

[27. Petition of Stephanie Wilson-Eavan for Three Oaks Realty | 19-003855-COA | 509 Barnard Street | Staff Approved: Color Change](#)

[SUPP 19-003855 PAINT COLORS.pdf](#)

[STAFF DECISION 19-003855 509 Barnard St.pdf](#)

No action required. Staff approved.

[28. Petition of Josh Waters for Waters Building and Design, LLC | 19-003854-COA | 327 Tattnall Street | Staff Approved: non-historic door replacement](#)

[SUPP INFO 19-003854.pdf](#)

[STAFF DECISION 19-003782 503 E River St.pdf](#)

No action required. Staff approved.

[29. Petition of Christina Hester, JDH Decks & Fences | 19-003969-COA | 412 E Gaston St | Staff Approved: Fence replacement](#)

[SUPP PACKET 19-003969.pdf](#)

[STAFF DECISION 19-003969 412 E GASTON ST.pdf](#)

No action required. Staff approved.

[30. Petition of Christina Hester, JDH Decks & Fences | 19-003978-COA | 512 E Gordon St | Staff Approved:](#)

Fence replacement

☺ [STAFF DECISION 19-003978 512 E GORDON ST.pdf](#)

☺ [SUPP PACKET.pdf](#)

No action required. Staff approved.

31. Petition of Courtland Stevens | 19-003191 COA | 411 Whitaker St | Staff Approved: Color Change, Awning

☺ [STAFF DECISION 19-003191 411 Whitaker St.pdf](#)

No action required. Staff approved.

32. Petition of Susie Bull for Dohrman Construction | 19-004009-COA | 321 Barnard Street | Staff Approved - Louvered Shutter Panels

☺ [SUPP INFO 19-004009.pdf](#)

☺ [STAFF DECISION 19-004009 321Barnard Street.pdf](#)

No action required. Staff approved.

33. Petition of Anne Smith for LKS Architects | 19-004043-COA | 319 Abercorn Street | Staff Approved - Fence Replacement

☺ [STAFF DECISION 19-004043 319 Abercorn Street.pdf](#)

☺ [SUPP PACKET 19-004043.pdf](#)

No action required. Staff approved.

34. Petition of Matthew Hallett | 19-004058-COA | 434 Jefferson Street | Staff Approved - Color Change

☺ [STAFF DECISION 19-004058 434 Jefferson St.pdf](#)

☺ [SUPP PACKET - 434 Jefferson Street 19-004058-COA.pdf](#)

No action required. Staff approved.

35. Amended Petition of C. Sottile for Sottile & Sottile | 19-004093-COA | 200-500 West River Street | Staff Approved - Amendments to the West Hotel/Parking Deck

☺ [Submittal Packet - 200 - 500 West River Street 19-004093-COA.pdf](#)

☺ [STAFF DECISION 19-004093 200-500 West River Street Amendments.pdf](#)

No action required. Staff approved.

36. Petition of Tony Hensley for SCAD | 19-004135-COA | 503 Whitaker Street | Staff Approved - Porch and Roof Repair

☺ [STAFF DECISION 19-004135 503 Whitaker Street.pdf](#)

☺ [SUPP PACKET.pdf](#)

No action required. Staff approved.

37. Petition of Christopher Welnetz | 19-003972-COA | 224 West Upper Factor's Walk | Staff Approved - Siding and Door replacement

☺ [STAFF DECISION 19-003972 224 W UPPER FACTOR'S WALK.pdf](#)

☺ [SUPP PACKET.pdf](#)

No action required. Staff approved.

38. Petition of Gignitt Properties | 19-003964-COA | 124 E McDonough St | Staff Approved - After-the-fact siding

☞ [SUPP 19-003964.pdf](#)

☞ [STAFF DECISION 19-003964 124 E McDONOUGH.pdf](#)

No action required. Staff approved.

39. Petition of Alchemy Restoration | 19-0040002-COA | 20 West Taylor St | Staff Approved - replace door

☞ [SUPP 19-004002.pdf](#)

☞ [STAFF DECISION 19-004002 20 W TAYLOR.pdf](#)

No action required. Staff approved.

40. Petition of Omni Technical Solutions | 19-004061-COA | 23 Montgomery St | Staff Approved - Windows/Doors/Rehabilitation

☞ [SUPP 19-004061.pdf](#)

☞ [STAFF DECISION 19-004061 23 Montgomery St.pdf](#)

No action required. Staff approved.

41. Petition of Ethos Preservation | 19-004143-COA | 507 E St. Julian St | Staff Approved - Mechanical Screening

☞ [Submittal Packet - Project Narrative 507 East St. Julian Street 19-004143-COA.pdf](#)

☞ [Submittal Packet - 507 East St Julian Drawings 19-004143-COA.pdf](#)

☞ [STAFF DECISION 19-004143 507 E St Julian St.pdf](#)

No action required. Staff approved.

42. Petition of Tom and Allison White | 19-003882-COA | 111 E Jones St. | Staff Approved - Shutter Replacement

☞ [STAFF DECISION 19-003882 111 EAST JONES ST.pdf](#)

☞ [SUPP PACKET.pdf](#)

No action required. Staff approved.

43. Petition of Matt Follis | 19-003678-COA | 116 West Liberty Street | Staff Approved - Stucco Repairs

☞ [STAFF DECISION 19-003678 116 West Liberty Street.pdf](#)

☞ [Submittal Packet 116 West Liberty St. Picture.jpg](#)

No action required. Staff approved.

44. Petition of Amanda Nelson | 19-004310-COA | 412 East Gaston Street | Staff Approved - Exploratory Demolition

☞ [COA - 412 East Gaston Street 19-004310-COA.pdf](#)

☞ [Submittal Packet - 412 East Gaston Street 19-004310-COA.pdf](#)

No action required. Staff approved.

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

45. Report on Work Performed Without a COA for the August 14, 2019 HDBR Meeting

☞ [Report on Work Performed Without a COA for the August 14, 2019 HDBR Meeting.pdf](#)

Ms. Lynch encouraged the Board to review the report on the work performed without a COA.

XII. REPORT ON ITEMS DEFERRED TO STAFF

[46. Stamped Drawings - August Report](#)

☉ [August Report.pdf](#)

Ms. Lynch encouraged the Board to review the report on the stamped drawings.

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XIV. OTHER BUSINESS

[47. Alternate Meeting Location and Dates - 124 Bull Street, 2nd Floor, County Commission Chambers - Beginning the September 11, 2019 HDBR Meeting](#)

Ms. Michalak reported that the September 11, 2019 HDBR pre-meeting and regular meeting will be held at the Chatham County Commission, 124 Bull Street, 2nd floor due to the renovation of the MPC office.

[48. NewZO Implementation](#)

☉ [8-14-19 NewZO Implementation for HBR.pdf](#)

☉ [Article 2.0 Review Bodies and Administrators.pdf](#)

☉ [Article 5.0 Base Zoning Districts.pdf](#)

☉ [Section 7.8 Savannah Downtown Historic Overlay District.pdf](#)

☉ [Section 9.9.17 Special Sign Districts.pdf](#)

☉ [Article 3.0 Application and Review Procedures.pdf](#)

Ms. Michalak gave the report on the NewZO Implementation. The new City of Savannah Zoning Ordinance (NEWZO) has officially been adopted by City Council with an implementation date of September 1, 2019. She explained that she compiled the following list showing the major changes that will affect the HBR review process:

1. The local district is titled: Savannah Downtown Historic District (**Sec. 7.8**).
2. HBR is reduced from 11 to nine (9) members (**Sec. 2.6**);
3. HBR can grant variances from the measurable design standards as provided in Sec. 7.8, building setback and lot coverage as provided in Article 5.0, and from the sign standards in Sec. 9.9 (**Sec. 3.21**). [Cannot grant parking variances];
4. All variance criteria must now be met in order to grant a variance (**Sec. 3.21.9.d.ii**);
5. Additional public notice is required when a variance is requested. Instead of only sign posting, a variance request requires: sign posting, mailings within 300 feet of the property, and publish in the newspaper (**Table 3.2.2**);
6. Nomenclature for all zoning districts has changed: D-X, D-C, D-W, D-CBD, D-R, DN, D-C-S, and C-P. No longer have R1Ps, B-C, B-C, etc. (**Article 5.0**); 7. Process/time limitation for deferrals, continuances, and COA time limits have changed (**Sec. 3.1.8.b. and c., 3.19.10**);
8. Proactive Preservation section now included, aka: Demolition by Neglect (**Sec. 3.20**);
9. Many design standards are now divided into two sections: "Alterations to contributing resources" and "New construction, alterations to non-contributing resources, and additions." (**Sec. 7.8**);
10. Sign standards/requirements/reviews have changed (**Sec. 9.9.17**), some include:
 - New sign types, more sign names, COA now required for window signs, and staff can issue COAs for all non-illuminated signs (without Board review).

Sections of the ordinance that apply to HBR are:

- **Article 2.0 Review Bodies and Administrators**
- **Article 3.0 Application and Review Procedures**
- **Article 5.0 Base Zoning Districts**
- **Sec. 7.8: Savannah Downtown Historic Overlay District**
- **Sec. 9.9.17 Special Sign Districts**

Ms. Isaacs asked if the Archaeology Ordinance is included.

Ms. Michalak answered no.

Ms. Michalak asked the Board to please read carefully **Section 3.20 Proactive Preservation**.

NOTE: The implemented changes to the City of Savannah Zoning Ordinance [NEWZO] are attached to today's agenda.

49. Update on COA Deferrals, Continuances, and COA Time Limitations - NewZO

☉ [Article 3 - Deferrals, Continuances, and COA Time Limitations.pdf](#)

The Board discussed Section 3.19.10 Time Limitation on Certificate of Appropriateness. Ms. Michalak stated that she and Ms. Everett will work on the "Part 1/Part 2" issue as this is not an actual part of the ordinance.

50. Revisions to HDBR Procedural Manual and Bylaws

☉ [HDBR PROCEDURAL MANUAL and BYLAWS-2013.pdf](#)

☉ [8-14-19 HDBR PROCEDURAL MANUAL and BYLAWS - Proposed Revisions.pdf](#)

The Board discussed the HDBR Procedural and Bylaws Manual. They will vote on the changes at the meeting of September 11, 2019.

XV. ADJOURNMENT

51. Next Case Distribution and Chair Review Meeting - Thursday, August 15, 2019 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street

52. Next Pre-Meeting - Wednesday, September 11, 2019 at 12:00 p.m. in the Chatham County Commission Chambers, 124 Bull Street, 2nd Floor

53. Next Regular Meeting - Wednesday, September 11, 2019 at 1:00 p.m. in the Chatham County Commission Chambers, 124 Bull Street, 2nd Floor

54. Adjourned

There being no further business to come before the Historic District Board of Review, Ms. Lynch adjourned the meeting at 6:30 p.m.

Respectfully Submitted,

Leah G. Michalak, Director
Historic Preservation
LGM:mem:bf

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.