



## Savannah Historic District Board of Review

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Arthur Mendonsa Hearing Room  
May 8, 2019 1:00 P.M.  
Meeting Minutes

### MAY 8, 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  
                                  Stan Houle  
                                  Ellie Isaacs  
                                  Melissa Memory  
                                  Nan Taylor

Members Absent:           Scott Cook  
                                  Kevin Dodge  
                                  Kellie Fletcher

MPC Staff Present:       Leah Michalak, Director of Historic Preservation  
                                  Ryan Jarles, Cultural Resources 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.

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [2. Petition of Gunn Meyerhoff Shay Architects | 19-001790-COA | 31 West Congress Street | Amendment - Alterations](#)

📎 [Submittal Packet.pdf](#)

📎 [Specifications.pdf](#)

📎 [Staff Recommendation.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for an amendment to File No. 18-006242-COA to construct two additional dormers at 31 West Congress Street with the following condition:

1. Submit a material specification for the side elevations of the dormers to staff for review and approval.

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

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[3. Petition of Sinisa Domazet | 19-001848-COA | 137 West Harris Street | Signs](#)

[📎 Staff Recommendation.pdf](#)

[📎 Signs-Submittal Packet.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for the principal use signs at 137 West Harris Street with the following conditions:

- If the signs project above the public right-of-way, 10 feet of clearance above the sidewalk must be provided and an encroachment license from the City will be required.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye

Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[4. Petition of Doug Bean Signs Inc. | 19-001865-COA | 302 E Oglethorpe Ave. | Signs](#)

- 📎 [302 E Oglethorpe Drawings 19-001865.pdf](#)
- 📎 [frontage correspondence.pdf](#)
- 📎 [Submittal Packet - Sign 302 East Oglethorpe Avenue 19-001865-COA.pdf](#)
- 📎 [19-001865-COA Recommendation.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the proposed principal use sign at 302 East Oglethorpe Avenue because the sign meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[5. Petition of Catherine Cote | 19-001872-COA | 502 East Broughton Street | Signs](#)

- 📎 [19-001872-COA Recommendation.pdf](#)
- 📎 [Caty Cote Correspondence.pdf](#)
- 📎 [Erica Kelly Correspondence.pdf](#)
- 📎 [Submittal Packet 502 East Broughton-.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the installation of two principal use signs at 502 East Broughton Street because the work proposed meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[6. Petition of Kareem Simmons | 19-002013-COA | 605 MLK JR. BLVD. | Fence](#)

- [photos 605 MLK JR BLVD.pdf](#)
- [19-002013 Recommendation.pdf](#)
- [Application - 605 Martin Luther King Jr. Boulevard 19-002013-COA.pdf](#)
- [Context - Sanborn Maps.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the construction of a CMU block fence with a stucco exterior to be built in the south western corner of the property at 605 Martin Luther King Jr. Blvd. The fence will be 30-feet by 13-feet and 6-inches. On the East side there will be a 12-foot opening with two 6-foot tall by 6-foot wide metal doors with conditions:

1. Ensure the stucco is painted the same color as the primary building.
2. Ensure that the height of the fence be raised to the height of the freezer.

Because the work meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[7. Petition of Ellsworth Design | 19-002146-COA | 130 W Jones Street | Alterations](#)

- [19-002146-COA Submittal Packet and Pictures.pdf](#)
- [Correspondence with Amanda Nelson.pdf](#)

[19-002146-COA Recommendation.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve alterations to the rear façade of the property located at 130 W. Jones Street with conditions:

- 1.Ensure any repairs made to the siding during the proposed work is done so with matching materials to the existing.
- 2.Ensure that the French door installed is made of wood, clad wood, glass, or steel, and that the material is provided to MPC staff for review prior to installation.

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

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

**8. [Petition of AT&T | 19-002149-COA | Near 401 East Hull Street | Small Cell Antenna](#)**

[19-002149-COA Staff Recommendation.pdf](#)

[Submittal Packet - 401 East Hull Street 19-002149-COA.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition to install small cell telecommunications equipment at the intersection of Habersham and East Hull Street with the condition that the “brown” color antenna be used to blend in with the wood pole because the proposed work is otherwise visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye

David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[9. Petition of AT&T | 19-002150-COA | Near 251 East Broad Street | Small Cell Antenna](#)

[📎 19-002150-COA Staff Recommendation.pdf](#)

[📎 Submittal Packet - 251 East Broad Street 19-002150-COA.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition to install small cell telecommunications equipment at the intersection of East Liberty Street and East Broad Street with the condition that the “brown” color antenna be used to blend in with the wood pole because the proposed work is otherwise visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[10. Petition of Greenline Architecture | 19-002192-COA | 42 Martin Luther King Jr. Blvd / 411 West Congress Street | Alterations](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Packet - 42 MLK Jr. Blvd - 411 West Congress Street 19-002192-COA.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for the roof extension at 42 MLK Jr. Blvd/411 West Congress Street because the proposed work is visually compatible and meets the design standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
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Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[11. Petition of Greenline Architecture | 19-002198-COA | 112-114-116 West Congress Street | Amendments- Alterations](#)

- 📎 [Staff Recommendation.pdf](#)
- 📎 [Narrative.pdf](#)
- 📎 [Submittal Packet.pdf](#)
- 📎 [Door Specification.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition for an amendment to the previously approved rooftop addition at 112-114-116 West Congress Street to reduce sightlines from St. Julian Street and Barnard Street because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[12. Petition of AnSCO Company | 19-002202-COA | Multiple Locations | Small Cell Antennas](#)

- 📎 [Submittal Packet.pdf](#)
- 📎 [19-002202-COA Staff Recommendation.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the petition to install C-RAN small cell telecommunications equipment in eight (8) locations with the following conditions to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. New posts are to be "Savannah Green."
2. New antennas on top of existing wood posts are to be "Brown."

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

**IV. ADOPTION OF THE AGENDA**

[13. Adopt May 8, 2019 Agenda](#)

**Motion**

The Savannah Historic District Board of Review does hereby adopt the May 8, 2019 Agenda.

**Vote Results ( Approved )**

Motion:

Second:

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

**V. APPROVAL OF MINUTES**

[14. Approve April 10, 2019 Briefing Minutes and April 10, 2019 Regular Minutes](#)

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

📎 [04-10-2019 Minutes.pdf](#)

**Motion**



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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: David Altschiller

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

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

**VII. CONTINUED AGENDA**

[15. 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[16. 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[17. 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[18. 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain

Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[19. 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[20. 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

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

**Motion**

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

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[22. Petition of Niles Bolton & Associates | 19-001562-COA | 415 East Oglethorpe Avenue | 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: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[23. Petition of Commonwealth Construction | 19-002191-COA | 402 East Hall Street | Fences](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
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Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

## VIII. REGULAR AGENDA

### [24. Petition of Gunn Meyerhoff Shay | 16-006851-COA | 620 East River Street \(Hilton Hotel\) | New Construction Part I: Height and Mass Amendments](#)

- 📎 [16-006851-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet - Photos and Mass Model.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [New Franklin Ward Wharf Lots MAP B.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [2012 COA and Submittal Packet.pdf](#)
- 📎 [7-12-17 Part I Approval - Submittal Packet.pdf](#)

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

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for amendments to New Construction: Part 1, Height and Mass for an eight-story hotel building to be located on the vacant parcel at 620 East River Street. The amendment includes:

- A reduction in height of the rooftop architectural elements and the voids eliminated;
- Reduction in the depth of the porte-cochere;
- Significant alterations to the upper building mass “to provide more continuity in setback between the west and the north facades, and the upper building mass stepped back at the northwest corner to preserve better views of the river.”
- The central courtyard on the upper building mass has been reoriented to face west rather than east toward the Marriott.

**Ms. Michalak** stated that due to the size and significance of this project, it was previously decided (in 2012) by the Review Board that the Part I, Height and Mass review would be considered in two phases. Phase A would consider height, proportion of structure’s front façade, rhythm of structures on the street (setbacks and any parking standards that affect setbacks), massing including recesses and scale. Phase B would consider proportion of openings, rhythm of solids to voids, entrances and balcony/porch rhythm, any parking standards that may affect these openings or entrances, walls of continuity, and roof shape. Directional character would be considered by both the building form and openings and applies to both Part I reviews. This review includes both Part A and Part B.

**Ms. Michalak** stated that the building is in the northeast corner of the Savannah Historic District. It is, roughly, triangular-shaped and features a plaza area to the west where the main entrance will be located. A two-story portion of the building is located on the west and north facades, as well as within the “U”; at the entrance and at the western mouth of the “U” the building increases to three-stories. The remainder of the building is eight stories in a ‘U’ shape. The building features roof top amenities on the two-story portion, and a green roof within the “U.” Architectural volumes at the roofline provide roofline variation. The total height, including the architectural volumes, is 87’-4” above grade which is a reduction from 94’-

6" above grade (107 feet, six inches above MSL). The building spans 223 feet along the river front (an increase from 208 feet), east-to-west, and is 188'-10" deep (a decrease from 194' deep) from north-to-south for a footprint of approximately 41,000 square feet.

**Ms. Michalak** reported that staff recommends to continue the request for amendments to New Construction: Part 1, Height and Mass for an eight-story hotel building to be located on the vacant parcel at 620 East River Street in order for the petitioner to consider the following:

1. Either reduce the overall building mass to the 2012 volume or increase the setback from River Street further, more similar to the 54-foot (+/-) setback from the west façade.
2. Redesign/relocate the vertical amenities on the two-story portions of the building, such as trellises and cabanas, to be setback further from the west façade so they are not visible from the street. Include locations for light poles or other vertical objects that are proposed and not currently indicated on the drawings.
3. Ensure that the trellises do not exceed 11 feet in height (provide dimensions).
4. Revise window openings to meet the 5:3 ratio standard.
5. Revise the south elevation of the courtyard so that the distance between windows is not less than two times their width.
6. Redesign the sidewalk to continue across the driveways in materials, configuration, and height.
7. Locate all HVAC equipment on the drawings and, if visible from a public right-of-way, provide screening details.
8. Ensure that a 10-foot pedestrian setback is provided along the river's edge and on the north side of River Street.
9. Ensure that all mechanical and access structures are contained within the bonus story. A stair and elevator equipment penthouses are shown on the roof plan.

### **PETITIONER COMMENTS**

**Mr. Shay** stated that they have no objections to the staff recommendation numbers 3, 4, 5, 6, 7, 8 and 9. They do not have any intentions of having livable space above the 8th floor. In some future date when they have a better idea of how the elevators will run, it might be necessary for them to come back and ask for a variance to the standard. They do not want access to the roof beyond what is required by the code.

**Mr. Shay** explained that the first time this overall project was brought before the Review Board in 2012 [it might have initially been presented in 2011] predates this present Board. He does not believe that any of the present board members were on the board at that time; but he knows that Ms. Sarah Ward wrote the initial staff report. He wanted to explain a couple of the fundamental things that were inherent in the design from the beginning. He explained that there is a boundary between where they are allowed to have the same height along Factors Walk which is essentially what they have proposed. North of River Street is constrained to two stories.

**Mr. Shay** explained that the master plan that was explained in 2012 at that time was called a limited service hotel. He believes it is now called a full service hotel. The point he is making is it was not a full service hotel then. There would have been guest rooms and a very minor amount of amenities. Later on, his client decided that it would be a full service Hilton hotel. They had an increase in the number of guest rooms, but more importantly for the public's interest, they would generally have activated ground floor spaces, retail, bars, restaurants, etc. all the way around the facade, greatly enhancing the space that would be left over by the developer, the public would have access through the plaza, the river walk, etc. Therefore, this was a dedication of privately owned space with public access.

**Mr. Shay** said designs were subsequently submitted that had the tower going out to the same place. What they were here a couple of years ago with, was a design that was fundamentally different and this is the reason Ms. Michalak did such a good job in explaining the long facade in this corner and along the western facade. Through recommendations of the Review Board, they decided to flip that and reduce the mass as you come along River Street, and also push back this corner in a row of planned elevation to

step back vertically and horizontally from that corner of the river. Mr. Shay said that the overall building has always been proposed as was in the master plan to be roughly aligned with the facade of the Marriott Hotel, even though the Marriott Hotel is not in the National Historic Landmark District and the Savannah Historic District. But, the continuity of two story buildings along this area were reinforced by a two-story element on that side.

**Mr. Shay** passed some photographs to the Board [because the Elmo was not working]. He explained that the first perspective, to the human eye, at the end of River Street looking back in the direction of their building, they can see the prominent two-story mass; the taller mass is setback to align where it is allowed to be eight stories tall. He explained that the second photo is a view from the Homewood Suites. A live oak tree is here and they will work hard to ensure that it remains through all of this. The concern about being able to see things on the second floor roof, at least from that perspective will be less obvious. He said that the third photo is probably the most important. The photo showing the mid plaza looking in this direction is the concern that the Review Board had a couple of years ago about the mass from the distant from the river was a concern that when they had a park to the river as they did previously that it might obscure the view of the river. This is why they worked hard with Ms. Harris to set this back further in this direction and also rendered it from the top so that it would be less apparent. Mr. Shay showed the Board a photo looking back in the general direction of General McIntosh Boulevard.

**Mr. Shay** said he wanted the Board to understand that they have done a lot to soften the massing and create more visual openness from any perspective from within the public right-of-way. The parking deck has been lowered by two stories. The overall effect of what they have been doing is to lower the height of the building; lower the massing of the building. He wanted to hear from the Board's discussion concerning whether or not they feel that they have made enough progress. He is certainly hopeful that the Board feels they have done enough because they have done some difficult things to get to where they are now. He wanted to hear the Board's discussion on the vertical amenities to setback further from the facade. He said he was not aware of any parts of the ordinance that says things that are not stories located on the roof cannot be visible from the street. Therefore, this has to be something that is related to visual compatibility. The adjacent design for Hotel Anne has already been approved with significant structures that will be visible in some places. Mr. Shay said he wanted to hear from the Board concerning whether or not they agree with staff about item numbers 1 and 2. He wanted to let the Board know that the developer has gone to great length and great expense to try to accommodate everything that they can. He believes the mistake they made about not having some windows on their stair tower is a good catch. Mr. Shay said they believe that everything they have proposed is well within the ordinance. They believe that they have made all efforts to comply with the conditions that the Board has given them over the years.

**Ms. Lynch** stated that something was shown on the last two renderings that Mr. Shay showed the Board. Is this the pool?

**Mr. Shay** explained that this is a large area and very activated. They want to have some shade structure here. It is not over the pool, but is in an area where they want the people to sit, look at the pool, and have some shade.

### **PUBLIC COMMENTS**

None.

**Mr. Shay** asked for a continuance.

### **BOARD DISCUSSION**

The Board discussed that the mass overwhelms the project. They cannot overlook the staff's first two recommendations. The recent approval to decrease the adjacent parking garage accentuates the height of the hotel even further; the hotel should also be reduced to the garage height. They felt that the design has "too far to go" for them to approve a continuance as recommended by staff. There were concerns about the process; this project has been under review since 2012 and has returned many times with amendments, continuances, and an extension. Using the 2012 ordinance is no longer appropriate; the project needs to start over with the current ordinance. The project is not visually compatible but also too many elements have changed over time; there have been too many continuances.

**Ms. Lynch** asked staff if the guidelines changed once or twice since this project was initiated. She believes that when the Board was reviewing this project in the past, it fell under previous standards. Was it because of the large scale development ordinance in 2012?

**Ms. Michalak** explained that the large scale development ordinance was adopted in 2009. But, there had not been significant changes to the ordinance until last year.

**Ms. Lynch** asked for clarification that if this project is denied, would it come back under the current guidelines?

**Ms. Michalak** stated that she would have to check into this, but her first inclination is that if the project is denied, it would come back as a new petition.

**Ms. Melanie Wilson, MPC Executive Director**, clarified that a denial would require the project to be redesigned under the current ordinance.

### **Motion**

The Savannah Historic District Board of Review does hereby deny the petition for New Construction: Part 1, Height and Mass for an eight-story hotel building to be located on the vacant parcel at 620 East River Street based on the incompatibility of the project as outlined in the Staff Recommendation.

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

Motion: Melissa Memory

Second: Debra Caldwell

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

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

📎 [19-000907-COA Continued - 3-1-19.pdf](#)

📎 [19-000907 Drawings and Specifications.pdf](#)

📎 [Paint Specifications.pdf](#)

📎 [19-000907-COA recommendation.pdf](#)

**Mr. Jaime Contreras** was present on behalf of the petition.

**Mr. Ryan Jarles** gave the staff report. The applicant is requesting approval for two new primary use fascia signs and color changes for the new 15-room inn at 224 Houston Street. One primary use fascia sign proposed on the Southwestern corner of the Houston Street façade and the sign lettering will sit flush on the corner. There will also be one primary use fascia sign on the McDonough Street garden wall exterior. Both fascia signs will be made with stainless steel with a brushed finish in a powder coated iron ore color. The colors chosen for the exterior color change include: "SW-7015 Repose Gray" for the body



of the upper three floors, "SW-7069 Iron Ore" for the entirety of the additional 2 story building, "SW-6471 Hazel" for porch ceilings, "SW-6222 Riverway" for all doors, and "SW-6885 Knockout Orange" for the garden gate.

**Mr. Jarles** reported that staff recommends approval of the two new primary use fascia signs and color change or the new 15-room inn at 224 Houston Street because the proposed work is visually compatible and meets the standards.

### **PETITIONER COMMENTS**

**Mr. Contreras** explained that the cornices will be gray.

### **PUBLIC COMMENTS**

**Mr. Bob Rosenwald of the Downtown Neighborhood Association [DNA]** came forward and thanked the staff for guiding him through the sign process. The DNA was concerned about the lighting and wanted confirmation that lighting would not be included.

**Mr. Contreras**, in response to public comments, said their request is for signs and color change.

### **BOARD DISCUSSION**

The Board was in agreement with the staff recommendation.

#### **Motion**

The Savannah Historic District Board of Review does hereby approve the two new primary use fascia signs and color change for the new 15-room inn at 224 Houston Street because the proposed work is visually compatible and meets the standards.

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

Motion: Dwayne Stephens

Second: Ellie Isaacs

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

## **IX. REQUEST FOR EXTENSION**

## **X. APPROVED STAFF REVIEWS**

[26. Amended Petition of Jennifer Deacon for Lynch Architects, PC | 19-001965-COA | 501 Whitaker Street | Staff Approved - In-kind Repairs](#)

No action required. Staff approved.

[27. Petition of John Post for Commonwealth Construction | 19-001994-COA | 401 East Hall Street | Staff Approved - Existing Trellis](#)

📎 [COA - 401 East Hall Street 19-001994-COA.pdf](#)

No action required. Staff approved.

[28. Petition of Nicholas Henry | 19-002067-COA | 405 and 407 East Hall Street | Staff Approved - Railings](#)

📎 [COA - 405 and 407 East Hall Street 19-002067-COA.pdf](#)

📎 [Submittal Packet - 405 and 407 East Hall Street 19-002067-COA.pdf](#)

No action required. Staff approved.

[29. Petition of Heyward Gignilliat | 19-002236-COA | 124 East McDonough Street | Staff Denied - Fiber Cement Siding](#)

No action required. Staff denied.

[30. Petition of James Beasley for Sign Mart | 19-002163-COA | 214 Drayton Street | Staff Approved - Sign Face Change](#)

📎 [COA - 214 Drayton Street - 19-002163-COA.pdf](#)

📎 [Submittal Packet - 214 Drayton Street 19-002163-COA.pdf](#)

No action required. Staff approved.

[31. Amended Petition of Patrick Shay for Gunn Meyerhoff Shay Architects | 19-002267-COA | 405 MLK Jr. Blvd. | Staff Approved - Amendment to Existing Lights](#)

📎 [COA - 405 MLK Jr. Blvd 19-002267-COA.pdf](#)

📎 [Submittal Packer - 405 MLK Jr. Blvd 19-002267-COA.pdf](#)

No action required. Staff approved.

[32. Petition of Josh Bull for Homeline Architecture | 19-002286-COA | 221 East Gaston Street | Staff Approved - Stucco Repair and Color Change](#)

📎 [COA - 221 East Gaston Street 19-002286-COA.pdf](#)

📎 [Submittal Packet - 221 East Gaston Street 19-002286-COA.pdf](#)

No action required. Staff approved.

[33. Petition of Bridget Lidy for City of Savannah | 19-002447-COA | I-16 Flyover \[Near 420 West Wayne Street\] | Staff Approved - Color Change](#)

📎 [COA - I-16 Flyover 19-002447-COA.pdf](#)

No action required. Staff approved.

## XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[34. Report on Work Performed Without a COA for the May 8, 2019 HDBR Meeting](#)

📎 [5-8-19 HDBR Report on Work Without a COA.pdf](#)

**Mr. Stephens** asked staff if Code Compliance is actively working with them towards getting the problems resolved.

**Ms. Michalak** answered yes. If the Board looks at the May list, they will see that one property came into

compliance. Staff and Code Compliance are working on these issues together.

## XII. REPORT ON ITEMS DEFERRED TO STAFF

## XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[35. Next Case Distribution and Chair Review Meeting - Thursday, May 16, 2019 at 3:30 p.m. in the Meyer Conference Room, MPC 110 East State Street](#)

[36. Next Pre-Meeting - Wednesday, June 10, 2019 at 12:00 p.m. in the Jerry Surrency Room, MPC, 112 East State Street](#)

[37. Next Regular Meeting - Wednesday, June 10, 2019 at 1:00 p.m. in the Arthur Mendonsa Room, MPC, 112 East State Street](#)

## XIV. OTHER BUSINESS

[38. Alternate Meeting Location - Location to be Determined](#)

**Ms. Michalak** reported that the alternate meeting location has not been determined. The June 12, 2019 meeting will be held at the MPC office.

## XV. ADJOURNMENT

[39. Adjournment](#)

There being no further business to come before the Board, Ms. Lynch adjourned the meeting at 3:30 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.***