



## Savannah Historic District Board of Review

Chatham County Commission Chambers  
December 11, 2019 - 1:00 P.M.  
Meeting Minutes

### DECEMBER 11, 2019 SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

A Pre-Meeting was held at 12:00 PM in the Chatham County Commission Chambers, 124 Bull Street - 2nd Floor. Items on the Agenda were presented by Staff, as time permitted, and the Board asked questions. No testimony was received and no votes were taken.

**Members Present:**  
Becky Lynch, Chair  
Dwayne Stephens, Vice-Chair  
David Altschiller  
Debra Caldwell  
Kevin Dodge  
Stan Houle  
Ellie Isaacs  
Melissa Memory

**Member Absent:**  
Scott Cook  
Nan Taylor

**MPC Staff Present:**  
Leah Michalak, Director of Historic Preservation  
Ryan Jarles, Cultural Resources Planner  
Alyson Smith, Historic Preservation Planner  
Candra Teshome, Historic Preservation and Development Services Planner  
Sandy Michel, Historic Preservation and Development Services Planner  
Mary E. Mitchell, Administrative Assistant

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [1. Petition of Coastal Contractors | 19-005822-COA | 11 East Gordon Street | Addition](#)

- 📎 [19-005822-COA Submittal Packet.pdf](#)
- 📎 [19-005822-COA Application.pdf](#)
- 📎 [Sanborn Maps for 11 East Gordon Street.pdf](#)
- 📎 [Staff Recommendation - 19-005822-COA.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve for an addition to the rear of 11 East Gordon Street with the following conditions because otherwise the work is compatible and meets the standards:

1. Provide a window specification and a full-sized window sample to staff for review and approval; if the

- window is found to not to be appropriate then the window must be brought back to the Board.
2. Revise the drawings to include mechanical screening for review and approval by staff prior to stamping permit drawings.
  3. Ensure that the doors and windows are inset not less than 3 inches.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

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

[2. Petition of Homeline Architecture | 19-005942-COA | 314 East Charlton Street | Alterations](#)

- 📎 [19-005942-COA Staff Recommendation.pdf](#)
- 📎 [Submittal Packet - Application and Project Narrative.pdf](#)
- 📎 [Submittal Packet - Drawings and Photos.pdf](#)
- 📎 [H-20081120-4085-2.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations to an existing cupola and an expansion of the roof deck for the property located at 314 East Charlton Street as requested because the proposed 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	- Not Present
Dwayne Stephens	- Aye
Melissa Memory	- Aye
David Altschiller	- Aye
Nan Taylor	- Not Present
Kevin Dodge	- Aye

Stan Houle	- Aye
Ellie Isaacs	- Aye

### [3. Petition of HOS Management | 19-005955-COA | 321 Montgomery Street | Signs](#)

📎 [19-005955-COA Staff Recommendation.pdf](#)

📎 [Revised Submittal\\_11-14-2019.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the installation of two (2) signs for a new six-story hotel building at 321 Montgomery Street, with the following conditions, because otherwise the work meets the sign, design and visual compatibility standards:

- 1.The applicant shall install reverse silhouette or “cut-out” lettering for the principal use sign.
- 2.The applicant shall select a non-reflective paint or material for finishing the interior of the channel lettering.

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

Motion: Dwayne Stephens

Second: Ellie Isaacs

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

### [4. Petition of JDH Fences | 19-006103-COA | 416 East Bryan Street | Fence](#)

📎 [19-006103-COA recommendation.pdf](#)

📎 [Application - 416 East Bryan Street 19-006103-COA.pdf](#)

📎 [Checklist - 416 East Bryan Street 19-006103-COA.pdf](#)

📎 [Submittal Paket - 416 East Bryan Street 19-006103-COA.pdf](#)

📎 [Updated Drawing.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the installation of a gate at the rear of 416 East Bryan 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
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[5. Petition of Signs By James | 19-006214-COA | 110 W Congress Street | Signs](#)

[19-006214-COA\\_Staff Recommendation.pdf](#)

[Submittal Packet - 110 West Congress Street 19-006214-COA.pdf](#)

[Application - 110 West Congress Street 19-006214-COA.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the proposed signage at 110 West Congress Street, with the following condition, because otherwise the work is visually compatible and meets the sign and design standards:

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

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

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

[6. Petition of Doug Bean Signs | 19-006548-COA | 232 E Broughton Street | Sign](#)

[Revised Submittal\\_12-2-2019.pdf](#)

[19-006548-COA\\_Staff Recommendation.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request to install one (1) projecting sign at 232 E Broughton Street, as requested, because the work meets the sign, visual compatibility and design 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
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

[7. Petition of Atlantic Coastal Signs | 19-006551-COA | 309 W Broughton Street | Signs and Awning](#)

📎 [Staff Rec - 19-006551.pdf](#)

📎 [REVISED\\_244138\\_R8\\_LLL\\_Savannah, GA.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition to install one (1) awning, one (1) principal use wall sign and one (1) under-awning sign, with the following conditions, because otherwise the work meets the standards and is visually compatible:

- 1.The awning shall be no less than eight (8) feet above the public right of way.
- 2.The under-awning sign shall be no less than eight (8) feet above the public right of way.
- 3.The applicant shall submit specifications for the gooseneck lighting for staff review and approval.

**Vote Results ( Approved )**

Motion: Dwayne Stephens

Second: Ellie Isaacs

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

[8. Petition of LS3P Associates Ltd. | 19-006555-COA | 111, 113, 119 Martin Luther King, Jr. Blvd. | Amendment](#)

📎 [Staff Recommendation.pdf](#)

📎 [113 MLK Market\\_20191113\\_HDBRAM\(18-005086-COA\) DWG.pdf](#)

[113 MLK Market\\_20191113\\_HDBRAM\(18-005086-COA\) SPECS.pdf](#)

[113 MLK Market\\_20191113\\_HDBRAMD\(18-005086-COA\) NAR.pdf](#)

[113 MLK Market\\_20191113\\_HDBRAM\(18-005086-COA\) Materials.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for amendments at 111, 113, and 119 Martin Luther King Jr. Boulevard to COA File No. 18-005086-COA because the proposed revisions are visually compatible and meet 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
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

**IV. ADOPTION OF THE AGENDA**

[9. Adopt the December 11, 2019 Agenda](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby adopt the December 11, 2019 Agenda.

**Vote Results ( Approved )**

Motion: Stan Houle

Second: Dwayne Stephens

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

**V. APPROVAL OF MINUTES**

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

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

[11-13-2019 Minutes.pdf](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Stan Houle

Second: Dwayne Stephens

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

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

**VII. CONTINUED AGENDA**

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

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[12. Petition of Gunn, Meyerhoff, Shay | 17-002122-COA | 602 East River Street \(Hotel Anne\) | New Construction Part II: Design Details](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[13. Petition of Greenline Architecture | 17-002904-COA | 63 Martin Luther King Jr. Blvd. | New Construction Part II: Design Details](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[14. Petition of LS3P | 18-006314-COA | 2 Whitaker Street | Demolition and New Construction Part II: Design Details](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens



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

[15. Petition of Ethos Preservation | 19-004724-COA | 219 East Charlton Street | Amendments and Alterations](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[16. Petition of Lott Barber | 18-006769-COA | 145 Montgomery Street | New Construction Part II: Design Details](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[17. Petition of Steven Bodek | 19-004739-COA | 446 Price Street | Porch Addition](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[18. Petition of Gary Sanders | 19-005929-COA | 144 Drayton Street | Rehabilitation](#)

**Motion**

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

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[19. Petition of Hansen Architects | 19-005943-COA | 226 East Bryan Street | Contributing Building Relocation and New Construction: Part I, Height and Mass](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve to defer the petition as requested.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[20. Petition of Hansen Architects | 19-005944-COA | 9 Lincoln Street | Contributing Building Relocation and New Construction: Part I, Height and Mass](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve to defer the petition as requested.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

[21. Petition of Hansen Architects PC | 19-005945-COA | 220 East Bryan Street | New Construction Hotel: Part I, Height and Mass and Special Exception Request](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve to defer the petition as requested.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Dwayne Stephens

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

David Altschiller	- Aye
Kevin Dodge	- Aye
Stan Houle	- Aye
Ellie Isaacs	- Aye

## VIII. REQUEST FOR EXTENSION

### [22. Petition of LS3P Architects | 18-006314-COA | 2 Whitaker Street | 12-Month Extension Request](#)

📎 [Staff Recommendation Extension 18-006314-COA.pdf](#)

📎 [18-006314-COA\\_Extension Request.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the 12-month extension for the Certificate of Appropriateness (COA) issued on December 12, 2018, for the demolition of an existing non-contributing building and New Construction: Part 1, Height and Mass for a new seven-story apartment building at 2 Whitaker Street, with the previous conditions to be met, and for the COA to expire on December 11, 2020.

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

Motion: Stan Houle

Second: David Altschiller

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

### [23. Petition of Greenline Architecture | 18-006333-COA | 128 - 130 East Broughton Street | 12-Month Extension Request](#)

📎 [Staff Recommendation Extension 18-006333-COA.pdf](#)

📎 [Request for Extension.pdf](#)

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the 12-month extension for the Certificate of Appropriateness (COA) issued on December 12, 2018, for the rehabilitation of the upper levels of the north facade at 128 - 130 East Broughton Street and for the COA to expire on December 11, 2020.

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

Motion: Stan Houle

Second: David Altschiller

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

[24. Petition of Homeline Architecture | 18-006337-COA | 107 East Jones Street | 12-Month Extension Request](#)

- [☞ RE\\_ COA Extension Request.pdf](#)
- [☞ Staff Recommendation Extension 18-006337-COA.pdf](#)
- [☞ COA - 107 East Jones Street 18-006337-COA.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the 12-month extension for the Certificate of Appropriateness (COA) issued on December 12, 2018, for the alterations and addition at 107 East Jones Street and for the COA to expire on December 12, 2020.

**Vote Results ( Approved )**

Motion: Stan Houle

Second: David Altschiller

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

**IX. REGULAR AGENDA**

[25. 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 - Renderings, Photos, and Drawings.pdf](#)
- [☞ Submittal Packet - Narrative and Materials.pdf](#)
- [☞ Previous Submittal Packet - Renderings, Photos, and Drawings.pdf](#)
- [☞ Previous Submittal Packet - Specifications, Materials, and Colors.pdf](#)

📎 [11-14-19 HSF Letter.pdf](#)

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

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

- Replacement stoop and awning on the west façade of the building;
- Removal and relocation of existing equipment;
- Metal awnings on all three facades;
- New landings, doors, windows, and lifts on the Factors Walk façade;
- Replacement balcony on the River Street façade;
- Window replacement;

**Ms. Michalak** stated that the Historic Savannah Foundation has an easement on this property. This project was first reviewed under the previous (2018-2019) zoning ordinance and, therefore, this review proceeds with that same ordinance.

**Ms. Michalak** stated 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** said 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. [File No. 18-006308-COA].

**Ms. Michalak** stated that on August 14, 2019, the HDBR continued the current application in order for the 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** stated that on September 24, 2019, staff approved a COA application from Ethos Preservation to repoint the brick on all facades as needed [File No. 19-005198-COA]. This work is in progress at the time of the writing of this report.

**Ms. Michalak** reported that staff recommends to approve the alterations to the property located at 313-316 West River Street 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. Revise all aluminum storefront to industrial steel windows that mimic the materials, muntin design, and

lite pattern from the 1990s photographs;

2. If the use is residential, ensure the balcony depth does not exceed three (3) feet;
3. Provide the refuse storage location.

### **PETITIONER COMMENTS**

**Mr. Patrick Shay** stated that they consulted with the Historic Savannah Foundation last summer as the HDBR asked them to. They reviewed the HDBR's recommendations and discussed the HSF's considerations. They arrived at what has been presented to the Board today. What is before the Board today has already been approved by the HSF. Mr. Shay said the Board will hear from the HSF when they make their comments.

**Mr. Shay**, in addressing the staff recommendations, explained that with regards to recommendation 2 - the use will not be residential, but a commercial use. The refuse storage location will be on the inside. He said regarding the aluminum storefront and the industrial steel windows, the fabric that is there and the fabric that the Board saw today was not a window, but was just a screen that was there. They do not know whether it is original to the building, but what is clear is that when the building was built it was not intended to have air conditioners; it was a warehouse. Mr. Shay explained that what they are proposing is to eliminate the balcony and create a series of exits and entrances on the west and south side of the building.

**Mr. Shay** stated that one of the challenges they have with the technology differences between the aluminum and the steel is that there are a lot of doors. There are nine openings that are in the existing masonry. Of the nine, five are intended to have access to the balcony and the street. Although he can think of ways to do the windows without the steel frames, he is hard pressed to figure out how to do the 21st century door. The photograph from 1990 shows the wire mesh opening. The building is hodge-podge with different types of windows in the openings. If it is aluminum, he is aware that anybody who has historian preservation experience will be able to easily identify that it is not original. Mr. Shay said he is afraid that if they go to the steel system, they may confuse people as to whether or not these were the original windows.

**Mr. Shay** said they agree with the Historic Savannah Foundation that the panes of glass need to be as large as absolutely possible.

### **PUBLIC COMMENTS**

**Mr. Ryan Arvay** of the Historic Savannah Foundation [HSF] stated that as Mr. Shay indicated, they met with the Architectural Review Committee on several different occasions to review this request. The HSF holds a conservation easement on this property. He said after consultations, they arrived at the design that was presented today. The HSF fully endorses the design. Mr. Shay and his team were willing to incorporate a lot of their recommendations; most notably is the removal of the window boxes and the extra balcony that they wanted to add and the addition to the western entrance.

**Mr. Arvay** said they talked about the treatment of the window openings on the second floor, the north facade where the historic wood siding was located, what has been referred to as the shutters. The HSF believes that the treatment Mr. Shay presented to the Board is the best and most sensitive. Mr. Shay wants the doors to be open without light. The buildings today for modern use are air conditioning so there has to be some type of climate control. Mr. Arvay said, therefore, the question that was proposed to them is, how do they fill-in the openings? Their number one concern is to ensure that the wood doors remain wood. They are aware that the doors will be open most of the time, but they want them to remain in place. Historically, these openings would have been open most of the time except for a hurricane, etc. These doors would have been opened mostly for ventilation. They are trying to create in the openings as much glass as possible. They appreciate staff's reference to the "old mesh screens." Since these screens are no longer in existence, they do not know what their time period is. However, what they are trying to suggest is the same sliding door path so that when they are open, there will be as much glass as possible. The central muntin that comes down the middle is to mimic the doors inset. They are okay with the aluminum.

### **BOARD DISCUSSION**

The Board decided, based on comments from HSF and the petitioner, that the aluminum storefront and muntin pattern are appropriate. They were in agreement with staff's recommendations #2 and #3.

### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for alterations to the property located at 313-316 West River Street 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.If the use is residential, ensure the balcony depth does not exceed three (3) feet;
- 2.Provide the refuse storage location.

**Vote Results ( Approved )**

Motion: Ellie Isaacs

Second: Kevin Dodge

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

[26. Petition of J. Elder Studio | 19-006544-COA | 246 West Broughton Street | Rooftop Addition](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Packet.pdf](#)

[📎 Decker Ward.pdf](#)

**Mr. Jerome Elder** was present on behalf of the petition.

**Ms. Alyson Smith** gave the staff report. The petitioner is requesting approval to construct a rooftop addition at 246 West Broughton Street. The roof top addition is proposed to be setback from all street fronting elevations. The two-story commercial building is located at the corner of West Broughton Street and Jefferson Street. The addition will be minimally visible from the public rights-of-way.

**Ms. Smith** reported that staff recommends approval of the rooftop addition at 246 West Broughton Street with the following conditions, to be submitted to staff for review and approval because the project is otherwise visually compatible and meets the standards.

1. Indicate the location of the refuse storage.
2. Incorporate a slightly deeper setback from the building's south elevation to ensure the trellis is not visible from the public right-of-way.
3. Reduce the width of the addition to ensure the edge of the addition's roof is not visible from Jefferson Street.
4. If additional electrical equipment is required to serve the rooftop addition, provide staff with proposed locations and drawings prior to installation.

**Ms. Smith** entertained questions from the Board.

**Ms. Lynch** asked Ms. Smith to explain where the rooftop addition ends and where the trellis is located.

**Ms. Smith** pointed to an area and said this is the roof deck of the addition and this is the wood trellis structure. Pointing to an area, she said this is the east elevation, there is a wood screen wall, the wood trellis system, the metal guardrail and the parapet that faces Broughton Street. Ms. Smith also pointed to the setback.



**Ms. Lynch** asked staff if any covered parts of the building extend that far. Or is it just the trellis?

**Ms. Smith** answered that it looks like just the trellis.

**Ms. Lynch** said this is a question they can have the petitioner answer when he makes his presentation.

**Mr. Dodge** said they received a letter that the trellis is not visible from the right-of-way.

**Ms. Smith** answered that the site line drawings show that the trellis is slightly visible from the rooftop portion.

#### **Petitioner Comments**

**Mr. Elder** came forward and introduced the persons accompanying him at today's meeting. He said in an answer to the Board's question, the area that is enclosed is a wood fence that closes off the existing equipment. If they have additional equipment that has to go here, this is where it will be located. He thanked the staff for working with them on the design. Mr. Elder said they agree with the staff's recommendations. He entertained questions from the Board.

#### **PUBLIC COMMENTS**

**Carter Eubanks** stated that he is the owner of McDonald's. Mr. Eubanks explained that this meeting may not be the right place for him to discuss his concerns, but his HVAC units for the grills and fryers are on the roof in the section that Mr. Elder wants to use. This will require that he move his equipment. His concern is if they move them over to the Jefferson Street side, they are on the H & M side now. They keep the roof clean. As you know, grease will be in the air and as they know, Jefferson Street is a busy walking area as City Market is right behind McDonald's. He was not sure what the airborne materials would be, but some will be grease coming down and settling on the sidewalk. His concern is the cost to remove the equipment, but he is sure the petitioner will bear this cost. They have the right-of-way on the roof and on the second floor access to the roof in their original purchase agreement on the first floor. All of his HVAC venting runs through the second floor to the roof. His concern is maintaining access should they have any issues with anything. They need 24-hour access to maintain their equipment on the roof on a monthly basis.

**Mr. Eubanks** reiterated that this may not be the right place to air his concerns, but he wanted to let his concerns be known.

**Mr. Elder**, in response to public comments, said they will ensure that it is not near the Jefferson Street side. He explained that the exhaust hood will be moved slightly closer to the H&M building. The owner will give 24 hour access to McDonald's to the rooftop.

#### **BOARD DISCUSSION**

The Board was in agreement with the staff recommendations.

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition for a rooftop addition at 246 West Broughton Street with the following conditions, to be submitted to staff for review and approval because the project is otherwise visually compatible and meets the standards.

1. Indicate the location of the refuse storage.
2. Incorporate a slightly deeper setback from the building's south elevation to ensure the trellis is not visible from the public ROW.
3. Reduce the width of the addition to ensure the edge of the addition's roof is not visible from Jefferson Street.
4. If additional electrical equipment is required to serve the rooftop addition, provide staff with proposed locations and drawings prior to installation.

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

Motion: Stan Houle

Second: Dwayne Stephens

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

[27. Petition of Greenline Architecture | 19-006552-COA | 8 and 14 East State Street | Alterations](#)

- [Historic Photographs.pdf](#)
- [Sanborn Maps.pdf](#)
- [Standards and Guidelines for Rehabilitation.pdf](#)
- [Submittal Packet - Narrative and Specifications.pdf](#)
- [Submittal Packet - Photos and Drawings.pdf](#)
- [19-006552-COA Staff Recommendation.pdf](#)
- [8-14 EastStateSt-StaffResponse for-12-11-19.pdf](#)

**Mr. Keith Howington** was present on behalf of the petition.

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval to add seven (7) window openings on the east façade of the property located at 8/14 East State Street. It is the east façade of 14 East State Street that is proposed to be altered. Two (2) openings are proposed on the first floor, two (2) on the second floor, and three (3) on the 3rd floor. The new window openings will provide light into multiple office spaces within the building.

**Ms. Michalak** reported that staff recommends to approve to add seven (7) window openings on the east façade of the property located at 8/14 East State Street with the following conditions because otherwise the proposed work is visually compatible and meets the standards:

1. Redesign the new openings to be differentiated from historic openings;
2. Provide clarification regarding the lite pattern for the new windows.

**Ms. Michalak** entertained questions from the Board.

**Mr. Houle** said the windows look odd. He was wondering if staff thought about asking that the pattern be different.

**Ms. Michalak** asked Mr. Houle if he was making reference to how the pattern is spread out.

**Mr. Houle** stated yes, the first two floors are fairly in line, but the third floor is not.

**Ms. Michalak** explained that the Ordinance requires that windows align on the front facade of the building. She said also from experience, it is not unusual for windows on side facades to be relatively haphazard, especially when stairs are involved. Because of this, staff felt that it was visually compatible, but if the Board has a different thought on this, they can ask the petitioner.

**Petitioner Comments**

**Mr. Howington** thanked the staff and Board for hearing their petition. They agree with the staff's recommendations. They submitted something a couple of days ago responding to staff's comments. They agree and have gone back and revised the details. The historic building has a sill on three sides. They have deleted this to where it is just more contemporary with no sills as well as they differentiated the window pattern by adding two-over-two.

**Mr. Howington**, in response to Mr. Houle's question said, they are simply responding to what is happening on the interior of the building. He explained that there is a stair on the third floor on the inside, therefore, they can not put a window here. Also, the offices are on the inside. Therefore, they tried to align the windows as vertically as possible. On the north, an

exterior stair is here.

**Ms. Lynch** asked if the windows are the same as the windows on the front.

**Mr. Howington** answered not on the front, but they are similar to the windows on the back. In the front they are a little taller. He explained that the Historic Savannah Foundation [HSF] holds an easement on this property. Therefore, they are working with the HSF as well.

#### **PUBLIC COMMENTS**

None.

#### **BOARD DISCUSSION**

The Board was in agreement with the staff's recommendation. Based on the petitioner's responses, they will meet the staff's conditions.

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the petition to add seven (7) window openings on the east façade of the property located at 8/14 East State Street with the following conditions because otherwise the proposed work is visually compatible and meets the standards:

- 1.Redesign the new openings to be differentiated from historic openings;
- 2.Provide clarification regarding the lite pattern for the new windows.

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

Motion: Dwayne Stephens

Second: Ellie Isaacs

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

#### [28. Petition of Gunn Meyerhoff Shay Architects | 19-006553-COA | 225 East President Street | New Construction, Part I: Height and Mass](#)

- 📎 [Staff Recommendation.pdf](#)
- 📎 [Anson Ward.pdf](#)
- 📎 [Sanborn Maps.pdf](#)
- 📎 [Narrative.pdf](#)
- 📎 [GMSHAY\\_PRESENTATION.pdf](#)
- 📎 [191209 HRB Edits 3D Views.pdf](#)
- 📎 [Drawings.pdf](#)
- 📎 [12-11-19 Staff Context Photos .pdf](#)

[Aerial View.pdf](#)

**Mr. Pat Shay** was present on behalf of the petitioner.

**Ms. Alyson Smith** gave the staff report. The petitioner is requesting approval for New Construction Part: I Height and Mass for a five-story hotel on the vacant Trust Lot facing Oglethorpe Square at 225 East President Street. The new development will expand the program of existing Presidents' Quarters Inn. Alterations to the existing 4 ½ story building, known as the Presidents' Quarters Inn, will be submitted with Part II and will consist of the demolition of a non-contributing 1980s addition. This petition is seeking approval for a bonus story using LEED Gold Certification with exterior walls to incorporate 100 percent modular masonry on all sides with the use of granite, marble or other natural quarried stone over a minimum of all street facing facades. The development will feature commercial uses at the ground floor with hotel rooms above. The development is considered *Large Scale*, and the petition has been reviewed using NewZO.

**Ms. Alyson** reported that staff recommends that the petition for New Construction Part: 1 Height and Mass at 225 East President Street be continued to the January 8, 2019 HBR meeting (or a date requested by the petitioner) in order for the petitioner to consider and/or redesign the following:

1. Restudy and revise the roof shapes.
2. Restudy the solid to void pattern at the Abercorn Street elevation to appear less like classical residential architecture. Remove the inset panels and shutters.
3. Revise the front yard balustrade to a fence or wall to function as an appurtenance to the building rather than an architectural extension of the building.
4. Remove the three-story porch at the primary entrance because the feature has been designed in a classical residential manner that is inappropriate for the building.
5. Separate the connected balconies at the President Street façade. Ensure the distance between balusters does not exceed 4 inches.
6. Remove the balustrade at the roof terraces in exchange for a parapet wall.
7. Add appropriate window headers and pronounced sills.
8. Restudy the proportions and configuration of the primary entrance at Abercorn Street.
9. Raise the third floor to 11 feet to be more consistent with the rest of the floor-to-floor heights.
10. Revise the East President Street and East York Street frontages to not exceed 60 linear feet of continuous height before a minimum one-half story variation is required (*Roofline Variation Standard*).
11. Restudy the selected multiple volumes device to meet the intent of the standard or choose another massing device.
12. Provide clarification regarding the treatment of the entrances and storefront along York Street, as the drawings feature grayed out portions along the ground floor level.
13. One additional entrance must be added to the President Street elevation and two entrances must be added to the East York Street elevation.
14. Revise the design of the storefront to extend 18-24 inches from a base of contrasting design or material to the lintel. Ensure storefront glazing is transparent.
15. Revise the proportion of the grouped window openings at the Abercorn Street elevation to appear taller than they are wide.
16. Dimension the bays and building frontages as it relates to the *Exterior Walls* standards for *Large Scale* New Construction.
17. Staff requests clarification as to whether the existing wall along President Street will remain or be removed.

**Ms. Smith** entertained questions from the Board.

**Mr. Houle** asked if all the auxiliary buildings on the model surrounding this building are built to scale. Does the model show the size of the proposal versus every thing else around it?

**Ms. Smith** answered that it should.

**Mr. Houle** said Ms. Smith mentioned that the project is eligible for an additional story. He asked if this precludes the

Board from saying that this is a very large building and why is it so tall?

**Ms. Smith** answered no. This means that the petitioner is eligible to ask for a bonus story. But, the height's visual compatible is the Board's decision.

### **PETITIONER COMMENTS**

**Mr. Shay** thanked his team members and especially Meredith Stone for the hard work that has gone into the presentation up to now. He thanked his clients who were present at today's meeting. Mr. Shay thanked the Historic Savannah Foundation [HSF], the Downtown Neighborhood Association [DNA] and Telfair Museum. They have heard from and interacted with all of these agencies. He thanked Ms. Smith for a thorough and thoughtful staff report. Now, he was not saying that he agreed with everything she reported, but there was nothing she presented that was not carefully considered.

**Mr. Shay** stated that on the screen is an image that this Board has previously seen. He wanted to use his time to explain to the Board why they made this building the way it is. They identified early-on, just as the Board did, that this is an amazing and significant place in Savannah on one of the six original squares. This is primarily only two of the remaining trust lots that are vacant lots. It also has the amazing Owens-Thomas House. After studying this and using the standards, they decided to dig a little deeper. Mr. Shay said he was not promoting the book that is shown on the screen. He does not get portions of the proceeds, but this an excellent book. It is a book that he highly recommends that the Board members read. This book was recommended to him several years ago by Reed Engle. [Mr. Engle served on the Historic District Board of Review for many years]. The author is William Semes. Basically, the book identifies four strategies that are appropriate for dealing with sites such as this. One is "Literal Interpretation," which is not favored by the National Park Service. The second strategy is the one they chose which is called "Invention Within A Style;" the third is called "Abstract Reference" which favors differentiation over compatibility. An example of this that he has worked on in the past is the Savannah Cultural Arts Center. The last strategy is "Intentional Opposition" which favors differentiation and ignores the visual compatibility. Mr. Shay explained that they chose the strategy, Invention Within A Style, because of its significant place and Invention Within a "Style" was the way they wanted to go. This intention is to balance between differentiation and compatibility, but favors compatibility which seems the right choice. The context mostly includes significantly the Owen-Thomas House.

**Mr. Shay** said, therefore, because they decided to embrace a traditionally stylistic interpretation, they had to go back and consider again from Mr. Semes's book of putting in somebody else, Carolyn William Westfall, the diagrams that are shown on the right. The Owens-Thomas House when it was designed and built was a palace. It was a house, but it was really a palace in Regency-style. Mr. Shay stated that their building will not be a palace, but will be what they call a "Bottega." It will be commercial on the ground floor and residential on the upper floors. This is a different building typology, but they wanted to make sure they referenced the language that they can derive from the Owens-Thomas House. The site is also very critical in that it gives three very important contexts. They want to reference all three. Mr. Shay said one is to reference Oglethorpe Square which is a very large wide open space. Therefore, they felt their facade needed to address and be scaled properly for this large space. The second is President Street which is a great street in between their building and the Owens-Thomas House. Therefore, they decided to align their entrance from President Street to be as closely aligned as possible to the Lafayette Balcony and design their facade and features to be on the scale of President Street. Mr. Shay said the third is the one that they are creating or perhaps you might say leaving which is the scale of the courtyard between the two buildings. This was a fundamental and important decision. Initially, in some of their earlier studies, they looked at having the buildings connected. There are a lot of functional reasons why the operator would like to have the buildings connected. This would actually reduce the number of elevators by one and makes it a lot easier for guests to go to the fourth floor and get all the way over there.

**Mr. Shay** said they understood the absolute contradiction between a Federal style, Presidents' Quarters and a Regency style, Owens-Thomas House. As hard as they tried to figure out how to mate the two, they could not do it. They came up with an idea of going back and making the Presidents' Quarters the federal style building and invest in a tax credit project. This would need to be separated and they could not have the building referenced as an addition. He said going back to the Owens-Thomas House, there is something a lot more than just the Historic District Board of Review's standards going on with this building. They spent almost a month doing the analysis of this building. They learned many things about the harmonical portions and the numerology that is embedded in this building. The numbers 33 and 11 appear over and over. He believes this is tied to the fact of the masonic order. They can see that the elevation facing the square is an almost perfect square. Even when it is turned to the side on the Presidents' Quarters, the proportion is largely repeated on the Presidents' court facade, but with an annex addition that goes to the back side. He said by comparison, the Federal style is much looser.

**Mr. Shay** explained that as they moved further with their design, they probably looked much further than they should have because they are now being criticized for the details. They used the same principle in order to develop proportions and the logic that was derived from the Owens-Thomas House, not to copy, but to do it by reinventing within that style of what should be appropriate for their building. In the end, they feel that the facade facing the square does a good job of meeting mediation between what is in the neighborhood. As they can see, the buildings along York Street to the far right and their building on the square is designed very carefully to appear as a four story facade and then steps down to the three stories by their rules; the Owens-Thomas House is much taller than a raised basement. However, he said what they have tried to do is mediate between the scale of the square; scale of President Street; the scale of the buildings on York Street, and the

scale of the Owens-Thomas House.

**Mr. Shay** said when they go to the large scale development massing, they actually believe that they have carefully met three of the standards. One of which sub-divides horizontally the basement and top and actually does not count because this is not a residential building. This counted under the old rules, but it currently does not count now. They met this standard as well. Regarding the multiple detached volumes, this is one project. He realized today that they are here for height and mass, but they can not bring height and mass to the Board today because this has to come later when they have the full details. Therefore, this will come before the Board much later if they are allowed to pursue to the Part II - Design Detail stage. This is definitely two separate buildings and they have gone to great length to do so. This is one project. They believe that it is multiple detached volumes and if the Board looks at the illustration that is in the Ordinance, itself, they will see that this could be used to meet that illustration. This allows them to retain the integrity of the Federal style building and hopefully retain the option of that being an investment tax credit project which allows them to ensure that it is preserved to a higher standard than it would be otherwise.

**Mr. Shay** said the roof line variation shows the outline. He knows the pediment draws some controversy within the staff, but it is for sure a minimum of half-story variation that is along that facade. He said they erred in what was presented to the Board because they showed it has not having architectural space behind it, but architectural space will be behind it. The rooms that are in the center will have high ceilings. Therefore, it is not just a parapet, but in fact it is a roof; and the roof line is much more than just a half story variation.

**Mr. Shay** said he wanted to address some of the staff's comments, but the fundamental thing is if they are forced to look at the other methods for large scale development, which had to do with carving deep grooves into the massing of the building itself, this is really punitive on a Trust Lot. They only have 60 feet to work with and these standards make more sense for a Tithing Block where you have 90 feet and you can sacrifice floor area in abundance in order to give it architectural shape. He said if they have to sacrifice architectural floor area, he is sad to say, but they will be back looking at the idea of having an addition and will lose the courtyard which is a very important feature of the design. There are very few examples and he has not really been able to find any that use either of the two of the remaining available standards on a Trust Lot. Mr. Shay said the Board would be setting a high standard if they tell them that the standard could only be set to one building and not to the overall complex. Interestingly enough, the one building that they are talking about is about 6,000 square feet of foot print. He realizes that it is subject to the large scale development standards because of its height, but otherwise it is smaller than the 9,000 square feet that rises to the level of large scale development. The Presidents' Quarter's building is approximately 3,000 square feet. Therefore, a total of 9,000 square feet if they are considered together. Mr. Shay said they want the Board to consider them together and identify them as multiple masses. They are also eliminating approximately 1,800 square feet of area that they would be allowed to use as developable area. Under the current zoning, they are allowed to have 100 percent lot coverage, but they are not going this far. He said by creating the open space, they are sacrificing floor area in order to be able to achieve it.

**Mr. Shay** said they are willing to work with the Historic Savannah Foundation just as they have done in the past and continue to reach out to all their neighbors to meet all the other conditions that are in the staff's recommendations. If they have a continuance, he asked that the Board does not include item #11. Mr. Shay said they feel that the entrance that is a gate that goes into the courtyard which is the only way you can get into the Presidents' Quarters, that it should count as a primary entrance. So, they have two entrances on President Street. If this is not the Board's interpretation, then they will have to go back and add a second entrance along President Street and the same for York Street as they do owe a primary entrance here. For clarification, the wall along President Street will be removed. Their drawings indicated that all the existing additions from the 1980s would be removed.

**Mr. Shay** entertained questions from the Board.

**Ms. Isaacs** asked Mr. Shay to explain what he stated regarding #11 on the staff's report.

**Mr. Shay** stated that #11 of the staff's report says "Restudy the selected multiple volumes device to meet the intent of the standard or choose another massing device." He said they believe they are meeting this standard and it would be very punishing for them to try to meet one of the other standards on a trust lot.

**Ms. Memory** said that Mr. Shay stated that he wanted the Board to consider the two buildings together. She asked Mr. Shay why was the Owens-Thomas House chosen as a reference for their building versus the President's Quarter?

**Mr. Shay** answered it was chosen because of the presence on the square. The opportunity to design a building that is the opposite counterpart. He said that the Owens-Thomas House faces one of the six original squares and just cried out for the main reference to be the Owens-Thomas House. When they tried to make it into a hybrid, the reference buzzed and ended up being either. Therefore, it is impossible to reference both. They felt it was actually better to protect the Federal style and give it its own integrity, leave it with its own individualized expression.

**Ms. Memory** said she was aware that Mr. Shay gave the Board some reference in terms of the design and she realizes that they are looking at Part I - Height and Mass today, but in consideration of the LEED Certification, she asked Mr. Shay if he had already considered the design standards.

**Mr. Shay** answered yes. They are very familiar with the LEED standards and have done LEED buildings in the past.

**Mr. Dodge** asked Mr. Shay if he said that he agree with all of the staff's recommendations except #11.

**Mr. Shay** answered that they agree to go back and restudy, but the staff made some recommendations that had to do with her interpretation of classical styles, etc. He said they want to be honest to the study that they have done, but he admits that they were heavy handed with what they have presented today for height and mass because they wanted the Board to see why they were using the shapes they were using. There is a lot more work that has to be done in the details and they do subscribe to that.

**Ms. Lynch** stated that for a point of clarification, she believes it was on the York Street facade, she asked Mr. Shay to clarify the gray areas. Is it clear or opaque?

**Mr. Shay** said it is opaque. They have on the York Street side a couple of openings that are for service entrances where the items will be delivered to the restaurant and take the garbage out with a lift down to the basement. The kitchen is here. He explained that they want to use the massing in the opening technique and have it opaque rather than clear.

**Ms. Lynch** asked Mr. Shay if he was saying that York Street would be the service street for the purpose of this design.

**Mr. Shay** answered yes and explained that one of the techniques that is unique about designing on Trust Lots is there is no lane, They have no place where the garbage cans can be hidden.

**Ms. Lynch** asked if the services for the President's Quarters accessed from York Street or out of the parking lot? She is curious as to how these buildings will work together.

**Mr. Shay** explained that currently, because the President's Quarters has the food service located within it, there is storage for garbage that is within the courtyard, but opens up onto York Street on that side inside the courtyard. He assumes that this is how the building is serviced. When the renovations are complete, there will no longer be a need for food service or kitchen, etc. because in the Presidents' Quarters it will be moved into the basement of the new building.

#### **PUBLIC COMMENTS**

**Mr. Robin Nicholson, Executive Director/CEO of the Telfair Museum**, said they recently became familiar with the proposed development adjacent to their site. Mr. Nicholson said he realizes that today the review is on Part I - Height and Mass, but they have many reservations about the project. He does not feel that the project is complimentary to the Owens-Thomas House, which is a National Historic Landmark. They believe that the height and massing are disproportionate to the historic nature of the square. Mr. Nicholson believes this petition should be reconsidered or reject it altogether,

**Mr. Corey Highland** resides at 211 East York Street; across the street from where the proposed new building will be built. Mr. Highland said this was his first time to such a meeting as this, but he understands that a request/variances are being sought for this new building.

**Ms. Lynch** explained to Mr. Highland that the building request is within its zoning rights, but the biggest issue on the table is applying for a bonus story because this is a four-story height zone. However, if the person meets certain requirements, they are eligible to apply for the extra story.

**Mr. Highland** stated he did not see the scale that was passed to the Board, but it seems to him that the building is not compatible with any of the buildings on York Street where he lives nor the buildings on President Street.

**Mr. Ryan Arvay of the Historic Savannah Foundation [HSF]** stated that he believes it would be nice to see a permanent building on one of the Trust Lots and he applauded the petitioner, the architect, and the owner for their thoughtfulness and all that they have put into the design. However, the HSF has some serious reservations about this building. Mr. Arvay said the building is too big. They do not believe that the bonus story is visually compatible with the surrounding area. The monumental design and scale detracts from the existing historic building.

**Mr. Robert Rosenwald of the Downtown Neighborhood Association [DNA]** said that the developer, architect, and owner did a nice job of reaching out to them and allowing them the opportunity to make comments before the Historic District Board of Review had its meeting. Mr. Rosenwald said the DNA believes that a well, thought-out building is better than a parking lot. He said that having two separate buildings is absolutely critically. He has already made it clear that he is not a fan of the bonus story project. But, this area is the hotel over-lay district; therefore, they are entitled to do what they are proposing to do. The DNA appreciates that a bar, etc. will not be on the roof. Mr. Rosenwald said it was a pleasure working with Ms. Smith and the other staff members.

**Mr. Shay**, in response to the public comments, said he wanted to address the issue of scale. The model is as close to scale as possible. The Owens-Thomas House as far as it being out of scale, they used the HABS drawings that were in the archives in order to drive the dimensions. They measured the things that they could. He does not appreciate the inference that he was trying to deceive the Board or anyone else. They used the best information that was available to them. The two buildings are in scale as he possibly could make them. Mr. Shay said they have not requested variances. They have tried to follow all the standards, but hold themselves to a higher standard because this site is a special

location. This is why they did extra months of research. As far as being in scale with York Street, he believes the standards make it clear that being the same height or within one story, is being compatible. He said he realizes he made a mistake in proposing a hip roof to do the mechanical screening. They studied this in perspective and it was not nearly as obtrusive as a flat elevation makes it seem. He was hopeful that the Board would take in consideration the advice of the HSF and DNA and let them consider the entire Trust Lot as one project and the massing strategy of having detached buildings would be something they would allow them to continue to pursue as they work through the other items in the staff report.

### **BOARD DISCUSSION**

The Board expressed concern over the building's height, mass and overall scale. Comments included concerns over the monumental design and scale that detracts from the Owens-Thomas House. Suggestions were made to reference other surrounding historic buildings and possibly referencing the Federal style of the Presidents' Quarters. The consensus was that the height, mass and design of the building should be restudied.

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby deny the petition for New Construction Part: 1 Height and Mass at 225 East President Street based on incompatible height and mass and incompatibility as outlined in the staff recommendation.

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

Motion: Melissa Memory

Second: Debra Caldwell

Debra Caldwell	- Aye
Becky Lynch	- Abstain
Dwayne Stephens	- Nay
Melissa Memory	- Aye
David Altschiller	- Aye
Kevin Dodge	- Nay
Stan Houle	- Aye
Ellie Isaacs	- Aye

### [29. Petition of Greenline Architecture | 19-006557-COA | 113 East Gordon Street | Alterations and Fence](#)

- 🔗 [Updated Submittal Drawings 19-006557-COA](#)
- 🔗 [Original Submittal Drawings 19-006557-COA](#)
- 🔗 [Application and Submittal Packet 19-006557-COA](#)
- 🔗 [113 East Gordon Street Map.pdf](#)
- 🔗 [19-006557-COA Recommendation.pdf](#)

**Josh Bull** was present on behalf of the petition.

**Mr. Ryan Jarles** gave the staff report. The applicant is requesting approval for new fences and alterations to the structure at 113 East Gordon Street. The alterations include the addition of louvered shutters to the northern most facing portions of the side porch located on the parlor level and second level of the structure as well as the re-opening of two brick infilled window openings on the east facade. Two gas lamps are also proposed to be on either side of the main entry door. The non-historic iron will be removed from both the west fence line along East Gordon Street, as well as the gate located on the west side of the home along East Gordon Street. The fence and gate will be replaced with a wood fence and wood gate. A new wood privacy fence is proposed to be constructed along the west property line extending from the north western corner to the south western corner of the property; this fence will be constructed adjacent to a neighboring fence. The



deck boards on the side porch will be repaired and replaced as needed.

**Mr. Jarles** reported that staff recommends approval for new fences and alterations to the structure at 113 East Gordon Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Revise the design of the fence along East Gordon Street to utilize the existing iron fencing and including a metal panel on the reverse side of the fence or revise the proposed wood fence to a more decorative design.
2. Revise the drawings to remove the vertical boards behind the balusters; if obscurity behind the balusters is desired, expand the shutters to full height.
3. Revise the window choice to a double-hung wood single pane and revise the detail section and window jamb detail to reflect the single pane window.
4. Ensure the work to the historic structure is undertaken utilizing the gentlest means possible.

**Mr. Jarles** entertained questions from the Board.

**Ms. Lynch** asked when was the front section and porch were built.

**Mr. Jarles** answered in 1897. The porch and the fence were approved in 1996 and was probably built in 1997.

#### **PETITIONER COMMENTS**

**Mr. Bull** thanked the Board for hearing their petition. Mr. Bull said they are in agreement with the condition that staff recommended for #4. His response for condition #3 is their intent was to use a single pane window, but their details did not reflect this. This will be changed so they can meet the criteria. Regarding #2 - he said staff mentioned to continue the shutters to full height, but they have an option that they want to present that they believe will satisfy the condition. He explained that instead of removing the boards from behind the balusters and bring the louver up to the top of top of the rail. They want to present this to staff for this solution. Mr. Bull said for #1, the proposed modification of removing the metal railing, the owner wants to have a solid fence for privacy purposes. Therefore, their thought was to use a wood panel and wood door. There are many instances around Savannah that has wood doors, wood gates and masonry walls. He said given the fact that they have a wood door, they proposed to have wood panels and remove the metal railing. This is such a small amount to infill that portion with the wood. He said there is a precedent for this next door attached to the proposed change. Historic brick piers are here and wood in-between them. Mr. Bull respectfully asked the Board to consider the second option which is for them to work with staff and have a more decorative design for the wooden infill and remove the non-historic metal railing.

**Mr. Bull** entertained questions from the Board.

**Ms. Caldwell** said the iron is attractive. She asked Mr. Bull if they considered backing it with metal or something opaque and leaving it there which would be much more cost effective.

**Mr. Bull** answered that they prefer to remove the metal as they want to go with a solid wood gate.

#### **PUBLIC COMMENTS**

**Mr. Arvay** said the Historic Savannah Foundation [HSF] agrees with all of staff's recommendations. The HSF completely understands the property owner's request for more privacy as this is a busy street, but they believe that the staff's recommendation of the metal panel on the back of the wrought iron is a much more visually compatible solution. Mr. Arvay said a lot of the examples Mr. Bull showed the Board were on lanes or side yards, not a primary facade.

**Mr. Bull**, in response to public comments, stated that the top of the building is a wood structure and the bottom is masonry structure. He believes that if it this was a historic fence, they would not change it. He further believes that if the building it is attached to was all masonry, they would not change it. But, the primary structure is wood and masonry. Next door there is masonry and wood and there are fences that run along the side yards and the backs that are also wood. Mr. Bull said, therefore, he believes that this is one of those projects that given the fact that it is a combination of materials, this is the reason they felt that in particular this

one instance could work quite well. They would paint the fence dark green. Therefore, it would blend in with the wall.

## **BOARD DISCUSSION**

The consensus of the Board was that they felt the proposed wood fence design for the portion fronting East Gordon Street was too simple and not visually compatible with the context of the street or neighborhood. The members of the Board each spoke about how they felt that there were better options for achieving the privacy that the property owner wanted, while also meeting the Visual Compatibility Criteria.

### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve for new fences and alterations to the structure at 113 East Gordon Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Revise the design of the fence along East Gordon Street to one of three options: utilize the existing iron fencing and including a metal panel on the reverse side of the fence; revise the proposed wood fence to a more decorative design; or select another material in-keeping with the Visual Compatibility Criteria.
2. Revise the drawings to remove the vertical boards behind the balusters as shown in the petitioner's presentation.
3. Revise the window choice to a double-hung wood single pane and revise the detail section and window jamb detail to reflect the single pane window.
4. Ensure the work to the historic structure is undertaken utilizing the gentlest means possible.

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

Motion: Dwayne Stephens

Second: Ellie Isaacs

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

## **X. APPROVED STAFF REVIEWS**

[30. Petition of Josh Bull for Greenline Architecture | 19-05939-COA | 111 East Jones Street | Staff Approved - Addition and Alterations](#)

📎 [19-005939-COA.doc](#)

📎 [19032\\_HDBR Submittal Documents scan\\_2019-10-16.pdf](#)

No action required. Staff approved.

[31. Petition of Carroll Construction | 19-005950-COA | 201 East Charlton Street | Staff Approved: Windows and](#)

## Doors

☞ [COA 19-005950 201 E Charlton.pdf](#)

No action required. Staff approved.

### 32. Amended Petition of Loan Tran | 19-006283-COA | 110 W. Congress Street | Staff Approved: New Electrical Meter and Shunt Trip Box

☞ [19-006286-COA.doc](#)

☞ [Submittal Packet - 110 West Congress Street 19-006286-COA.pdf](#)

No action required. Staff approved.

### 33. Petition of Susan Wyllly | 19-006369-COA | 232 Price Street | Staff Approved: Color Change

☞ [COA 19-006369 232 Price St.pdf](#)

No action required. Staff approved.

### 34. Petition of Donnie Rushing for Coastal Canvas | 19-006401-COA | 423 East River Street | Staff Approved: Awning

☞ [19-006401-COA 423 EAST RIVER STREET 111919.pdf](#)

No action required. Staff approved.

### 35. Petition of Ray Mitch Hoover for Your Exterior Pros | 19-006406-COA | 701-709 East Broad Street | Staff Approved: Roof Shingles

☞ [19-006406-COA 701 - 709 EAST BROAD STREET 111919.pdf](#)

No action required. Staff approved.

### 36. Petition of Ray Mitch Hoover for Your Exterior Pros | 19-006410-COA | 535-545 East Huntingdon Street | Staff Approved: Roof Shingles

☞ [19-006410-COA 535 - 545 EAST HUNTINGDON STREET 111919.pdf](#)

No action required. Staff approved.

### 37. Petition of Ray Mitch Hoover for Your Exterior Pros | 19-006411-COA | 525-531 Nicoll Street | Staff Approved: Roof Shingles

☞ [19-006411-COA 525 - 531 NICOLL STREET \(aka Mercer Street\) 111919.pdf](#)

No action required. Staff approved.

### 38. Petition of Ray Mitch Hoover for Your Exterior Pros | 19-006414-COA | 533-543 Nicoll Street | Staff Approved: Roof Shingles

☞ [19-006414-COA 533 - 543 NICOLL STREET 111919.pdf](#)

No action required. Staff approved.

### 39. Petition of Mark Fitzpatrick & Co., LLC | 19-006478-COA | 420 East St.Julian Street | Staff Approved: Awning

☞ [19-006478-COA 420 EAST ST. JULIAN STREET 111919.pdf](#)

☞ [Submittal packet.pdf](#)

No action required. Staff approved.

40. Petition of Doug Bean for Doug Bean Signs | 19-006547-COA | 135 West Bay Street | Staff Approved: Projecting Sign

☺ [COA - 135 West Bay Street 19-006547-COA.pdf](#)

No action required. Staff approved.

41. Petition of Doug Bean for Doug Bean Signs | 19-006549 | 25 Bull Street | Staff Approved: Sign

☺ [Staff Rec - 19-006549.doc](#)

No action required. Staff approved.

42. Petition of Todd Mayo | 19-006618-COA | 131 West River Street | Staff Approved: Corrugated Metal

☺ [COA 131 W. River Street 19-006618-COA.pdf](#)

No action required. Staff approved.

43. Petition of Graham Cooper | 19-006621-COA | 429 Bull Street | Staff Approved: Architectural Elements

☺ [COA - 429 Bull Street 19-006621-COA.pdf](#)

☺ [CORBEL RESTORATION- Supplemental Data.pdf](#)

No action required. Staff approved.

44. Petition of Charles Morgensen | 19-006630-COA | 711 Lincoln Street | Staff Approved: Color Change

☺ [COA - 711 Lincoln Street 19-006630-COA.pdf](#)

☺ [Submittal Packet - 711 Lincoln Street 19-006630-COA.pdf](#)

No action required. Staff approved.

45. Petition of Steven Bodek | 19-006673-COA | 417 East Charlton Street | Staff Approved: Repairs and Alterations

☺ [COA - 417 East Charlton Street - 19-006673-COA.pdf](#)

☺ [Submittal Packet.pdf](#)

No action required. Staff approved.

46. Petition of the Manley Firm | 19-006675-COA | 128 Habersham Street | Staff Approved: Projecting Sign

☺ [19-006675-COA 128 HABERSHAM STREET 112219.pdf](#)

☺ [Submittal Packet 1- 128 Habersham Street 19-006675-COA.jpg](#)

No action required. Staff approved.

47. Petition of R. Vance Peacock | 19-006711-COA | 120 West Jones Street | Staff Approved: Color Change

☺ [19-006711-COA 120 WEST JONES STREET 112519.pdf](#)

☺ [Submittal Packet - 120 West Jones Street 19-006711-COA.pdf](#)

No action required. Staff approved.

48. Petition of Brad Baugh | 19-006712-COA | 123 West Charlton Street | Staff Approved: Electrical Equipment

☺ [19-006712-COA 123 WEST CHARLTON STREET 112519.pdf](#)

☺ [Submittal Packet - Meter Center 123 West Charlton Street 19-006712-COA.pdf](#)

No action required. Staff approved.

[49. Amended Petition of Scott Cook | 19-006747-COA | 110 Ann Street | Staff Approved: Alterations](#)

[19-006747-COA.pdf](#)

No action required. Staff approved.

## XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[50. December 11, 2019 HDBR Meeting Report on Work Performed Without a COA](#)

[12-11-19 HDBR Report on Work Without a COA.pdf](#)

**Ms. Lynch** stated that the staff has given the Board the report on work performed without a certificate of appropriateness.

## XII. REPORT ON ITEMS DEFERRED TO STAFF

[51. Stamped Drawings - December Report](#)

[December REPORT.pdf](#)

**Ms. Lynch** said staff has given this report to the Board.

## XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

## XIV. OTHER BUSINESS

### NEW BUSINESS

[52. CAMP Historic Preservation Training - December 18, 2019 CANCELLED](#)

Ms. Lynch said as shown, this training is cancelled. It will be rescheduled at a later date.

[53. Presentation of 2020 MPC Historic Preservation Calendar](#)

[Final 2020 MPC-HP Calendar.pdf](#)

**Ms. Sandy Michel** gave the presentation on the 2020 Preservation Calendar. She explained that the 2020 "Post War Savannah" calendar was developed to promote awareness of our diverse building typologies here in Chatham County - Savannah. The MPC's goal is to spread awareness of our numerous historic and cultural resources. Chatham county - Savannah is fortunate to have over 8,000 documented historic and cultural resources and over 20 National Register Historic Districts. The resources provide a necessary contribution to the Character of our historic districts and neighborhoods.

**Ms. Michel** explained that the photographs and design layout were done by her [with the exception of historic photographs and maps]. The creative concept was done by Mr. Jarles, MPC Cultural Resources Planner.

**Ms. Michel** said a "special thank you" goes to Mr. Bob Ciucevich for his contribution to the calendar.

\*\*\*

**Ms. Michalak** reminded the Board that today is Ms. Lynch's last day as Chair. Ms. Lynch will still serve on the Board as her term does not expire for two more years. Mr. Dwayne Stephens will begin to serve as chair in January, 2020. Ms. Nan Taylor will serve as Vice-Chair.

**Ms. Michalak** additionally explained that the case distribution and chair review meeting has moved to the Monday following the Review Board Meeting.

## XV. ADJOURNMENT

54. Next Case Distribution and Chair Review Meeting - Monday, December 16th, 2019 at 3:30pm in the Meyer Conference Room, MPC 110 East State Street

55. Next Pre-Meeting - Wednesday, January 8th, 2019 at 12:00pm in the Chatham County Commission Chambers, 124 Bull Street - 2nd Floor

56. Next Regular Meeting - Wednesday, January 8th, 2019 at 1:00pm in the Chatham County Commission Chambers, 124 Bull Street - 2nd Floor

57. Adjourned

There being no further business to come before the Board, Ms. Lynch adjourned the HDBR meeting at 4:20 p.m.

Respectfully submitted,

Leah G. Michalak, Director  
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.***