



Historic Preservation Commission

Virtual Meeting
January 26, 2022 3:00 PM
DECISIONS

January 26, 2022 Historic Preservation Commission Meeting

A Pre-Meeting will be held virtually at 2:30 PM. Items on the Agenda will be presented by Staff, as time permits, and Board may ask question. No testimony will be received and no votes will be taken.
Sub-Committee to Review Discussion from the January 26, 2022 1:00pm Meeting.

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

STREETCAR DISTRICT

[1. Petition of Shannon Taylor | 21-006446-COA | 532 East 32nd Street | New Construction, Small, Parts I and II](#)

Motion

The Historic Preservation Commission motioned to APPROVE a new construction, two-story carriage house for the property located at 532 East 32nd Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Move the window on the left side of the eastern elevation to be centered beneath the second-floor deck.
2. Provide the dimension of the overhang of the eaves in the final drawings.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

IV. ADOPTION OF THE AGENDA

[2. Adopt the January 26, 2022 Agenda](#)

Motion

The Historic Preservation Commission motion to APPROVE the January 26, 2022 HPC agenda as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Rebecca Fenwick

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[3. Approve November 22, 2021 HPC Meeting Minutes](#)

Motion

The Historic Preservation Commission motion to APPROVE the November 22, 2021 HPC Minutes as presented.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: J. Haley Swindle

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[4. Approve of December 20, 2021 HPC Meeting Minutes](#)

Motion

The Historic Preservation Commission motion to APPROVE the December 20, 2021 HPC Minutes as presented.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: J. Haley Swindle

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

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

[5. Petition of City of Savannah | 21-006750-COA | 813 Carter Street | Carver Village: Demolition of a Contributing Building](#)

Motion

The Historic Preservation Commission motion to APPROVE the demolition as requested, as it is not under historic designation.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

VII. CONTINUED AGENDA

[6. Petition of Principals of Design | 22-000067-COA | 2309 Burroughs Street | Rehabilitation / Alterations and Addition](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[7. Petition Sawyer Design | 21-006064-COA | 208 West 37th Street | Rehabilitation](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[8. Petition of Shirley Mitchell-Mays | 21-004416-COA | 613 West 41st Street | Rehabilitation](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[9. Petition of Eco Friendly Contracting | 21-005411-COA | 616 West 40th Lane | After-the-Fact Addition](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[10. Petition of Eco Friendly Contracting | 21-005589-COA | 632 West 39th Street | After-the-Fact Rehabilitation](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[11. Petition of Eco Friendly Contracting | 21-004454-COA | 615 West 40th Street | After-the-Fact Addition and Rehabilitation](#)

[12. Petition of Joseph L Sr. & Lydia S. Young | 21-006061-COA | 823 West 39th Street | After-the-Fact Rehabilitation / Alterations and Rear Addition](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[13. Petition of Michelle Wilmore | 21-006053-COA | 905 West 38th Street | Removal of Rear Addition and Alterations](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Rebecca Fenwick

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[14. Petition of A Fox Construction, Inc. | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene
Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[15. Petition of GM Shay Architects | 21-006437-COA | 1716 Montgomery Street | New Construction: Part II, Design Details](#)

Motion

The Historic Preservation Commission motioned to APPROVE request for continuance.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene
Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

VIII. REQUEST FOR EXTENSION

[16. Petition of GM Shay Architects, Patrick Shay | 21-001940-COA | 1700 Drayton/1705 Abercorn Streets | 60 Day Deferral Request](#)

Motion

The Historic Preservation Commission motioned to APPROVE for a 60-day deferral for, New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street as requested.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[17. Petition of Wubbena Architects | 21-006867-COA | 120 East Duffy Street | New Construction \(Small\): Parts I and II](#)

Ms. Leah Michalak presented the petitioner's request.

PETITIONER COMMENTS:

Mr. James Wubbena, stated he would present he agrees with Staff recommendation.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation - complimented the design of the building: detail of the brackets around the house. The fascia seems to be flat rather than crown and 3/4 molding. Improve flat dormers and simple porch; conflicts with style of house. The balusters and eave appear unfinished to compliment the structure. Mr. Wubbena stated he is open to speak with owners to improve fascia, railings, and dormers.

BOARD DISCUSSION:

The Board expressed concern about lack of rear stair. The Petitioner stated it is not required and the are not concerned about it; there is an inner stair. Brackets should be at top of two story bay. Detailing needs consistency. The absence of rear stairs and window; the glass light of the doors are not properly divided - not visually consistent with historic pattern.

Motion

The Historic Preservation Commission motioned to APPROVE New Construction, Small: Parts I and II for a 3-story residential building to be located on the vacant parcel at 120 East Duffy 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.Contact the city's building permitting department to determine whether the building frontage percentage is rounded up for the purposes of their review; if it is not, increase the building width to meet the standard of 70% minimum building frontage.
- 2.Update the "Plan Review Data" on the cover page of the drawings to reflect the new zoning ordinance base zoning standards. This information must be updated before staff will stamp the COA drawings for a

building permit.

3. Reselect the proposed window to be one previously approved by the Commission for use on new construction or select a new window that meets the ordinance and provide a full-sized window sample for review.

4. The Trex decking shall only be utilized on the rear porches, not on the front stoop.

5. Revise wall section 1/A5.1 so that the brick foundation is recessed from the building plane.

6. The transparent features on the rear and east side facades shall be increased to a minimum of 30% on the ground floor; provide the calculations.

7. The standing seam metal roof shall have a maximum seam height of 1 inch.

8. The refuse storage area shall be screened from the public right-of-way, which includes the lane.

9. Remove the railing and, therefore, the doors, at the 3rd floor of the rear façade porch.

10. Add a stair to the ground at the rear porch.

11. Redesign the trim details, fascias, columns, and brackets to be more consistent with the Second Empire architectural style.

Vote Results (Approved)

Motion: Robin Williams

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

CUYLER-BROWNVILLE DISTRICT

[18. Petition of Principals of Design | 22-000066-COA | 726 West Victory Drive | Demolition of a Contributing Building](#)

Ms. Olivia Arfuso presented the petitioner's request. Due to fire after application submission, demolition is requested.

PETITIONER COMMENTS:

Mr. Steve Lieberman, petitioner, stated the fire prohibits the submitted plans, therefore demolition is necessary. The owners would like to rebuild to the original plan of the structure. **Mr. Bagley-Heath** stated he appreciated the owner's effort to initially rehabilitate and now to rebuild. **Ms. Fenwick** stated there are deconstruction companies that can assist.

PUBLIC COMMENT:

No public comment.

BOARD DISCUSSION:

Board suggested building new structure behind remaining porch.

Motion

The Historic Preservation Commission motioned to APPROVE the demolition of the contributing building at 726 West Victory Drive with the following condition, because otherwise the standards are met:

1.The front porch must remain in situ, and the new house shall be constructed behind

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

STREETCAR DISTRICT

[19. Petition of Michael Blakemore | 21-006436-COA | 218 West 37th Street | Rehabilitation](#)

Ms. Monica Gann presented the petitioner's request.

PETITIONER COMMENTS:

Mr. Michael Blakemore explained the amount of historic material removed, some of which is infill. There will be approximately 2% of historic demolition. Salvage and repurposing will be done.

PUBLIC COMMENTS:

Ms. Carolyn Guilford, neighbor, expressed concerns about the fence, it's painting or staining. **Mr. Blakemore** stated the fence is in disrepair; will get surveyor to mark property. **Ms. Guilford** stated the fence is from the 1930's: would like to keep it in it's same place, with strengthening. **Ms. Mobley** stated she hopes they can come to an agreement as neighbor, not Board's purview.

Mr. Ryan Arvay, HSF, stated his presentation shows less demolition than originally understood. The carriage house is of a visually compatible design.

BOARD DISCUSSION:

Queries regarding fence.

Motion

The Historic Preservation Commission motioned to CONTINUE for rehabilitation of and alterations to the main residence, the two-story carriage house, and the one-story garage for the property located at 218 West 37th Street for a maximum of 90 days in order for the petitioner to address the following conditions:

- 1.Must redesign the rear façade alterations so as to reduce the amount of historic material removed and the quantity of window and door openings altered.
- 2.Shall not alter the second-floor window on the east façade.
- 3.Reselect the proposed window manufacturer and series for the main residence; windows are to match the historic in design, materials, and configuration.
- 4.Provide additional information regarding the Woodwright windows; muntins shall be 7/8" or less and have a traditional putty glazing.
- 5.Provide eave depth dimensions for the accessory building; they shall not be less than 8 inches.
- 6.The fence shall be painted or stained.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[20. Petition of Ward Architecture and Preservation | 22-000050-COA | 12 West 38th Street | Rehabilitation](#)

Ms. Aislinn Droski presented the petitioner's request. Concerns regarding compromising historic pedigree, and presentation of false sense of history.

PETITIONER COMMENTS:

Mr. Josh Ward, petitioner, stated on the bay is required to be fire-rated. Will preserve historic materials. The front brick stairs are not original to the structure; they would have been wood. They plan to retain the original brick under the porch, though the brick on top is not presumed to be original. There is no rear porch; want to differentiate from the front - simplify but not lacking decorative features.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, stated he supports the wood stair and the simplified back porch. They would like more details. The turn posts and balusters should have more details, spindles, as the precedent set by the original architect. Bring the porch close back to it's original design. **Mr. Ward** requested to approve as presented, since it is not know what was actually there. **Mr. Arvay** stated the turned posts and balusters is the correct avenue to take; the petitioner has elected to not utilize.

BOARD DISCUSSION:

The Board asked if the spindles are an option. Petitioner stated they are trying not to overdecorate the building, based on prior experience with the State. Board reminded that historic fabric is not necessarily original fabric.

Motion

The Historic Preservation Commission motioned to APPROV the rehabilitation of the property located at 12 West 38th Street with the following conditions to be submitted to staff for review and approval because the work is otherwise visually compatible and meets the standards:

1. Provide details as to how the fire-rating of the western bay will occur. The work shall not compromise the historic integrity of the building.
2. In light of the model used as part of the basis for this design, re-study the railing and column design to more in line with the George F. Barber architectural drawings.
3. Retain the front brick steps.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[21. Petition of Ward Architecture and Preservation | 22-000047-COA | 14 West 38th Street | New Construction, Small, Parts I and II](#)

Ms. Aislinn Droski presented the petitioner's request.

PETITIONER COMMENTS:

Mr. Josh Ward, stated they are happy to comply with Staff recommendations.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, stated round columns, changing front elevation skirting from stucco to brick, and add scrollwork to brackets under front gable on the bay (soften). Mr. Ward stated they are not trying to copy the homes in the neighborhood.

BOARD DISCUSSION:

Concern regarding stucco foundation. Noticing new trend of square column and stucco base; not appreciated by neighboring residents.

Motion

The Historic Preservation Commission motioned to APPROVE the New Construction, Small, Parts I and II, for a new, two-story single-family building at the property located at 14 West 38th Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Increase the height of the second floor to be between the eave heights of the adjacent historic buildings.
2. Revise the exposure of the siding on the front facade to match the exposure on all other facades.
3. Revise the number of transparent features on the western elevation to be at least 30% of the ground floor facade.
4. Plant the area between the strips of the driveway with grass or plants.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

X. APPROVED STAFF REVIEWS

[22. Petition of JDR CONSTRUCTION, Jason Sommers | 21-006869-COA | 611 WEST 39TH STREET | In-kind asphalt roof](#)

[23. Petition of JOEL LAUFENBERG | 22-000130-COA | 1207 & 1209 PRICE STREET | In-kind window replacements](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[24. Stamped Drawings - January Report](#)

[25. Report on Work Inconsistent With Issued COA for the January 26, 2022, HPC Meeting](#)

[26. Report on Work Performed Without a COA for the January 26, 2022 HPC Meeting](#)

[27. Report on Work That Exceeds Scope of Issued COA for the January 26, 2022, HPC Meeting](#)

[28. COA Inspections - January Report](#)

[29. Items Deferred to Staff - January Report](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[30. Next Pre-Meeting: February 23, 2022 at 2:30pm - HYBRID](#)

[31. Next Regular Meeting: February 23, 2022 at 3:00pm - HYBRID](#)

[32. Adjourn](#)

Adjourned at 5:18 p.m.

Motion

Adjourn

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Not Present

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.