



Historic Preservation Commission

Hybrid Meeting
February 23, 2022 3:00 PM
DECISIONS

February 23, 2022 Historic Preservation Commission

A Pre-Meeting will be held 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 February 23, 2022 1:00pm Meeting.
Commission to discuss buildings of exceptional importance.

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

STREETCAR DISTRICT

[1. Petition of JAK Homes | 22-000337-COA | 111 East 36th Street | Rehabilitation](#)

Motion

The Historic Preservation Commission motioned to APPROVE for alterations and the replacement of stairs at 111 East 36th Street with the following condition to be provided to staff for final review and approval because otherwise the work is visually compatible and meets the standards.

1. The distance between balusters must not exceed 4 inches measured from on center.

Vote Results (Not Started)

Motion: Darren Bagley-Heath

Second: Robin Williams

[2. Petition of Reardon Design, LLC. | 22-000477-COA | 16 East 37th Street | Rehabilitation](#)

Motion

The Historic Preservation Commission motioned the APPROVE the rehabilitation of the building located at 16 East 37th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All repairs / replacements shall match the deteriorated feature in design, location, dimension, configuration, texture, materiality, as well as other visual qualities. All window / door repairs shall be made with wood / transparent glass (appropriately).
2. All materials must be provided to Staff for all proposed repairs / replacements. Information regarding

the roof repair method shall be provided to Staff for review.

3. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, and the infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

4. Only a white light source shall be used.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

[3. Petition of Ethos Preservation LLC, Ellen Harris | 22-000491-COA | 2309 Drayton Street | Rehabilitation and Alterations](#)

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation and alterations to the property located at 2309 Drayton Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion:

Second:

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

IV. ADOPTION OF THE AGENDA

[4. Adopt the February 23, 2022 Agenda](#)

Motion

The Historic Preservation Commission motioned to adopt the February 23, 2022 Agenda as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

5. Approval of January 26, 2022 HPC Meeting Minutes

Motion

The Historic Preservation Commission motioned to APPROVE the January 26, 2022 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
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

VII. CONTINUED AGENDA

6. Petition Sawyer Design | 21-006064-COA | 208 West 37th Street | Rehabilitation

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

8. Petition of Michelle Wilmore | 21-006053-COA | 905 West 38th Street | Removal of Rear Addition and Alterations

9. Petition of A Fox Construction, Inc. | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition

10. Petition of Brown Design Studio, Eric S. Brown | 22-000485-COA | 1602 Bull Street | Alterations and Addition

11. Petition of Ramsay Sherrill Architects | 22-000490-COA | 208 West Waldburg Street | New Construction (Small): Parts I and II

12. Petition of Terminus Design Group, LLC | 22-000467-COA | 712 West 39th Street | Rehabilitation and Additions

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[13. Petition of Liang Zhao | 22-000480-COA | 306 East Park Avenue | After-the-fact Rear Demolition of Contributing Building](#)

Olivia Arfuso presented the petitioner's request.

Petitioner stated they tried to fix what they could of the siding: found it was too bad. Removing the foundation was the best thing to do because it was leaning; has support poles. Secured foundation. Planned to add second story. The condition of the house was very bad and impossible to repair. The property was purchased about a year ago.

Fred Dean, petitioners architect: stated the foundation is built in same footprint as original structure. The slope of the roof caused water infiltration, which affected the structure. Can anything be done to the rear roof sloping, otherwise, the same problem will occur.

RYAN ARVAY, HSF, sympathetic to the situation, but supports Staff recommendation. The Ordinances need to be enforced without bias. It is not following the original footprint; it should be returned to original design.

BOARD

Supports staff recommendation because it does not align with the Sanborn map.

Motion

The Historic Preservation Commission motioned to Deny the petition for the after-the-fact partial demolition of the contributing building located at 306 East Park Avenue with the following conditions, because the standards are not met.

1. A Certificate of Appropriateness application must be submitted for the restoration of the previously demolished portions of the historic building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the building's original rear, as documented in the photograph provided to Staff.
2. A Certificate of Appropriateness application must be submitted for after-the-fact alterations to the main building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the historic main building as documented in historic photos as well as past internet street views of the property.
3. Any areas that were illegally constructed, such as the addition (including the foundation), must be removed.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

CUYLER-BROWNVILLE DISTRICT

[14. Petition of PIP Group LLC. | 22-000067-COA | 2309 Burroughs Street | Rehabilitation, Additions, and Variance Recommendation Request](#)

Olivia Arfuso presented the petitioner's request.

Mr. Steve Lieberman, petitioner, had question regarding the side setback. Staff clarified that the fence is existing and the standard does not apply. Ms. Michalak stated that the roof on the addition needs to be subservient to the historic roof (needs to be lower). He said the addition is in the same footprint as previous, although there were many additions over the years. They are trying to get back to what was historically shown.

RYAN ARVAY, HSF, addressed existing crown moldings around the eaves: would like for it to be retained/replaced in-kind around perimeter of the building. The tapered columns are a pre-existing conditions, but the brick piers and brickwork indicate two different time periods.

BOARD:

Use caution using front porch piers until more research can be done; it is a part of the building now. Would like trim retention to be incorporated in motion.

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation of, with alterations to, the building located at 2309 Burroughs Street, including a rear addition, with the following conditions, to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Any remaining openings on the rear of the principal building shall be retained and preserved.
2. If any of the tri-partite windows need to be replaced, the replacement type shall be VictorBilt, Historic Series, wood, double-hung, single-pane, TDL windows.
3. The information noted on the drawings must align with the information provided in the Door Schedule; sheet A2.1.
4. All balusters shall be square pickets, the distance between balusters shall not exceed (4)-inches on center, and all wood must be painted.
5. The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable. The rear entrance must have a roof / cover separate from the principal building's roof or shall remain uncovered. The addition's eaves must extend no less than 12 inches beyond supporting walls.
6. Information regarding the refuse storage area and electrical vault/meter must be submitted to Staff for review, and shall be located on a secondary or rear facade and appropriately screened from all public rights-of-way.
7. Staff recommends exploring the use of different materials (for either window, doors, siding, etc.) to distinguish the addition from the principal building, while still being aesthetically compatible.

AND

Recommend approval to the Zoning Board of Appeals for variances from the following Article 5; Base Zoning District standards:

All other housing types & uses:	50%
Rear yard:	20 (min)

To allow for 55% building coverage and a 13’-2"; rear yard setback, due to the unique constraints of this property, because the variance criteria are met.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

[15. Petition of PIP Group LLC. | 22-000276-COA | 2310 Burroughs Street | After-the-Fact Rehabilitation and Alterations](#)

Aislinn Droski presented the petitioner's request.

Mr. Steve Lieberman, petitioner, highlighted the plans for the structure, though he became involved after-the-fact. There will be round columns.

RYAN ARVAY, HSF, glad to see tapered round columns will be installed. Recommend use full-length round columns. Hopping door similar to original will be used. There were three original windows, where there is now two without approval: should be returned. The windows were multi-paned. Board suggested a shadow of a window: frame with closed shutters.

BOARD:

Agrees with full-length column restoration. The faux window would be appropriate. Not sure if shutters were a part of original structure to be certain of not projecting a false narrative. Window placement and design be reviewed by staff.

Motion

The Historic Preservation Commission motioned to APPROVE of the after-the-fact rehabilitation of the property located at 2310 Burroughs Street as requested because the work is visually compatible and meets the standards. In addition, remove current columns and piers from porch and replaced with full-length round tapered columns, and add blind/faux window to first floor.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Virginia Mobley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye

J. Haley Swindle

- Not Present

STREETCAR DISTRICT

16. Petition of Michael Blakemore | 21-006436-COA | 218 West 37th Street | Rehabilitation

Monica Gann presented the petitioner's request. Windows: 9 over 1 is original; proposing 4 over 1 to distinguish the historic.

Michael Blakemore, petitioner, stated the 12 over 1 windows are the greatest number of original windows on all four sides. Thinks the 9 over 1s are over 50 years old, but added later. The three windows with shading are the new ones to close a bay window.

Carolyn Guilford, neighboring resident, still concerned regarding the fence-line adjoining his property. Ms. Fenwick stated this issue cannot be addressed by this Board.

Motion

The Historic Preservation Commission motioned to APPROVE 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 with the following condition to be submitted to staff for final review and approval because otherwise the project is visually compatible and meets the standards:

1. Redesign the bank of four (4) windows on the rear facade to retain more of the historic wall and existing window opening(s).

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

17. Petition of J. Eady Construction | 22-000488-COA | 501 East 34th Street | New Construction (Small): Parts I and II

Leah Michalak presented the petitioner's request.

Mr. Juan Eady, petitioner, stated he understands what is desired in the area. Stated he is on board with staff recommendations.

No public comment.

BOARD

Have same thickness of trim around doors and windows. Neighborhood is moving toward cookie-cutter design.

Motion

The Historic Preservation Commission motioned to APPROVE for New Construction (Small): Parts I and II for a two-story single-family residence at 506 East 34th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

The baluster spacing must be 4 inches on-center.

The windows must have simulated divided lites with a spacer bar; the muntins must be 7/8 inches wide and simulate traditional putty glazing.

The concrete porch deck must be painted.

If the porch stair is to be brick, the drawings must be revised to reflect this change.

The mechanical and refuse screening must be adjusted as to screen them from the street and the lane.

Trim on windows match the trim on doors.

Foundations height of minimum of 30 inches be calculated from highest point on the site.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

Rebecca Fenwick - Abstain

Virginia Mobley - Aye

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Not Present

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

Leah Michalak presented the petitioner's request.

Pat Shay and Meredith Stone, petitioner, stated they tried to use appropriate materials and respect currently existing structures. Agree with Staff recommendation.

No public comment.

BOARD

Have beams/columns be in harmony with classicism design.

Motion

The Historic Preservation Commission motioned to APPROVE for New Construction: Part II, Design Details for a two-story mixed-use building for the property located at 1716 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed project is otherwise visually compatible and meets the standards:

Revise header, trim, and add a pronounced sill to be a more standard configuration.

Revise the storefront bases to be a material permitted by the ordinance.
The porch columns must be wood or wood composite.
The porch columns must have caps and base molding.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

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

X. APPROVED STAFF REVIEWS

[19. Acknowledge and approve of Staff-approved decisions as presented.](#)

Motion

Acknowledge Staff-approved decisions as presented.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

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

[20. Petition of ELLIOT SHEFFIELD | 22-000469-COA | 523 EAST HENRY STREET | AFTER-THE-FACT: Roof re-coating, in-kind wood repair, repaint](#)

[21. Petition of PETER GALLOWAY | 22-000603-COA | 307 WEST GWINNETT STREET | Fence Installation](#)

[22. Petition of ECO-FRIENDLY CONTRACTORS, Andre' Gadson | 21-000049-COA | 521WEST 38TH STREET | Exploratory removal of asphalt shingles, in-kind siding and window repair](#)

[23. Petition of ADAM DRUMMOND | 22-000423-COA | 12 WEST 41ST STREET \(2421 DeSoto Avenue\) | Screening installation for outdoor sink](#)

[24. Petition of DO IT RIGHT FENCING & HANDYMAN SERVICES, Patrick Kenny | 22-000436-COA | 2512 HOPKINS STREET | Wooden privacy fence installation](#)

[25. Petition of SANGEETA KUMAR | 22-000299-COA | 1021 WEST 41ST STREET | Siding and roofing material](#)

[replacement \(fire damage\)](#)

[26. Petition of SCOT PATRICK KELLY | 22-000439-COA | 201 WEST 33RD STREET | Fence installation](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[27. Stamped Drawings - February Report](#)

[28. Report on Work Inconsistent With Issued COA for the February 23, 2022, HPC Meeting](#)

[29. Report on Work That Exceeds Scope of Issued COA for the February 23, 2022, HPC Meeting](#)

[30. Report on Work Performed Without a COA for the February 23, 2022 HPC Meeting](#)

[31. COA Inspections - February Report](#)

[32. Items Deferred to Staff - February Report](#)

XII. OTHER BUSINESS

[33. Victorian Amendment Attachments for Pre-Meeting Discussion](#)

XV. ADJOURNMENT

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

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

[36. Adjourn](#)

The February 23, 2022 Historic Preservation Commission Meeting adjourned at approximately 5:30 p.m.

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.