



## Historic Preservation Commission

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112 East State Street - Hearing Room  
April 27, 2022 at 3:00 PM  
DECISIONS

### April 27, 2022 Historic Preservation Commission

A Pre-Meeting was held virtually at 2:30 PM. No testimony was received and no votes were taken.

**Members Present:** Virginia Mobley, Chair  
Darren Bagley-Heath  
Mae Bowley  
Kiersten Connor  
Rebecca Fenwick  
Kathy Ledvina

**Member Absent:** Robin Williams

**Staff Present:** Pamela Everett, Esq., Assistant Executive Director  
Leah Michalak, Historic Preservation Director  
Olivia Arfuso, Assistant Planner  
Aislinn Droski, Assistant Planner  
Bri Morgan, Administrative Assistant  
Julie Yawn, Systems Analyst

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### VICTORIAN DISTRICT

##### [1. Petition of Roy Maynard | 22-001107-COA | 309 West Duffy Street | New Construction, Small, Parts I and II](#)

##### **Motion**

The Savannah Historic Preservation Commission motioned to approve the petition for New Construction, Small, Parts I and II, for a two-story wood frame building for the property located at 309 West Duffy Street with the following conditions to be submitted to staff for final review and approval:

1. The gable end rakes must overhang at least eight (8) inches.
2. Provide the location of any mechanical equipment or refuse storage.

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

Motion: Darren Bagley-Heath  
Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[2. Petition of Marc Jones Construction | 22-001661-COA | 116 West Anderson Street | Solar Panels](#)

**Motion**

The Savannah Historic Preservation Commission motioned to approve the solar panels at 116 West Anderson Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath  
Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**CUYLER-BROWNVILLE DISTRICT**

[3. Petition of Ward Architecture + Preservation | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition](#)

**Motion**

Approval for the rehabilitation of, with alterations to, the building located at 903 West 38th Street, including a rear addition, with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. The existing openings on the historic, full-width rear addition shall be retained so that if the new addition were to be removed, the essential form and integrity of the historic property would be unimpaired.
2. Consider revising the windows on the South elevation of the proposed addition to be compatible with the rhythm of the existing historic windows on the principal building.
3. If the space between piers is proposed to be filled, it shall be with heavy gauge wood lattice with at

least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. 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. If Hardie board is used for the new addition, it must have a smooth finish.
5. The simulated divided lite windows shall have muntins 7/8 inches or less, a muntin profile that simulates traditional putty glazing, a lower sash rail that is wider than the meeting and top rails, and a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted. All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
6. The eaves of the new addition shall extend no less than 12 inches beyond supporting walls.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[4. Petition of Global Investment Traders LLC. | 22-001658-COA | 915 West 40th Street | New Construction, Small, Parts I and II](#)

**Motion**

The Savannah Historic Preservation Commission motioned to approve of the petition for New Construction, Small, Parts I and II, for a one-story wood frame building for the property located at 915 West 40th Street with the following conditions to be submitted to staff for final approval because the work is otherwise visually compatible and meets the standards:

1. Provide clarification regarding the window type (manufacturer and series) proposed for the building.
2. Provide the material specifications for the brick and stucco; the stucco must be placed over concrete block.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye

Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[5. Petition of PIP Group, LLC. | 22-001382-COA | 632 West 39th Street | Reconstruction / Rehabilitation](#)

**Motion**

The Savannah Historic Preservation Commission motioned to approve the petition for the rehabilitation of the property located at 632 West 39th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath  
Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**STREETCAR DISTRICT**

[6. Petition of J. Elder Studio | 22-001023-COA | 208 West 37th Street | Rehabilitation](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve of the rehabilitation and addition to the property located at 208 West 37th Street with the following condition to be submitted to staff for final review and approval:

1. Provide the location of the refuse and mechanical equipment.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath  
Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye

Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[7. Petition of Empwr Solar LLP | 22-001663-COA | 203 West 40th Street | Solar Panels](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve of the installation of (18) solar panels on the southeastern portion of the roof for the property located at 203 West 40th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[8. Petition of Ethos Preservation | 22-001679-COA | 506 East 40th Street | Rehabilitation, Amendment to Previous COA](#)

The Board decided, in the pre-meeting, to move to the Regular Agenda. Rebecca Fenwick and Kiersten Connor recused themselves from this item.

Ms. Olivia Arfuso presented the petitioner's request.

**PETITIONER'S COMMENTS:**

Ms. Ellen Harris presented.

Ms. Ledvins asked what percentage of siding needs to be replaced Ms. Harris replied that much termite damage occurred; scorched interior and exterior. They will save as much as possible. And agree with staff conditions

**PUBLIC COMMENT:**

Ann Heiss asked about the 5 foot fence - how will it be achieved with the fence line; not enough space. Ms. Harris replied 506 is a standing building.

Mr. Rayfield Reeves, petitioner, confirmed the fence would be from the rear porch to be within the 5 foot . Ms. Michalak stated it needs to meet the standard; whatever that looks like.

**Motion**

The Savannah Historic Preservation Commission does hereby approve an amendment to a previously approved COA [File No. 21-004663-COA] to cover the in-kind replacement of siding, in-kind replacement

of windows, and chimney repointing at 506 East 40th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.
2. A minimum of (5) feet must be provided between the fence and any building where they are parallel.
3. All chimney repointing must match the original mortar in color, texture, and tooling.
4. All existing, salvageable siding shall be retained and preserved rather than the full wholesale replacement of the side / rear siding.
5. All existing, salvageable historic window trim shall be retained and preserved in place.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**IV. ADOPTION OF THE AGENDA**

[9. Adopt the April 27, 2022 Agenda](#)

**Motion**

Adopt the April 27, 2022 HPC agenda.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

[10. Approval of March 31, 2022 \(Rescheduled\) Meeting Minutes](#)

**Motion**

Approve March 31, 2022 Rescheduled Meeting Minutes

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

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

**VII. CONTINUED AGENDA**

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[13. Petition of Eco Friendly Contractors | 22-000970-COA | 2308 Florence Street | Alterations](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[14. Petition of Heather Halverson | 22-000966-COA | 671-673 West 34th Street | After-the-Fact Rehabilitation and Alterations](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye



Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[15. Petition of Greenline Architecture, Keith Howington | 22-000930-COA | 1001 Whitaker Street | Demolition of a Non-Contributing Building](#)

WITHDRAWN by petitioner.

<b>Motion</b>	
Continue.	
<b>Vote Results ( Approved )</b>	
Motion: Rebecca Fenwick	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[16. Petition of Merkur Properties LLC, Matt Follis | 22-000896-COA | 1311 Lincoln Street | Alterations](#)

<b>Motion</b>	
Continue.	
<b>Vote Results ( Approved )</b>	
Motion: Rebecca Fenwick	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[17. Petition of Paul Bush | 22-001619-COA | 1712 Ogeechee Road | Rehabilitation / Alterations and Addition](#)

**Motion**

Continue.

**Vote Results ( Not Started )**

Motion:

Second:

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[18. Petition of Wubbena Architects | 22-001248-COA | Jefferson Street | New Construction, Small, Parts I and II](#)

**Ms. Leah Michalak** presented the petitioner's request for approval of

**Ms. Mobley** asked about the entrance: if it were brought forward with a lesser setback, would that be acceptable. Ms. Michalak stated no, a minimum of 6 feet/50% coverage Minimum of 50 of front facade Porch is required on all new construction.

**PETITIONER COMMENTS:**

**Mr. Jim Wubbena** stated there are brick references in the area. Owner is willing to do siding if that what it will take to get the project moving. Setback will be adjusted. There is already brick on the project; a knee-wall. Agree with Continuance. Regarding the porch: problem because the lot is so small with a 6 ft deep and 50% requirement. May have to ask for leniency. Will do what they can and go from there.

**Mr. Bagley-Heath** asked if a combination of materials is acceptable. **Ms. Michalak** stated the form is not appropriate for the material, not that brick is not acceptable. Mr. Wubbena asked if they could build out to

**PUBLIC COMMENTS:**

Would like to see brick versus fiber materials. Would like to see petitioner's redesigned proposal.

**Motion**

The Savannah Historic Preservation Commission motioned to continue the petition for New Construction, Small, Parts I and II for a new two-story duplex building to the May 25, 2022, Historic Preservation Commission meeting for the property located at the corner of Jefferson Street and West Gwinnett Lane in order for the petitioner to address the following:

1. The interior side yard setback must be a minimum of three (3) feet.
2. Provide context elevations.
3. Redesign the building to reference the form of a historic brick building in the surrounding context.
4. The second story must be no less than 10 feet.
5. The window sashes must be inset a minimum of three (3) inches from the façade of the building.
6. Revise the front façade to feature a porch a minimum of 6 feet in depth and covering 50% of the façade.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kiersten Connor

Rebecca Fenwick

- Aye

Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**CUYLER-BROWNVILLE DISTRICT**

[19. Petition of Julius Mack | 22-001604-COA | 677 West 34th Street | After-the-Fact Alterations](#)

**Ms, Leah Michalak** presented the petitioner's request

Ms. Fenwick asked if a permit was obtained. Ms. Michalak responded no. Streetview observation showed the March 2019 COA was exceeded. This project was reported this year; it is a current Code Compliance case under applicants ownership. MS. Fenwick stated she is concerned this area is not getting the protective attention as other areas are. Ms. Michalak stated it's getting better, thus it was reported.

**PETITIONER COMMENTS:**

Mr. Mack stated he bought it already with work underway and was not aware of his limitations. He stated he is not aware and spent much on repairs, only to find he cannot proceed. He stated he thought he was compliance; tried to be in harmony with the other homes in the area. He replaced the Ms. Connor stated she does not think it is fair to deny everything due to the time that has expired. Ms. Ledvina asked if any of the historic materials saved. Mr. Mack stated some doors were inoperable and one home had no door at all. Ms. Bowley asked if the its the same siding as on other structures, hardi-board; none of the original siding is available. Ms. Fenwick requested Staff to send Cuyler-Brownville Ordinance. Mr. Bagley-Heath asked if he was made aware if structured was historic and subject to certain planning requirements. Mr. Mack stated he was unaware he was in a historical district at purchases. He regrets no one told him earlier; saved money and minimize the damage done. Ms. Michalak stated CB standards haven't changed since 1997. He stated he did get a contractor referred by realtor; he went by the visually in the area.

**PUBLIC COMMENTS:**

Mr. Ryan Arvay, hsf, expressed his regret for the situation. This problem seems to be more prevalent in CB than in other areas. Unless there is a state of limitations, where do you draw the line. HSF states all of the historic detail was in the porch; the historic details should be replicated. Ballustrades, gingerbread, tongue and groove. Agrees with Staff's denial. The porch, at a minimum should be restored.

Mr. Mack asked is only this house that needs the metal columns; new construction by the City has the exact same as he has - he used those as examples. Ms. Bowley stated they were referring to the woodwork. Ms. Fenwick stated she understands his confusion, as the Housing Authority has unfortunately constructed.

**BOARD COMMENTS:**

Agrees with HSF: porch is main character of the house. This is a casualty of lack of enforcement. Ms. Conner feels all responsibility should not be placed on the applicant. Remove roof reconfiguration, window alteration, installation of cement fiber board. Leave porch items and possibly the vents. MS. Michalak state this will need a special exception, thus a continuance, Doors historical accurate and vent, brackets. Mr. Bagley-Heath asked about

Mr. Arvay can provide resources for materials. Allow two years to complete.

**Motion**

Continue to allow applicant to apply Special Exception for 1, 2, 3, 4, 5, 7, & 9

The Savannah Historic Preservation Commission does hereby continue the petition for after-the-fact alterations to the property located at 677 West 34th Street to the May 25, 2022 Historic Preservation

Commission meeting in order for the petitioner to apply for a Special Exception to allow the retention of the following features:

- 1.Reconfiguration of the original main roof form and removal of roofs of rear additions.
- 2.Removal of two rear window openings.
- 3.Window replacement.
- 4.Installation of fiber cement siding.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**STREETCAR DISTRICT**

[20. Petition of Brown Design Studio | 22-000485-COA | 1602 Bull Street | Alterations and Addition](#)

Ms. Aislinn Droski presented the petitioner's request

**PETITIONER COMMENTS:**

Eric Brown agrees staff conditions. The clear corrugated was proposed for light. May pull roofing off - would like to confer with client about that.

**BOARD COMMENTS:**

The Board stated it appears to be in keeping with the district and history. Remove plastic.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the alterations and additions for the property located at 1602 Bull Street with the following conditions to be submitted to staff for final review and approval:

- 1.Revise the corrugated polycarbonate roofing to be a more visually compatible and permitted material.
- 2.The pitch of the roof on the addition must be between 4:12 and 8:12.
- 3.The eaves must extend no less than 12 inches beyond the supporting walls.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
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Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[21. Petition of Rayfield Reeves | 22-001021-COA | 504 East 40th Street | New Construction, Small \(Parts I and II\)](#)

Rebecca Fenwick and Kiersten Connor recused themselves.

Ms. Olivia Arfuso presented the petitioner's request

**PETITIONER COMMENTS:**

Ms. Heiss asked if a second story porch is included. Ms. Harris replied yes. Will there be a porch Yes Single family home Yes Ms. Michalak stated an existing fence; the standard only applies to new fences.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small (Parts I and II) with the following conditions because otherwise the work is visually compatible and meets the standards:

- 1.All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and a pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.
- 2.The proposed side yard fence shall be painted.

**Vote Results ( Approved )**

Motion: Mae Bowley  
Second: Kathy S. Ledvina

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[22. Petition of Ethos Preservation | 22-001683-COA | 507 East 36th Street | Amendment to Previous COA](#)

Rebecca Fenwick and Kiersten Connor recused themselves.

Ms. Olivia Arfuso presented the petitioners request.

**PETITIONER COMMENTS:**

Ms. Ellen Harris, petitioner, stated they would like to keep the gables as is; first ask after being heard three times. Will do windows. Porch piers were approved to be stucco on sides and front. Can keep that way; would like to keep as proposed. Asked for interpretation. Other structures with front facing gables. Will abide by 2 & 4; ask for consideration for 1 & 3.

No public comment.

**BOARD COMMENTS:**

Ms. Ledvina asked about pier design. Proposed top of Bowley supports gable feature. Bagley floating boards does not have flow from main house to the porch; something should break up siding.

**BOARD DISCUSSION:**

The Board concurred that, due to the examples provided by the petitioner, the brick piers may remain. However, the Board members did have concerns regarding the hog penning that appeared to be "floating" on the sides of the porches.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the amendment to a previously approved COA [File No. 21-001195-COA] to address the inconsistencies noted by Staff during the final inspection of 507 East 36th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1.A window or gable vent shall be added to provide an element of visual interest.
- 2.An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.
- 3.A minimum of five (5) feet must be provided between a fence and a building where they are parallel.
- 4.A similar brick pier element shall be introduced at the rear of the porch, where the skirting of the porch meets the foundation.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[23. Petition of Ethos Preservation | 22-001684-COA | 509 East 36th Street | Amendment to Previous COA](#)

Ms. Oliva Arfuso presented the petitioner's request

**BOARD DISCUSSION:**

The Board concurred that, due to the examples provided by the petitioner, the brick piers may remain. However, the Board members did have concerns regarding the hog penning that appeared to be "floating" on the sides of the porches.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the amendment to a previously

approved COA [File No. 21-001196-COA] to address the inconsistencies noted by Staff during the final inspection of 509 East 36th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1.A window or gable vent shall be added to provide an element of visual interest.
- 2.An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.
- 3.A minimum of five (5) feet must be provided between a fence and a building where they are parallel.
- 4.A similar brick pier element shall be introduced at the rear of the porch, where the skirting of the porch meets the foundation.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[24. Petition of Michael Story | 22-001691-COA | 217 / 219 West 36th Street | Rehabilitation / Alterations](#)

Ms. Olivia Arfuso presented the petitioners request

Michael Story, petitioner

**PUBLIC COMMENTS:**

Mr. ?? asked if it will be rented. Mr. Story stated it will be for sale  
Mr. Arvay stated the application seems to be vague; much is left to interpretation. If unapproved work occurs, that causes problems. What is meant by restoration of both front doors, as one is historic and the other is not. Above the front doors - (window) will the clear pane remain. These types of details need to be addressed to avoid problematic situations. Mr. Story stated the one historic door will be replicated. The one window will replicate the other historic windows. Can submit more details.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the amendment to a previously approved COA [File No. 21-001196-COA] to address the inconsistencies noted by Staff during the final inspection of 509 East 36th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1.A window or gable vent shall be added to provide an element of visual interest.
- 2.An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.
- 3.A minimum of five (5) feet must be provided between a fence and a building where they are parallel.
- 4.A similar brick pier element shall be introduced at the rear of the porch, where the skirting of the porch

meets the foundation.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

25. Petition of Nathaniel Snyder | 21-001250-COA | 2305 Price Street | Historic Determination

Rebecca Fenwick and Kiersten Connor recused themselves from this peition.

Ms. Olivia Arfuso

**PETITIONER COMMENTS:**

Ms. Ellen Harris, petitioner, provided research showing the garage is non-contributing. Ms. Mobley asked if staff was aware of this, Ms. Arfuso stated they recieved on April 26. Ms. Ledvina asked if there is siding, Ms. Michalak stated possibly, Ms. Harris stated she is not certain. Not proposed to be a tear down. IF deemed as non-contributing, it will still be subject to compatibility standards.

**BOARD DISCUSSION:**

After listening to Staff’s presentation, as well as the additional information presented by the petitioner, the Board concurred that the garage did not meet the *Criteria for Resource Designation* and fell outside of the *Period of Significance* for the *Streetcar Historic District*.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request to determine the attached garage at 2305 Price Street “non-contributing,” because the Criteria for Resource Designation was not met.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye



Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[26. Petition of J. Elder Studios | 22-001687-COA | 2613 Montgomery Street | New Construction: Part I, Height and Mass](#)

Ms. Leah Michalak presented the petitioner's request  
Staff is recommending denial because additional information is needed and do not approve parking.

**PETITIONER COMMENTS:**

Mr. Jerome Elder, petitioner, proposing apartments again. Lots 4-8 are parking, not developed. Their goal is revitalize the area with commercial business and restaurants.

Ms. Fenwick asked what happened to the buildings. Mr. Elder stated the original owner was requested by the City to clear the site. The plans proposed are from the potential owner; sale in progress. MS. Fenwick asked was breaking in the mass into multiple buildings and what historic buildings were used as inspiration. Mr. Elder stated multiple were considered; the Two Sisters Court building on E 222 37th St for historical context, as it has a large footprint. They incorporated deep recesses and porches to break up. To get more density and needs of the neighborhood, larger footprint/floors was requested, but no larger than needed. Ms. Mobley asked whom was reached out to. Facebook; not able to have in-person meetings. Responses have been positive thus far.

**PUBLIC COMMENTS:**

Mr. Ryan Arvay, HSF, agrees with Staff. Too large for immediate surrounding context.

Ms. Susan Larcy Hiesy asked this will be a part of an affordability housing or for-profit. Mr. Elder stated it will be standard market rate apartments, as well as the duplexes.

Jason Combs, President of Thomas Square Neighborhood Association, state they support the project as a mixed-use project.

Josh Yellin, stated the Ordinance requires variances to be in keeping with the need and goals, as this projects provides. The ground commercial floor can be eliminated. Requests approval of variance and special exception. Not a principle use parking structure.

No contamination and tanks will be studied in the future.

**BOARD COMMENTS:**

Ms. Bowley agrees with Staff, variance are not warranted outside of the needs of the client.

**Motion**

The Savannah Historic Preservation Commission does hereby deny the demolition of two non-contributing structures at 412 West 42nd Street and 414 West 42nd Street, as well as for New Construction, Part I, Height and Mass for a four-story mixed-use building for the property located at 2613 Montgomery Street because the project is not visually compatible and does not meet the design standards.

AND

Deny the Special Exception from the standard within 5.13.5 Development Standards for Permitted Uses, which reads:

“TC-1. Building. Building footprint (max sq. ft.): 5,500”

To allow for a larger footprint of 15,570 square feet, because the special exception does not meet the Special Exception criteria nor the intent of the ordinance.

AND

Deny the variance from the standard within 5.13.5 Development Standards for Permitted Uses which reads:

“TC-1. Height (max). - 3 stories up to 45 ft.”

To allow for four stories within the maximum building height of 45 feet because the variance does not meet the variance criteria nor the intent of the ordinance.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[27. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | Non-Contributing Demolition and New Construction, Large, Part I](#)

Ms. Leah Michalak presented the petitioner's request

Ms. Connor asked if the facade/dormer sticking out. Ms. Michalak deferred to the petitioner.

**PETITIONER COMMENTS:**

Mr. Patrick Shay and Ms. Meredith Stone, petitioners, state the proposed design includes a private but publicly accessible courtyard for the walkability of the area. Studied and were inspired by the nature of neighborhood entrances. There would be six entrances. larger panes of glass for commercial; recessed for residential. All resident and commercial users would have as much access to outside as possible. Incorporated a design feature for lighting (sun filter), open to the ground

**PUBLIC COMMENT:**

MS. Gretchen Reese, asked about parking. Mr. Shay stated they are exempt from off street-parking, in the lane as it should be. The apartments have required parking.

Mr. Richard Warford, are the setbacks The set-back mirror the existing structures. The pitch is not exactly the same; it is a little higher.

Ryan Arvay, the buildings are higher than they should be visually. Should reference residential structures in the area.

Ms. Connor stated there are buildings in the area with this height. The gable dormer looks awkward. Mr. Shay stated the dormer does not meet the ridge of the main roof.

Ms. Mobley asked why are commercial uses being put in a residential uses. Mr. Shay stated many are used for commercial usage. Six residential units per building, one and two bedroom.

**BOARD COMMENTS:**

Without dormers on the front facade.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the demolition or deconstruction of the two (2) non-contributing buildings and New Construction: Part I, Height and Mass for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street with the following condition to be submitted with Part II, Design Details, because the work is otherwise visually compatible and meets the standards:

1.The storefront must be inset four (4) inches from the face of the building.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

**X. APPROVED STAFF REVIEWS**

[28. Acknowledgement and approval of Staff-approved decisions as presented.](#)

**Motion**

Acknowledge approved Staff reviews.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[29. Petition of BEST SIGNS INC., Sean King | 22-001015-COA | 1512 BULL STREET | Three wall signs and one projecting sign](#)

[30. Petition of WILDCRAFTERS SAVANNAH, LLC, Kimberly Ford |22-001253-COA | 1915A BULL STREET | In-kind repair/replacement of rear porch elements](#)

[31. Petition of AMERICAN EQUITY INVESTORS CONSTRUCTION, Kareem Simmons | 22-001415-COA | Siding](#)

[repair and window sill replacement](#)

[32. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-001424-COA | 213 EAST DUFFY STREET | Siding, trim, soffit/fascia repair and repalcement](#)

[33. Petition of AMERICAN CRAFTSMAN RENOVATIONS, Cher Norris | 22-001425-COA | 815 WEST 42ND STREET | Windows](#)

[34. Petition of JTVS, Kiersten Conner | 22-001564-COA | 406, 408, & 410 SEILER AVENUE | Roof Replacement](#)

Kiersten Connor recused.

[35. Petition of JMS BUILDERS, John Stewart | 22-001670-COA | 529 EST 36TH STREET | Rear wooden fence, masonry wall repair, paint foundation](#)

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[36. Items Deferred to Staff - April Report](#)

[37. Stamped Drawings - April Report](#)

[38. COA Inspections - April Report](#)

[39. Report on Work Inconsistent With Issued COA for the April 27, 2022, HPC Meeting](#)

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

[41. Report on Work Performed Without a COA for the April 27, 2022, HPC Meeting](#)

## XII. OTHER BUSINESS

## XV. ADJOURNMENT

[42. Next Pre-Meeting: May 25, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[43. Next Regular Meeting: May 25, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[44. Adjourn](#)

Adjourned at 7:10 p

***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.***