



Historic Preservation Commission

112 East State Street - Hearing Room
May 25, 2022 3:00 PM
DECISIONS

May 25, 2022 Historic Preservation Commission

A Pre-meeting was held at 2:30 pm. Items on the agenda were presented by staff, as time permitted, and the Commission asked questions. No testimony was received and no votes were taken. Mr. Brian Arcudi, new Board member, introduced himself.

Members Present: Virginia Mobley, Chair
- Brian Arcudi
Darren Bagley-Heath
Mae Bowley
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina
Robin Williams

Member Absent: Rebecca Fenwick

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

STREETCAR DISTRICT

[1. Petition of Ethos Preservation LLC | 22-001797-COA | 1510 Lincoln Street | Rehabilitation](#)

Kiersten Connor recused herself from this item.

Motion

The Savannah Historic Preservation Commission does hereby:

Deny the petition to extend an existing wood fence into the front yard for the property located at 406 East Waldburg Street because the proposed fence is not visually compatible and does not meet the design standards.

AND

Deny the Special Exception request from the standards that reads:

“Fences or walls no more than 36 inches in height may be installed within the front yard.”

“Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.”

To allow a 6-foot-high fence in the front yard on the west side of the lot. Because the Special Exception criteria are not met.

Vote Results (Approved)

Motion: Robin Williams

Second: Kathy S. Ledvina

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

IV. ADOPTION OF THE AGENDA

[2. Adopt the May 25, 2022 Agenda](#)

Motion

Adopt the May 25, 2022 HPC Agenda as presented.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[3. Approve the April 27, 2022 Meeting Minutes](#)

Motion

Approve the April 27, 2022 Meeting Minutes

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

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

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

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

Motion

Petitioner requested to withdraw the item.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

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

VII. CONTINUED AGENDA

[5. 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: Darren Bagley-Heath
Second: Kiersten Connor
Rebecca Fenwick - Not Present
Virginia Mobley - Abstain
Robin Williams - Aye
Darren Bagley-Heath - Aye
Mae Bowley - Aye
Kiersten Connor - Aye
Kathy S. Ledvina - Aye
Brian Arcudi - Aye

[6. 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: Darren Bagley-Heath
Second: Kathy S. Ledvina
Rebecca Fenwick - Not Present
Virginia Mobley - Abstain
Robin Williams - Aye
Darren Bagley-Heath - Aye
Mae Bowley - Aye
Kiersten Connor - Aye
Kathy S. Ledvina - Aye
Brian Arcudi - Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath
Second: Kathy S. Ledvina
Rebecca Fenwick - Not Present
Virginia Mobley - Abstain
Robin Williams - Aye
Darren Bagley-Heath - Aye
Mae Bowley - Aye

Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

[10. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | New Construction, Large, Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[11. Petition of Shannon Taylor | 22-001662-COA | 108 West Henry Street | After-the-Fact, Amendment to Previous COA](#)

Ms. Olivia Arfuso presented the petitioner's request

PETITIONER COMMENTS:

Ms. Shannon Taylor, petitioner, stated shed does not know why petition is being denied.

Ms. Leah Michalak stated the railings do not meet the railings design standards.

Ms. Taylor asked to continue to address Staff concerns.

Motion

The Savannah Historic Preservation Commission does hereby continue the amendment to a previous COA [File No. 21-005927-COA] to include the after-the-fact work at 108 West Henry Street to the June 22nd HPC Meeting, in order for the Petitioner to address the following:

- 1.Contact the City of Savannah's Development Services Department regarding any necessary permits.
- 2.If any of the replacement features do not match the historic features in-kind, the work shall be clearly identified and submitted to Staff. All material specifications must be submitted to Staff for review prior to the commencement of work. Appropriate shutter specifications that meet the standards shall be submitted with the proposed materials.
- 3.Provide additional information regarding the replacement siding.
- 4.If any window needs to be replaced entirely, a window type that has been previously approved for use on historic buildings in Savannah's local historic districts must be submitted to Staff for review. All glass must be transparent with no dark tints or reflective effects.
- 5.All doors must be made of wood / glass and shall be a design that is sympathetic to, and compatible with, the contributing resource. New door specifications shall be submitted to Staff for review.

- 6.All light fixtures shall be constructed of metal and/or glass and must have a white light source, only.
- 7.Plans for the reconstruction of the rear stair / deck shall be submitted to Staff for review.
- 8.All posts shall have cap and base molding, balusters must be placed between upper and lower rails and the distance between balusters shall not exceed (4) inches on center. The height of the railing must not exceed 36-inches. All wood elements must be painted.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Connor

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

[12. Petition of First Mount Bethel Missionary Baptist Church | 22-002169-COA | 124 West Anderson Street | After-the-Fact Fence](#)

Ms. Leah Michalak presented the petitioner's request

PETITIONER COMMENTS:

Mr. Kenneth Jenks stated he hired Savannah Fence and asked if there were any permits that needed to be obtained. He stated he was informed, in writing, that there were none. He asked what were the prohibited materials.

Ms. Michalak stated the list of acceptable and prohibited materials. **Mr. Jenks** stated that he did not think wood was a better alternative.

PUBLIC COMMENT:

Ms. Pat ??? stated she understands and sympathizes with the need and intent to keep people out, but please stay within the confines of the Ordinance.

BOARD DISCUSSION:

The Board suggested having the contractor redo the fence correctly.

Motion

The Savannah Historic Preservation Commission does hereby continue the after-the-fact chain link fence for the property located at 124 West Anderson Street to the June 22, 2022 Regular Meeting of the Historic Preservation Commission to allow for the revision of the fencing material to be visually compatible and permitted.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

Rebecca Fenwick	- Not Present
-----------------	---------------

Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[13. Petition of Rita Krinsky | 22-002108-COA | 406 East Waldburg Street | Special Exception for a Fence](#)

Ms. Leah Michalak presented the petitioner's request. The existing fence built in 2006 was and still out of compliance with the Ordinance, and no COA was obtained.

PETITIONER COMMENTS:

Mr. Harley Krinsky, stated the property was bought in 2016 and has no comment on previous fence. The need to stop foot traffic from crossing the property. Thought request was in harmony with other properties in the area that have fences up to the property line. Will work to try to set fence back two feet. The posts were there prior to acquiring the property to deter vehicular traffic/accidents. Will seek approval from Traffic Engineering. They want a solid rhythm in yard.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated the importance of how corner properties are cared for. HSF supports Staff's recommendation. It is important to keep continuity; perhaps three-foot high transparency fencing.

BOARD COMMENTS:

The Board concurred that a traffic study is irrelevant if the fencing does not conform to code.

Motion

The Historic Preservation Commission motioned to deny to extend an existing wood fence into the front yard for the property located at 406 East Waldburg Street because the proposed fence is not visually compatible and does not meet the design standards.

AND

Denial for the Special Exception request from the standards that reads:

"Fences or walls no more than 36 inches in height may be installed within the front yard."

"Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front facade of the building."

To allow a 6-foot-high fence in the front yard on the west side of the lot. Because the Special Exception

criteria are not met.

If the Commission determines that the fence is visually compatible and the Special Exceptions are warranted; staff recommends that the Commission continue the petition to the June 22, 2022, HPC meeting in order for the petitioner to provide the following:

Confirmation from the Traffic Engineering Department that this fence is permitted in the proposed location. The fence must be decay-resistant wood that is at least 5/8 inch thick. The wood fence must be painted.

Vote Results (Approved)

Motion: Robin Williams

Second: Kathy S. Ledvina

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

[14. Petition of Matt Follis | 22-000896-COA | 1311 Lincoln Street | Rehabilitation and Alterations](#)

Ms. Leah Michalak presented the petitioner's request

PETITIONER COMMENTS:

Mr. Matt Hollis stated there was a note regarding the fence being painted white.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, suggested finding and using other options regarding turnposts. Be sure handrails are appropriate and true. Porches should be well defined and have character-defining features.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for alterations to the property located at 1311 Lincoln Street with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide a detailed drawing or specification of the proposed turned post design for the front porches.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

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

CUYLER-BROWNVILLE DISTRICT

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

Ms. Leah Michalak presented the petitioner's request

PETITIONER COMMENTS:

The petitioner, Mr. Julius Mack, was not present at the meeting, in-person nor virtually.

BOARD COMMENTS:

The Board expressed there was a misunderstanding of the petitioner's knowledge at the initial hearing of this petition. Based on the petitioner's expressions during the April 27, 2022 HPC meeting, the Board believed the petitioner was unaware of the process. The Board has since realized the petitioner has previously submitted for a COA and exceeded it, prompting this petition.

Motion

The Savannah Historic Preservation Commission does hereby:

Deny the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are not visually compatible and do not meet the preservation or design standards:

- 1.Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
- 2.Replacement of two rear doors
- 3.Alteration of two rear window openings from rectangular to square
- 4.Removal of at least two rear window openings
- 5.Window replacement
- 6.Door replacement
- 7.Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)
- 8.Complete front porch alterations (columns, railing, foundation walls, steps, and decking)
- 9.Eave brackets removed
- 10.Removal of louver vents into the attic on both side facades

AND

Deny all Special Exception requests for the property located at 677 West 34th Street because the Special Exception criteria are not met.

AND

Approve the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are visually compatible and meet the preservation and design standards:

1. Roof replacement
2. Electrical service relocated from front façade to side façade
3. Addition of and then later reconstruction of two rear decks
4. Exterior light fixtures installed

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

STREETCAR DISTRICT

[16. Petition of Ward Architecture + Preservation | 22-002121-COA | 216-218 West 43rd Street | New Construction, Small \(Parts I and II\)](#)

Ms. Olivia Arfuso presented the petitioner's request
The accent windows are a different configuration based on historical context.

PETITIONER COMMENTS:

Mr. Josh Ward stated he contacted Development Services about (issue 1); would like to keep side porches as they are. **Ms. Bowley** asked if there was flexibility regarding the pitch. **Mr. Ward** stated they will study it. Also stated Development Services requires two columns for fire reasons. Will try to compromise.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, requested detail to brackets all around, not just the front.

BOARD DISCUSSION:

The Board asked about the fences on either side of the property; Mr. Ward stated it does not belong to them; existing fencing. Requested petitioner to use double columns with split rail.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small (Parts I and II) at 216 / 218 West 43rd Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. Contact the City of Savannah's Development Services Department regarding the encroachment of the side porches into the required side yard setback.
2. Provide the total height of the new construction (to the peak) and how it relates to the heights of the adjacent, contributing resources on the south side of 43rd Street.
3. Revise the proposed front porch partition / divider.
4. The windows' muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
5. All wood shall be painted or stained.
6. Reduce the roof pitch (to the peak) to visually align with the roofs on the adjacent, contributing resources.
7. Reduce the size of the side porches' roof brackets.
8. Redesign the front porch to mimic the singular, shared rail and double-column configuration visible on contributing, multi-residential buildings in Savannah's local historic districts.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[17. Petition of Ethos Preservation | 22-002170-COA | 1718 Barnard Street | New Construction, Small, Parts I and II](#)

Kiersten Connor recused herself from this item.

Ms. Leah Michalak presented the petitioner's request

PETITIONER COMMENTS:

Ms. Ellen Harris stated she had no concerns with Staff conditions.

PUBLIC COMMENTS:

Mr. Ryan Arvay commended the petitioner for the extra detail for a new construction project. Ensure ballusters are in keeping with historic detail, not 'store stock'. Have brick detail on sides, not just front..

Motion

The Savannah Historic Preservation Commission does hereby approve the New Construction, Small,

Parts I and II, for a two-story, over/under duplex and carriage house for the property located at 1718 Barnard Street with the following conditions to be provided to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

- 1.Add additional openings to the east (rear) elevation of the main building and the east (rear) elevation of the carriage house.
- 2.Provide the material specification for the brick and stucco foundation.
- 3.Include a private sidewalk which connects the main entrance of the principal structure to the public sidewalk.
- 4.Add a water table with a cap, frieze, and faux piers to the entirety of the foundation.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Darren Bagley-Heath

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

X. APPROVED STAFF REVIEWS

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

Motion

Approve of Staff-approved decisions.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Connor

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

[19. Petition of SARAH SEGER | 22-001917-COA | 105 EAST DUFFY STREET | In-kind replacement of wood siding on lower portion of exterior wall/porch repair](#)

[20. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-0021674-COA | 114 WEST 41st STREET | Roof repair](#)

[21. Petition of TIM WEBER | 22-000850 | 522 EAST 36TH STREET | Remove chain link fence, install wood privacy fence](#)

[22. Petition of SIGNS BY JAMES, James Burnsed | 22-002066-COA | 2400 BULL STREET | Illuminated sign](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[23. Items Deferred to Staff - May Report](#)

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

[25. COA Inspections - May Report](#)

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

[27. Report on Work That Exceeds Scope of Issued COA for the May 25, 2022, HPC Meeting](#)

[28. Report on Work Performed Without a COA for the May 25, 2022, HPC Meeting](#)

XII. OTHER BUSINESS

NEW BUSINESS

[29. Demolition of Educational Building at 2201 Bull Street](#)

XV. ADJOURNMENT

[30. Next Pre-Meeting: June 22, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[31. Next Regular Meeting: June 22, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[32. Adjourn](#)

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.