



Historic Preservation Commission

112 East State Street - Hearing Room
June 22, 2022 3:00 PM
DECISIONS

June 22, 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
- Mae Bowley
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina
Robin Williams, virtual

Member Absent: Brian Arcudi
Darren Bagley-Heath

Staff Present: Pamela Everett, Esq., Assistant Executive Director
Leah Michalak, Historic Preservation Director
Caitlyn Chamberlain, Senior Planner
Aislinn Droski, Assistant Planner
Ethan Hagerman, Assistant Planner
Jamie Zerillo, 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 Ward Architecture + Preservation | 22-002881-COA | 111 East 36th Street | Driveway and Fence](#)

This item was removed from the Consent agenda to the Regular Agenda. Motioned by K. Ledvina, 2nd by R. Williams. All approved.

Mr. James Zerillo presented the petitioner's request

PETITIONER'S COMMENTS:

Mr. Josh Ward, petitioner, stated they will consider putting the driveway in the rear of the property; trying to avoid moving the brick wall in the rear. Side yard. May consider a new brick wall to the side for privacy.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the addition of a brick side yard fence at 111 East 36th Street because the work is visually compatible and meets the standards.

AND

The Savannah Downtown Historic District Board of Review does hereby deny the addition of a front yard ribbon strip driveway at 111 East 36th Street because the work is not visually compatible and does not meet the standard.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

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

[2. Petition of Judi and Larry Anderson | 22-002325-COA | 2431 Habersham Street | Stair Addition](#)

Motion

Approval of the removal and replacement of a rear stair for the property located at 2431 Habersham Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[3. Petition of Ward Architecture + Preservation | 22-002584-COA | 1818 Abercorn Street | Paint Brick](#)

Motion

Approval to paint the brick for the property located at 1818 Abercorn Street as requested because the proposed work meets the preservation standards and is visually compatible.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

IV. ADOPTION OF THE AGENDA

[4. Adopt the June 22, 2022 Agenda](#)

Motion

Adopt the June 22, 2022 HPC Agenda as presented.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approve the May 25, 2022 Meeting Minutes](#)

Motion

Approve the May 25, 2022 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Mae Bowley

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

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

VII. CONTINUED AGENDA

[6. 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	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

[7. 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	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

[8. 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	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

[9. 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	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye

Brian Arcudi - Not Present

[10. Petition of Wubbena Architects | 22-001248-COA | Jefferson 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	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

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

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

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

[14. Petition of Noble L. Boykin | 22-002599-COA | 217 East 38th Street | Addition and Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

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

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

[15. Petition of Ethos Preservation, Ellen Harris | 22-002598-COA | 203 West Anderson 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	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

[16. Petition of Howard Reid | 22-002601-COA | 1003-1009 West 36th Street | New Construction, Small \(Part I\)](#)

Motion	
Continue.	
Vote Results (Approved)	
Motion: Rebecca Fenwick	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[17. Petition of Michael Condon | 22-002166-COA | 222 West Duffy Street | Rehabilitation](#)

Ms. Leah Michalak presented the petitioner's request

Ms. Ledvina asked about the five windows - is the middle configuration accurate; what is the correct configuration.

Mr. Williams asked the current non-conforming doors will be replaced with historic/conforming doors.

Ms. Fenwick asked work done on the rear facade. Michalak stated there is no work to be done on the rear. LEDvina is the second story door remaining Michalak stated they have asked for clarification, the awning is to be removed.

MS. Connor asked about the triangular window. Ms. Michalak stated it will be filled in; with a small exposure.

PETITIONER'S COMMENTS:

Mr. Michael Condon, petitioner, stated teh second door will remain. Referring only to the four doors on the first floor. They will be replaced with period doors. Jefferson st door is not original; replace The Duffy st door to replicate The windows 2 over 5. The architect drew All four sets of window will match as 2s over 5s. The 2 over 2 windows appear original; single glazing and appears old. The 'cathedral' window in the corner had a one piece of glass with a divider in the middle - would like to restore to a window. Was covered from the inside. The top 1 is slightly longer, fixed single-glazing glass. All four sides will be repaired, siding in-kind; various kinds of siding on the structure. Ledvina asked about the soffits and brackets. Condon will have missing ones made and they will be repaired and replaced Fenwick asked the clapboard will wrap around and match; the

PUBLIC COMMENTS:

There was no public comment

BOARD COMMENTS:

Fenwick - not convinced on storefront window as historic configuration. Retain two transom windows. Mr. Williams stated the store across the street provides guidance with the two large lower panes, unless the wood indicated historic originality. What was the original configuration - two below or five. Connor asked if the windows could have had five below

Motion

Approval of rehabilitation for the property located at 222 West Duffy Street with the following condition to be provided to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

Provide the design of the replacement doors.

Two over two storefront configure with large glass divided vertically element, pending staff visit

Doors replicate doors on Jefferson Main with double-doors with inset glass built of wood

Window on north revised based on staff revisit

Exterior materials for Duffy St wrap east facade

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

STREETCAR DISTRICT

[18. Petition of Greenline Architecture Inc. | 22-002605-COA | 401 West 41st Street | Rehabilitation and Rooftop Addition](#)

Ms. Leah Michalak presented the petitioner's request

This property is split between Streetcar and Cuyler Brownville National Historic Registers.

Ms. Ledvina asked about rear setbacks. Ms. Michalak stated only side and front; no purview over the rear.

Fenwick asked about the depth of the parapet. Michalak stated it varies because of the slopes; petitioner is to take off the current roof.

Connor asked what will happen to brick on front facade. Michalak stated beyond scope to request anything.

Ledvina asked about cable rail on top of parapet. Michalak - Should be behind it.

PETITIONER'S COMMENTS:

Eric O'Neil, petitioner, willing to ask for continuance to address concerns. Agreeable to staff recommendations. QUESIGN on 5 - existing two story addition, no historic material or evidence it is historic. Agreeable to maintain if worth saving. Would prefer to remove it.

Condition 6: willing to reduce overall height of addition two feet and restudy configuration. Will setback the four bays a foot.

Mr. Williams asked about the cladding; lots of window and fenestration. O make them distinguishable from the rest. Can restudy window pattern regarding the solid void. horizontal clapping. Wanted to make addition distinguishable from historic structure

Ms. Ledvina asked about cable railing off of rail Mr. Williams stated he has no issue; agrees

Mr. O'Neill stated would like to continue. Will take cues from what is already there.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

Ms. Connor does not see compatibility of addition; needs to be redone.

Fenwick the site line study needs to be done. The height of the parapet lacks the depth for flexibility. Challenge to be concealed.

Williams putting additions on top of buildings is established in Savannah; many precedents. Carrying the existing walls straight out was the most popular way. Reduce fenestration and determine how clabbering can carry over.

Bowley setback back, lower height to cornice line of historic house. If roof line is going down two feet; harmony of three masses. See cornice detail

Fenwick we do not operate on precedent; rooftop additions are more prevalent in Downtown.

Motion

The Savannah Historic Preservation Commission does hereby continue the rehabilitation of the main historic buildings, the removal of a second story addition & replacement with a connector, the construction of a new addition (one-story addition atop the one-story brick building and a two-story addition which

extends behind the one-story brick building), and a new fence in the rear yard for the property located at 401 West 41st Street, for a maximum of 90 days, to allow the application to address the following:

Historic Main Buildings & Fence:

- 1.Remove the painting of the brick on the side facade from the scope of the project.
- 2.The windows within the historic buildings must be wood, single pane, with a 2/2, true divided light pattern.
- 3.Provide clarification regarding Wall Section – B, and the placement of new brick atop existing brick.
- 4.Revise the fencing material to be wood or another visually compatible material.

Rear Addition on Two-Story Wood Frame Building:

- 5.Provide more information regarding the existing addition on the rear of the two-story building, including photographs of what exists behind the stucco on the front façade.

Rooftop Addition:

- 6.Redesign the addition to be more visually compatible with the historic building, including minimizing the massing and increasing the setback from the parapet.
- 7.Revise the exterior walls of the rooftop addition to feature horizontal siding or a different exterior wall material

Vote Results (Approved)

Motion: Robin Williams

Second: Kathy S. Ledvina

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

X. APPROVED STAFF REVIEWS

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

Motion

Acknowledge and approve

Vote Results (Not Started)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

[20. Petition of SNOWBALL FUND, LLC, Amerigo Contini | 22-002733-COA | 321 WEST 36TH STREET | Vinyl screen kit \(rear\)](#)

[21. Petition of JDH INSTALLATION, Rebel Peters | 22-002408-COA | 536 EAST ANDERSON STREET | Replace wood fence on side and rear yards.](#)

[22. Petition of NATHAN SNYDER | 22-002652-COA | 210 E PARK AVENUE | Roof replacement](#)

[23. Petition of HARPER SPECIAL SERVICES | 22-002542-COA | 201 EAST 46th STREET | Demo contributing accessory structure](#)

[24. Petition of JONATHAN KURDYS | 22-002320-COA | 106 E 31st STREET | Installation of new siding and repair of three window sashes.](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[25. Stamped Drawings - June Report](#)

[26. Report on Work Inconsistent With Issued COA for the June 22, 2022, HPC Meeting](#)

[27. Report on Work Performed Without a COA for the June 22, 2022 HPC Meeting](#)

[28. Report on Work That Exceeds Scope of Issued COA for the June 22, 2022, HPC Meeting](#)

[29. COA Inspections - June Report](#)

[30. Items Deferred to Staff - June Report](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[31. Next Pre-Meeting: July 27, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[32. Next Regular Meeting: July 27, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

A nominating committee will be recommended by Ms. Mobley.

[33. Adjourn](#)

4:53

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.