



## Historic Preservation Commission

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Virtual Meeting  
July 22, 2020 - 3:00 P.M.  
Meeting Minutes

### JULY 22, 2020 HISTORIC PRESERVATION COMMISSION

Members Present: Kendra Clark  
Rebecca Fenwick  
Chelsea Jackson-Greene  
Vernon Jones  
T. Jerry Lominack  
Virginia Mobley  
J. Haley Swindle  
Dr. Robin Williams

Member Absent: Darren Bagley-Heath

Staff Present: Melanie Wilson, MPC Executive Director  
Pamela Everett, Esq., Assistant Executive Director  
Leah Michalak, Historic Preservation Director  
Ryan Jarles, Cultural Resources Planner  
Mary E. Mitchell, Administrative Assistant  
Sally Helms, Administrative Assistant  
Julie Yawn, Systems Analyst

#### I. CALL TO ORDER AND WELCOME

##### [1. Call to order and Welcome](#)

**Ms. Melanie Wilson, MPC Executive Director**, called the HPC Meeting to order at 3:05 p.m. She welcomed the new Commission members and everyone attending the HPC Virtual meeting. She thanked the members for their participation in the training. Ms. Wilson explained that the staff person who will lead the Commission is Ms. Leah Michalak. She informed the Commission members that in the future if they have questions or concerns, to please let her know. Ms. Wilson stated that she realizes that videos were mentioned, but the videos will be provided at a later date.

**Ms. Wilson** explained that the first order of business for today's meeting is for one of the Commission members to be nominated to serve as Pro-Tem Chairperson. She also explained that Ms. Pamela Everett, Esq., Assistant Executive Director, will explain the process for nominating someone from the floor to serve in this capacity.

**Ms. Everett** explained that one of the members is to be nominated from the floor to serve as Pro-Tem Chairperson to oversee today's meeting. At the end of the meeting, the Pro-Tem Chair will nominate three members to serve as a Nominating Committee to nominate a Chair and Vice-Chair. These persons will be voted on by the HPC at their next meeting. No one was nominated from the floor. Ms. Haley Swindle volunteered to serve as Pro-Tem Chairperson. The Commission was in approval for Ms. Swindle to serve as

the Pro-Tem Chair to oversee today's meeting. The Commission members were reminded to identify themselves when speaking or making a motion so that the information will be recorded correctly.

## 2. Pro-Tem Chairperson Vote

### **Motion**

The Savannah Historic Preservation Commission does hereby approve that Ms. J. Haley Swindle serve as the Pro-Tem Chairperson at today's meeting.

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

Motion: Rebecca Fenwick

Second: Kendra Clark

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Aye

## **II. SIGN POSTING**

## **III. CONSENT AGENDA**

### 3. Approve All Items on the Consent Agenda

### **Motion**

The Savannah Historic Preservation Commission does hereby approve all items on the Consent Agenda.

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

Motion:

Second:

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

## **CUYLER-BROWNVILLE DISTRICT**

[4. Petition of Peterson Custom Works Inc. | 20-003057-COA | 518-524 West 39th Street | Rehabilitation](#)

- [20-003057-COA Rec.pdf](#)
- [Checklist, 518-524w 39th St 20-003057-COA.pdf](#)
- [Drawings and Photographs.pdf](#)
- [Application, 518-524 w. 39th St. 20-003057-COA.pdf](#)
- [Windows in Historic Savannah - Updated 2-2020.pdf](#)

**Motion**

The Historic Preservation Commission does hereby approve an addition of a staircase to the rear porch of 518-524 West 39th Street with the condition that the staircase be painted or stained because otherwise the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

**IV. ADOPTION OF THE AGENDA**

[5. Approve the July 22, 2020 Agenda](#)

**Motion**

The Historic Preservation Commission does hereby approve the July 22, 2020 Agenda.

**Vote Results ( Approved )**

Motion: Kendra Clark

Second: Robin Williams

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

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

[6. Approve June 30, 2020 Meeting Minutes](#)

[📎 06-30-2020 Minutes.pdf](#)

**Motion**

The Historic Preservation Commission does hereby approve the June 30, 2020 Meeting Minutes.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

- |                        |           |
|------------------------|-----------|
| Rebecca Fenwick        | - Aye     |
| Jerry Lominack         | - Abstain |
| Kendra Clark           | - Aye     |
| Vernon Jones           | - Aye     |
| Virginia Mobley        | - Aye     |
| Chelsea Jackson-Greene | - Aye     |
| Robin Williams         | - Aye     |
| J. Haley Swindle       | - Abstain |

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

**VII. CONTINUED AGENDA**

[7. Petition of City of Savannah Code Compliance | 20-002642-COA | 726 West Victory Drive | Contributing Building Demolition](#)

**Motion**

The Historic Preservation Commission does hereby approve to continue the petition of 726 West Victory Drive to the meeting of September 22, 2020.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Robin Williams

- |                        |           |
|------------------------|-----------|
| Rebecca Fenwick        | - Aye     |
| Jerry Lominack         | - Aye     |
| Kendra Clark           | - Aye     |
| Vernon Jones           | - Aye     |
| Virginia Mobley        | - Aye     |
| Chelsea Jackson-Greene | - Aye     |
| Robin Williams         | - Aye     |
| J. Haley Swindle       | - Abstain |

**VIII. REQUEST FOR EXTENSION**

## IX. REGULAR AGENDA

### VICTORIAN DISTRICT

#### [8. Petition of Jal's Pena Construction | 20-002889-COA | 300 West Henry Street/1207 Jefferson Street | Rehabilitation and Alterations](#)

- 🔗 [Application, 300 W. Henry Street, 20-002889-COA.pdf](#)
- 🔗 [Checklist, 300 W. Henry St. 20-002889-COA.pdf](#)
- 🔗 [Drawings, 300 W. Henry Street, 20-002889-COA.pdf](#)
- 🔗 [Photos and Sanborn Maps.pdf](#)
- 🔗 [20-002889-COA Rec.pdf](#)
- 🔗 [Historic Properties Survey Picture.pdf](#)

**NOTE: The Petitioner was not present.**

**Mr. Ryan Jarles** gave the staff report. The applicant is requesting approval for the rehabilitation of 300 West Henry Street (AKA: 1213 Jefferson Street within the Contributing Resources Map). The rehabilitation is to consist of roof, siding, window, and door replacements; removal of CMU infill from between the foundation piers; construction of two story rear covered porches; enlarging 4 rear window openings to be replaced with doors; construction of two covered front porches on the east facing façade. The rear façade of the building is not visible from the public right-of-way.

**Mr. Jarles** reported that staff recommends approval for the rehabilitation of 300 West Henry Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Revise the fence location to not be located forward of the front façade.
2. Revise the window selection to be one that has been previously approved for use on contributing buildings. (See attached brochure).
3. Provide door and lighting specifications.
4. Revise the drawings to include:
  - Cap and base moldings on the porch columns.
  - The location of the electrical equipment and refuse locations, and ensure they are screened, and that the electrical equipment is on a secondary or rear façade.
  - Add infill between the brick piers.

**Mr. Jarles** stated that staff initially had a condition #5 for the petitioner to **ensure all wood features are painted or stained**. However, the petitioner's drawings eliminated this condition. He entertained questions from the Commission.

**Dr. Williams** asked if the Victorian District has standards regarding fences.

**Mr. Jarles** explained that there are fence standards for all the districts. He said within the Victorian District, 6 feet fences are allowed.

**Dr. Williams** asked if there are other districts that allow board fences to serve as screening rows along the front side of the property.

**Mr. Jarles** explained that the fences do not cover the front section of the property, but they are allowed to be parallel along the front facade.

**Mr. Lominack** asked why do they say that the wood has to be painted or stained. Why not say that the wood be painted?

**Mr. Jarles** explained that the recommendation is based on what the ordinance states. The ordinance says that wood fences are to be painted or stained.

### **PETITIONER COMMENTS**

The petitioner was not present.

### **PUBLIC COMMENTS**

**Mr. Ryan Arvay of the Historic Savannah Foundation [HSF]** welcomed the HPC to their first meeting. He has had the opportunity to meet several of the members over the years. Mr. Arvay explained the work that the HSF does. Their Architectural Review Committee meets regularly to review these projects as well. They make regular recommendations to the Historic Preservation Committee and the Historic District Board of Review.

**Mr. Arvay** reported that this property has been vulnerable for many years. They are glad to see that the owner is going to rehabilitate the property. They endorse and support all of staff's recommendations; especially as it pertains to the materiality that the petitioner ensure that it is done properly. For example, new windows and ensure that the porch piers are brick. He said the Commission has raised some concerns about the porch and he believes it would be well worth pursuing to slightly alter the proposed design. Possibly, the petitioner could look at a gable porch roof rather than a hip roof.

### **COMMISSION DISCUSSION**

After seeing some historic photographs of the building, the Commission expressed their desire for the detailing once found on the cornice and porch be reflected within the drawings for the rehabilitation. Specifically, the Commission requested the inclusion of cornice brackets as well as a more detailed articulation of the front facing porches. The discussion of the porch articulation included their desire for the porch columns to be rounded in order to be more "fitting" with the surrounding properties as well as including a form of decoration of the porch roof such as support beams with cornice bracketing. The Commission expressed that the porch roof should be a gable style pitched roof to be more visually compatible with the visually related contributing buildings.

### **Motion**

The Savannah Historic Preservation Commission does hereby continue the petition for the rehabilitation of 300 West Henry Street to the next regular meeting [August 26, 2020] to allow the petitioner to:

1. Provide a revised drawing to include a detail for cornice and porch articulation based on the Commission Discussion.
2. Revise the fence location to not be located forward of the front facade.
3. Revise the window selection to be one that has been previously approved for use on contributing buildings [see attached brochure].
4. Provide door and lighting specifications.
5. Revise the drawings to include:
  - Cap and base moldings on the porch columns.
  - The locations of the electrical equipment and refuse locations, and ensure they are screened, and that the electrical equipment is on a secondary or rear facade.
  - Add infill between the brick piers.

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

Motion: Rebecca Fenwick

Second: Vernon Jones

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

## CUYLER-BROWNVILLE DISTRICT

### [9. Petition of GBU Construction, LLC | 20-002836-COA | 1606 Brownville Court | After-the-Fact New Construction Small \(Parts I and II\)](#)

- [Applicant Photos.pdf](#)
- [COA and Images for Demolition.pdf](#)
- [Drawings.pdf](#)
- [Staff Photos.pdf](#)
- [Original Staff Recommendation 20-002836-COA.pdf](#)
- [REVISED Staff Recommendation 20-002836-COA.pdf](#)
- [Updated Site Plan.pdf](#)
- [Updated Handrail.pdf](#)

**Mr. Gary Udinsky** was present on behalf of the petition.

**Mr. Ryan Jarles** gave the staff report. The applicant is requesting after-the-fact approval for New Construction Small, (Parts I and II) at 1606 Brownville Court. The one-story new building is a detached single-family. In error, throughout April of 2020, the City of Savannah's Development Services Department approved and issued all required permits for the new construction of a single-family residence at 1606 Brownville Court without the project having been reviewed by the Historic Preservation Commission, and without having received a Certificate of Appropriateness. Staff was notified of this, by a citizen, after the construction building was almost complete. Once staff was made aware, the petitioner agreed to apply for an after-the-fact COA.

**Mr. Jarles** explained that in 2019, staff approved the demolition of a non-historic building on this site after it suffered a fire [19-005112-COA]; the applicant for the demolition was not the same applicant as the new construction. The building previously on this site was part of a City of Savannah Housing Department project to build affordable housing in the neighborhood. This whole section of the neighborhood was reorganized, the remaining buildings were removed, the park recreated, and new buildings were constructed surrounding the park. Five [5] prototype designs were approved by the VCO in 2000-2001, with one-story and two-story versions from which to select. The building that burned on the site was constructed in 2003 and was the two-story version.

**Mr. Jarles** stated that the applicant received the plans directly from the Housing Department in February, 2020. Neither the Housing Department or the applicant were aware that the requirements in the ordinance had changed. The ordinance now requires that a 5 foot minimum to a ten foot maximum setback is required for the front yard. The applicant will seek a variance from the Zoning Board of Appeals [ZBA] for this requirement.

**Mr. Jarles** reported that staff recommends approval for after-the-fact New Construction Small, Parts I

and II, with the following conditions to be met prior to submitting revised permit drawings to be stamped by Staff, because otherwise the work is visually compatible and meets the standards:

1. Replace all solid vinyl between the glass muntin windows with a window that meets the standards.
2. Include a pronounced sill on all windows.
3. Include additional windows on both side facades to meet the 30% standard.
4. Center the front door and install a window on either side.
5. Provide additional information including:
  - Mechanical equipment, electric meter, and refuse locations.
  - Material specifications.

Approval of the Special Exceptions from the following Design Standards that state:

*In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet.*

To allow for a 9'-0" floor-to-floor height.

*In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations, if proposed, shall be the average height of the foundations of contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.*

To allow for a 29-inch foundation height.

*Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).*

To allow for pressed metal doors.

*The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.*

To allow a railing height of 42 inches.

Because the Special Exception Criteria have been met.

Staff additionally recommend approval to the Zoning Board of Appeals from the Base Zoning District standard that states:

*Building Setbacks (ft).*

*Single-family Detached.*

*Front yard: 5 (min); 10 (max)*

To allow for a 14'-0" front yard setback because the variance criteria are met.

**Mr. Jarles** entertained questions from the Commission.

**Ms. Fenwick** asked if it was said that the applicant received the plans from the City of Savannah Housing Department.

**Mr. Jarles** answered "yes."

**Ms. Fenwick** asked if this was a design that the City put together that was given to a private citizen.

**Ms. Michalak** answered yes. The design was done approximately 20 years ago.

**Ms. Fenwick** asked if this house exists somewhere else.

**Mr. Jarles** answered that this building was one of the five options from the original set of designs.



**Ms. Fenwick** asked if the neighbors' windows are inset from the front face of the facade; but the windows on the house being reviewed now are flush? Is this the design that was given to the applicant?

**Mr. Jarles** answered that this is the design that was provided to the applicant and this is how the windows are represented in these drawings.

**Mr. Jones** said the report says that these designs were approved by the VCO in 2000-2001. If so, are there other homes such as this? Is there a possibility in the future that they are going to get more of these types of petitions?

**Ms. Michalak** explained that in the eight plus years that she has been employed here at MPC, nothing such as this has happened. She could not explain this, but somehow it slipped through the Development Services Department, the cracks, and a Certificate of Appropriateness was not required. But today, this would not make it this far. Ms. Michalak said she does not believe that the Housing Department or the contractor was aware that the ordinance had drastically changed since 20 years ago. The short answer is - this should not have happened and hopefully it will not happen again.

**Mr. Lominack** asked if this building received the building permits.

**Mr. Jarles** answered yes.

**Ms. Fenwick** asked if the HPC has the provision to approve this petition as is?

**Ms. Michalak** answered that the HPC is allowed to grant special exception for any of their design standards. But, the HPC is not allowed to grant a variance.

#### **PETITIONER COMMENTS**

**Mr. Gary Udinsky** stated that in 30 years of building houses, he has not had a situation such as this. He wanted to give more background information on this matter as he believes it will be helpful. Mr. Udinsky said he is a private builder, but he builds a lot of houses for the City of Savannah Housing Department. Mr. Martin Fretty is in charge of the City of Savannah Housing Department.

**Mr. Udinsky** said that Ms. Coles is the property owner and when she originally purchased it, she dealt with the City of Savannah's Dream Maker Program. This house was burned completely. At this time, Martin Fretty and Ms. Coles came to him and gave him a design for a new house and asked him if he could build it for the price that her insurance was going to pay to her. After working on the numbers and changing some of the interior features, they were able to build the house slightly less than what the insurance offered. At this point, they signed the contract and went to the Inspections Department [now Development Services] for a building permit. All the plans came from the City of Savannah and no one said to him or Ms. Coles [and Martin Fretty did not know] that they needed a Certificate of Appropriateness [COA]. They got the permit from Development Services to build the house with nothing special from the City. Consequently, after about 95 percent of completely building the house, they received the new requirements.

**Mr. Udinsky** said Ms. Michalak and Mr. Jarles were great to work with. Every time they asked him for something, he would say this house is just like the house next door. This house is a perfect match to the other houses in the neighborhood. He understands the staff's position that it matches the neighborhood, but the zoning changed and, therefore, matching does not mean anything now. However, as far as he is concerned this is after the fact. He has done what he was contracted to do for Ms. Coles, who has spent her entire amount of money to build the house. There is no more money to change things. They did not do anything wrong, but did everything the way they were supposed to do it. Mr. Udinsky said he does not see how they can go forward with changing all the windows, etc. There is just no money in the project for this. They were given all the approvals that they needed to build the house. He wanted the Commission to know that the City was aware, he was aware, and Ms. Coles was aware that her insurance money for temporary housing runs out on August 1, 2020. Therefore, a part of his arrangement with the City was that they would have the house ready for Ms. Coles to move in by August 1, 2020. With the help of the City, Development Services has stated that

they will grant a temporary Certificate of Occupancy for Ms. Coles to move in. Then they will deal with the COA. Mr. Udinsky respectfully requested that the Commission let them finish building the house so Ms. Coles will be able to move into her new home. He entertained questions from the Commission.

### **PUBLIC COMMENTS**

None.

### **COMMISSION DISCUSSION**

During Commission Discussion, the consensus between the members was that the applicant was not at fault for any of the items that did not meet the standards. The Commission was in agreement to approve granting the applicant Special Exceptions from all design standards in order to allow the building to remain visually compatible with the surrounding buildings.

**Ms. Wilson** informed the Commission that the boundaries were not immediately extended when City Council approved the NewZO. The boundaries did not get extended until the grace period was over.

**Mr. Jones**, in reference to Ms. Wilson's statement, asked if something is now in place when builders come to the City for permits that the NewZO requirement will be applied?

**Ms. Michalak** explained that a requirement was always in place. It had nothing to do with NewZO. She was informed that when Development Services started implementing digital processes somehow this was missed and a permit was given. When an address in the City is entered into the system, an alert is issued for the local historic district.

### **Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for after-the-fact New Construction Small, Parts I and II as proposed with Approval of Special Exceptions from the following Design Standards that state:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet.

To allow for a 9'-0" floor-to-floor height.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations, if proposed, shall be the average height of the foundations of contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.

To allow for a 29-inch foundation height.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

To allow for pressed metal doors.

The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

To allow a railing height of 42 inches.

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for one window on the north elevation and no windows on the south elevation.

Windows.

New construction, alterations to non-contributing resources and additions.

Materials.

Solid vinyl windows are prohibited.

To allow for solid vinyl windows.

Windows.

Configuration.

Between-the-glass, snap-in or applied muntins shall not be permitted.

To allow for between the glass muntins.

Windows.

Configuration.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

To allow for the windows to not feature a pronounced sill.

AND

Recommend approval to the Zoning Board of Appeals from the Base Zoning District standard that states:

Building Setbacks (ft).

Single-family Detached.

Front yard: 5 (min); 10 (max)

To allow for a 14'-0" front yard setback because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Kendra Clark

Second: Vernon Jones

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

[10. Petition of Ethos Preservation | 20-003115-COA | 1807 MLK Jr. Blvd. | Rehabilitation](#)

[📎 Submittal Packet.pdf](#)

[📎 Cuyler-Brownville Staff Recommendation 20-003115-COA.pdf](#)

**NOTE: Ms. Rebecca Fenwick recused herself from participating in this petition. She has been hired by the property owner as a preservation consultant for the project.**

**Ms. Ellen Harris** was present on behalf of the petition.

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for rehabilitation to the property located at 1807 MLK, Jr. Blvd. The front section of the building will be rehabilitated as follows:

- Foundation repair and repointing.
- Construct a missing portion of the front porch. Install new columns, railings, and stair throughout entire porch.
- Restore/repair siding.
- New windows throughout.
- Repair existing wood doors and install new doors where missing.

**Ms. Michalak** stated that the significantly deteriorated rear addition will be retained and repaired in place to include the insertion of replacement materials in-kind as needed. As much historic material as possible will be salvaged. Materials that are deteriorated beyond repair will be discarded and replaced in-kind with wood members with size and profile to match existing:

- Foundation repair and repointing.
- Reuse existing hog-penning between foundation piers.
- Restore/repair siding.
- New windows throughout.
- Install new doors where missing.
- New wood cornice and soffit where missing.
- Exterior paint.
- New standing seam metal roof (1" seam height and roof edge drip guard).
- New rear exit doors stairs, handrail, stoop roof with brackets, and standing seam roof.

**Ms. Michalak** explained that an office is the intended use of this building as indicated in the submittal packet; however, the TR-1 zoning does not permit this use. The applicant is aware that the issuance of a Certificate of Appropriateness does not grant the office use; the property will be required to be rezoned to allow this use. The Historic Savannah Foundation holds an easement to this property.

**Ms. Michalak** reported that staff recommends approval to rehabilitate the property located at 1807 MLK, Jr. Blvd. 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:

1. Ensure that the reinstalled historic hog-penning matches the original inset or is inset 3 inches to meet the standard.
2. Provide drawings that indicate that the electrical meter will be on the secondary or rear façade, the location of HVAC units and the screening details, and refuse storage area and its screening details.
3. If new lighting is proposed, provide specifications that meet the lighting standards.

**Ms. Michalak** entertained questions from the Commission.

**Dr. Williams** asked Ms. Michalak to clarify what is "hog-penning?" He has not heard this term used in the past.

**Ms. Michalak** stated that hog-penning is used now instead of lattice. She explained that hog-penning is basically slats with space in-between that allows air flow in crawl spaces. In this case, the petitioner will reinstate and paint the hog-penning.

**Ms. Clark** asked if the columns on the front of the house will be wood and new construction.

**Ms. Michalak** answered yes. All new components on historic buildings are required to be wood.

**Ms. Mobley** asked that if the COA is approved, will the petitioner be able to go ahead with the

rehabilitation before the zoning is changed?

**Ms. Michalak** answered "yes." But the front area could not be used as an office until the zoning is approved.

**PETITIONER COMMENTS**

**Ms. Harris** welcomed the HPC. She thanked the staff for their thorough review. They have no concerns with the conditions and will provide all the requested information. She informed the Commission that although this is not within their purview, but she wanted to let them know that this process will be reviewed to receive federal and state preservation taxes. Ms. Harris entertained questions from the Commission.

**PUBLIC COMMENTS**

**Mr. Ryan Arvay** explained that the Historic Savannah Foundation [HSF] is qualified to hold historic conservation easements. The easements are restrictions that run with the house in perpetuity that grants HSF as the easement holder in design oversight of the building primarily the exterior facade, but their newer easements also certain interior elements as well. Therefore, they will remain involved with this project to ensure that the standards are met. They were involved in the development of these plans. The HSF looks forward to seeing this house rehabilitated and reused.

**COMMISSION DISCUSSION**

The Commission discussed that if the property is not rezoned, would it still be used as a house? The petitioner, Ms. Harris, ensured the Commission that the owner intends to apply soon for the rezoning, but if the rezoning is denied, the building would be used as a residence. The Commission was in agreement with staff recommendations.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for rehabilitation to the property located at 1807 MLK, Jr. Blvd. 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:

- 1.Ensure that the reinstalled historic hog-penning matches the original inset or is inset 3 inches to meet the standard.
- 2.Provide drawings that indicate that the electrical meter will be on the secondary or rear façade, the location of HVAC units and the screening details, and refuse storage area and its screening details.
- 3.If new lighting is proposed, provide specifications that meet the lighting standards.

**Vote Results ( Approved )**

Motion:	Robin Williams	
Second:	Jerry Lominack	
Rebecca Fenwick		- Abstain
Jerry Lominack		- Aye
Kendra Clark		- Aye
Vernon Jones		- Aye
Virginia Mobley		- Aye
Chelsea Jackson-Greene		- Aye
Robin Williams		- Aye
J. Haley Swindle		- Abstain

## STREETCAR DISTRICT

### [11. Petition of J. Eady Construction, LLC | 20-002988-COA | 506 East 34th Street | New Construction, Small \(Parts I and II\)](#)

- 🔗 [Streetcar Staff Recommendation 20-002988-COA.pdf](#)
- 🔗 [Drawings.pdf](#)
- 🔗 [Application, Narrative, and Photos.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Window Specification.pdf](#)
- 🔗 [Windows in Savannah's Historic Districts - Brochure.pdf](#)

**Mr. Stan Perkins, Project Superintendent for Eady Construction** was present on behalf of the petition.

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for New Construction (Small): Parts I and II for a two-story single-family residence at 506 East 34th Street. The parcel is currently vacant; per the Sanborn Maps, historically this parcel was the eastern half of 504 which has since been subdivided. With the exception of some outbuildings at the rear of the property, which existed sometime between 1916 and 1954, this property has “always” been vacant.

**Ms. Michalak** reported that staff recommends approval 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:

1. Ensure that the boards are recessed a minimum of 3 inches behind the front edge of the piers.
2. Ensure that the siding has a smooth finish.
3. Change the double-hung square window on the west façade to a fixed, awning, or hopper window.
4. Ensure that the height of the railing is a maximum of 36 inches, and that the baluster spacing does not exceed 4 inches on-center.
5. Ensure that the electric meter is on the rear façade and minimally visible.
6. Ensure that the wood fence (screen) is painted or stained.
7. Ensure that all light fixtures meet the standards.

**Ms. Michalak** entertained questions from the Commission.

**Mr. Lominack** stated he believes the standard for the spacing between the balusters should not be 4 inches on-center. He said that 4 inches on-center would place the balusters too close together. The way this is worded in the ordinance, could this be amended? Should a special exception be made to #4?

**Ms. Michalak** answered that it could, but the petitioner did not request a special exception and did not pay the special exception fee. When the petitioner makes his comments to the Commission, he can clarify what his permit drawings show according to the spaces.

**Ms. Clark** said it appears that all the other houses in the area doors are centered as well as the original house, but at this address no structure is there. Is this something that the Commission should take in consideration?

**Ms. Michalak** explained that staff felt that this was incompatible. But, the Commission is welcome to make their own determination on visual compatibility.

**Dr. Williams** said a house near Price Street has a centered entrance way. The door is in the middle.

## **PETITIONER COMMENTS**

**Mr. Perkins** stated that the staff was very supportive working with them. They have no problems with the staff recommendations and will make all the necessary changes. He entertained questions from the Commission.

## **PUBLIC COMMENTS**

None.

## **COMMISSION DISCUSSION**

Members of the Commission discussed that the doors do not have proper trim surrounds like the windows.

**Ms. Mobley** said the house has no individuality. It is a box with a few windows. She said that the Streetcar District houses are noted for having a number of windows, not just minimum windows. This house meets all the standards, but does not add anything to the character. In ten years you will be able to tell that this house was added to a historic neighborhood.

**Ms. Jackson-Greene** said that the Streetcar Neighborhood also features a lot of colorful houses. She doubled checked the petitioner's drawings and the description of the finishes regarding the paint selections. She was curious as to whether this is something that would come later or is this something that the Commission can request?

**Ms. Michalak** explained that it is against the Georgia State Historic Preservation Act to review colors in this district because the district was created after the law of 1980. The only district in the entire city and county where color is reviewable is the Landmark District.

### **Motion**

The Savannah Historic Preservation Commission does hereby approve the petition 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:

1. Ensure that the boards are recessed a minimum of 3 inches behind the front edge of the piers.
2. Ensure that the siding has a smooth finish.
3. Change the double-hung square window on the west façade to a fixed, awning, or hopper window.
4. Ensure that the height of the railing is a maximum of 36 inches, and that baluster spacing does not exceed 4 inches on-center.
5. Ensure that the electric meter is on the rear façade and minimally visible.
6. Ensure that the wood fence (screen) is painted or stained.
7. Ensure that all light fixtures meet the standards.
8. Add appropriate trim around all doors that compliments the proposed window trim.

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

Motion: Kendra Clark

Second: Virginia Mobley

Rebecca Fenwick - Aye

Jerry Lominack - Aye

Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

[12. Petition of J. Eady Construction, LLC | 20-002989-COA | 508 East 34th Street | New Construction, Small \(Parts I and II\)](#)

- [☞ Streetcar Staff Recommendation 20-002989-COA.pdf](#)
- [☞ Application, Narrative, and Photos.pdf](#)
- [☞ Drawings.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Window Specification.pdf](#)
- [☞ Windows in Savannah's Historic Districts - Brochure.pdf](#)

**Mr. Stan Perkins, Project Superintendent for Eady Construction** was present on behalf of the petition.

**Ms. Leah Michalak** gave the staff report. The applicant is requesting approval for New Construction (Small): Parts I and II for a two-story single-family residence at 508 East 34th Street. The parcel is currently vacant; until earlier this year (approximately April) there was a one-story historic building on this parcel. Per the applicant, the majority of the building was deteriorated, and it was demolished. Staff could not locate a demolition permit and a COA to demolish the building was not sought from the Interim Historic Preservation Commission.

**Ms. Michalak** explained that per the Sanborn Maps, historically this parcel was the western half of parcel 508 which has since been subdivided. The now demolished one-story building appeared as early as the 1916 map. A one-story building was located at the rear of the property but it also no longer exists.

**Ms. Michalak** further explained that this petition is the same as Petition No. 20-002988.

**Ms. Michalak** reported that staff recommends approval for New Construction (Small): Parts I and II for a two-story single-family residence at 508 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:

1. Ensure that the boards are recessed a minimum of 3 inches behind the front edge of the piers.
2. Ensure that the siding has a smooth finish.
3. Change the double-hung square window on the west façade to a fixed, awning, or hopper window.
4. Ensure that the height of the railing is a maximum of 36 inches, and that baluster spacing does not exceed 4 inches on-center.
5. Ensure that the electric meter is on the rear façade and minimally visible.
6. Ensure that the wood fence (screen) is painted or stained.
7. Ensure that all light fixtures meet the standards.

**PETITIONER COMMENTS**

**Mr. Perkins** stated that the staff was very supportive working with them. They have no problems with the staff recommendations and will make all the necessary changes.



## **COMMISSION DISCUSSION**

See Commission Discussion under Petition #20-002988-COA.

**Mr. Perkins** thanked the Commission for hearing their petitions. He said as some of the Commission members have concerns about the paint color selections for the houses, if it is okay with them, he will let Ms. Swindle select the exterior colors for 508 East 34th Street and Ms. Jackson-Greene select the exterior paint colors for 506 East 34th Street. Mr. Perkins said his office assistant will contact Ms. Michalak, who will give the information to Ms. Swindle and Ms. Jackson-Greene.

### **Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction (Small): Parts I and II for a two-story single-family residence at 508 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:

- 1.Ensure that the boards are recessed a minimum of 3 inches behind the front edge of the piers.
- 2.Ensure that the siding has a smooth finish.
- 3.Change the double-hung square window on the west façade to a fixed, awning, or hopper window.
- 4.Ensure that the height of the railing is a maximum of 36 inches, and that baluster spacing does not exceed 4 inches on-center.
- 5.Ensure that the electric meter is on the rear façade and minimally visible.
- 6.Ensure that the wood fence (screen) is painted or stained.
- 7.Ensure that all light fixtures meet the standards.
- 8.Add appropriate trim around all doors that compliments the proposed window trim.

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

Motion: Rebecca Fenwick

Second: Robin Williams

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
J. Haley Swindle	- Abstain

## **X. APPROVED STAFF REVIEWS**

[13. Petition of Daniel Serber | 20-003117-COA | 512 East 34th St. | Staff Approved metal security door back entrance](#)

📎 [20-003272-COA Signed Decision.pdf](#)

No action required. Staff approved.

[14. Petition of Chris Norman | 20-003202-COA | 212 East 32nd St | Staff Approved - Fences](#)

[20-003202-COA signed Decision.pdf](#)

No action required. Staff approved.

[15. Petition of Erik Puljung | 20-003272-COA | 115/117 W. 37th St. | Staff Approved In-Kind repairs to exterior](#)

[20-003272-COA Signed Decision.pdf](#)

No action required. Staff approved.

[16. Petition of South Shore Roofing | 20-003061-COA | 416 East 36th St | Staff Approved Roof Replacement](#)

[Streetcar Staff Signed Decision 20-003061-COA.pdf](#)

No action required. Staff approved.

[17. Petition of Shauna Kucera | 20-003419-COA | 107 W. Park Ave. | Staff Approved - Fence](#)

[Victorian Staff Signed Decision 20-003419-COA.pdf](#)

No action required. Staff approved.

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

## XII. OTHER BUSINESS

[18. Pro-Tem Chair - Appoint Three-Person Nominating Committee](#)

The Pro-Tem Chair appointed **Dr. Robin Williams, Ms. Kendra Clark and Ms. J. Haley Swindle** to serve as the Nominating Committee. The officers are Chair and Vice Chair.

The officers will be voted on by the HPC at their meeting of Wednesday, August 26, 2020.

## XV. ADJOURNMENT

[19. Next Regular HPC Meeting - August 26, 2020 \(Virtual Meeting\)](#)

[20. Adjourn](#)

There being no further business to come before the Historic Preservation Commission, Ms. Swindle adjourned the meeting at 6:25 p.m.

Respectfully Submitted,

Leah Michalak  
Historic Preservation Director

LGM:mem

***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.***