



Historic Preservation Commission

Virtual Meeting
October 28, 2020 3:00 PM
Meeting Minutes

OCTOBER 28, 2020 HISTORIC PRESERVATION COMMISSION

A Pre-Meeting was held at 2:30 PM. Items on the October 28, 2020 HPC Pre-Meeting Agenda were presented by Staff and the Commission asked questions. No testimony was received and no votes were taken.

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

Member Absent: Darren Bagley-Heath

Staff Present: Pamela Everett, Esq., Assistant Executive Director
Leah Michalak, Historic Preservation Director
Ryan Jarles, Cultural Resources Planner
Aislinn Droski, Assistant Planner
Olivia Arfuso, Assistant 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. Mobley called the meeting to order at 3:00 p.m. and welcomed everyone in attendance. She outlined the role of the Historic Preservation Commission. Ms. Mobley explained that staff will present each application with a recommendation and then the petitioner will then present his/her comments. The public will make comments. The petitioner will be given the opportunity to respond to the public comments. Then the HPC will make its decision.

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[2. Petition of Jal's Pena Construction | 20-002889-COA | 300 West Henry Street | Rehabilitation](#)

[200902 1217 JEFFERSON STREET HPC Submittal.pdf](#)

- [📎 Drawings, 300 W. Henry Street, 20-002889-COA.pdf](#)
- [📎 EL2_Beachside Lighting L-016-F Recessed Light.pdf](#)
- [📎 Historic Properties Survey Picture.pdf](#)
- [📎 Photos and Sanborn Maps.pdf](#)
- [📎 20-002889-COA Rec Oct 28 2020.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve 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 drawings to include:

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 facade.

Locations for recessed lighting.

2. Ensure fence is painted or stained.
3. Provide Staff with the brick and mortar specifications prior to submitting drawings to be stamped for permitting.

Vote Results (Approved)

Motion: Jerry Lominack

Second: J. Haley Swindle

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[3. Petition of Lisa Lietz | 20-004985-COA | 216 West Park Avenue | After-the-Fact Alterations](#)

- [📎 Staff Recommendation 20-004985-COA.pdf](#)
- [📎 Existing Photographs.pdf](#)
- [📎 Resource Surveys and Photographs.pdf](#)
- [📎 Sanborn Maps.pdf](#)
- [📎 Application, 216 W. Park Ave.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact alterations to the porch trim/molding at 216 West Park Avenue with the following condition to be submitted to Staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Ensure that any necessary physical treatments are undertaken using the gentlest means possible to avoid any damage to historic materials.

Vote Results (Approved)

Motion: Jerry Lominack

Second: J. Haley Swindle

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

STREETCAR DISTRICT

[4. Petition of Ward Architecture + Preservation | 20-004389-COA | 15 West 37th Street | Alterations](#)

[☞ Staff Recommendation 20-004389-COA.pdf](#)

[☞ HPCApp_15 W 37TH.pdf](#)

[☞ 15 W 37TH HPC DRAWINGS_10.17.20.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the alterations at 15 West 37th Street including the screening of porches, the replacement of decking, the replacement of exterior doors, the alteration of a window opening, the installation of a fence/gates, and the construction of a storage shed in the rear yard, 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 proposed replacement casement windows on the Carriage House are a window type that is approved by the Board for use on non-contributing buildings. Ensure that the windows are taller than they are wide, have the appropriate framing members and trim, have a pronounced sill (where appropriate) and that the sash is inset a minimum of (3) inches from the facade.
2. Submit the dimensions of the proposed shed, that is minimally visible from the public-right-of-way. Ensure the storage shed does not exceed 8' in height and is minimally visible along Whitaker Street, and above the pre-existing 6-foot fence. Ensure that there is a side yard setback of (3) feet.

Vote Results (Approved)

Motion: Jerry Lominack

Second: J. Haley Swindle

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[5. Petition of Array Design | 20-004748-COA | 22 East 38th Street | New Construction Small: Parts I and II with Variance Recommendation](#)

[☞ Streetcar Staff Recommendation 20-004748-COA.pdf](#)

[☞ Submittal Packet - 33 East 38th Street.pdf](#)

[☞ Sanborn Maps.pdf](#)

[☞ 1 - Public Comment.pdf](#)

[☞ 2 - Public Comment.pdf](#)

[☞ 3 - Public Comment.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction (Parts I and II) to construct a one-story garage for the property located at 22 East 38th 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. Ensure that the eaves are a minimum of 8 inches deep.

The Savannah Historic Preservation Commission does hereby recommend approval to the Zoning Board of Appeals for a variance from the standard that states:

7.11.10. a. xiii. 7. Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

To allow for 0-foot setbacks at the north and east property lines for the new garage because the variance criteria are met.

Vote Results (Approved)

Motion: Jerry Lominack

Second: J. Haley Swindle

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[6. Petition of Alexander Inglese | 20-004877-COA | 2401 Habersham Street | Driveway and Mechanical Screening](#)

- [Certified Arborist Assessment.pdf](#)
- [Photo of Tree from East 40th Street.pdf](#)
- [2401 Habersham -Complete Application - 10.07.2020.pdf](#)
- [2401 Habersham Street Front Facade.pdf](#)
- [Staff Recommendation - 20-004877-COA - 2401 Habersham St.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the ribbon strip driveway and parking area on the southern side of the building and mechanical screening for the property located at 2401 Habersham Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Jerry Lominack

Second: J. Haley Swindle

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

IV. ADOPTION OF THE AGENDA

[7. Adopt the October 28, 2020 Agenda](#)

Motion

The Savannah Historic Preservation Commission does hereby adopt the October 28, 2020 Agenda.

Vote Results (Approved)

Motion: Jerry Lominack

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[8. Approve September 23, 2020 Meeting Minutes](#)

[📎 09-23-2020 Minutes.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve September 23, 2020 Meeting Minutes.

Vote Results (Approved)

Motion: Kendra Clark

Second: Vernon Jones

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

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

VII. CONTINUED AGENDA

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

Motion

The Savannah Historic Preservation Commission does hereby continue the petition as requested.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[10. Petition of Eco Friendly Contracting | 20-004890-COA | 301 West 33rd Street | Alterations](#)

Motion

The Savannah Historic Preservation Commission does hereby continue the petition as requested.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[11. Petition of Eco-Friendly Contracting | 20-004891-COA | 520 West 39th Street | Alterations](#)

Motion

The Savannah Historic Preservation Commission does hereby continue the petition as requested.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
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Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[12. Petition of Array Design | 20-004726-COA | 320 West Bolton Street | Alterations and Fence](#)

- [20-004726-COA Staff Recommendation](#)
- [CoA application and checklist-320 w bolton.pdf](#)
- [Google Street View of Rear Property.pdf](#)
- [Complete Drawing Set.pdf](#)
- [Adjacent Property Owner Comments](#)
- [Email from Adjacent Property Owner.pdf](#)
- [Mock up of fence.pdf](#)

NOTE: Ms. Fenwick recused herself from participating in this petition. Her company is working with this project.

Ms. Shauna Kucera was present on behalf of the petition.

Mr. Ryan Jarles gave the staff report. The applicant is requesting approval for alterations and fences at 320 West Bolton Street. The applicant is proposing alterations to the rear façade of the contributing building, including the closing of two historic openings: (1) window and (1) door opening. One (1) window pairing is to be constructed in the location of the enclosed historic door opening, and a set of double doors is to be constructed in the location of the enclosed historic window opening.

Mr. Jarles stated that the applicant is proposing an 8'-0" in height privacy fence on two portions of 'easement' located within neighboring property lines. The applicant is also proposing an 8'-0" in height privacy fence to enclose the rear yard of 320 West Bolton Street and is fully proposed within the property line. A 9'-0" in length section of the privacy fence is proposed to run parallel to the adjacent building to the rear with approximately 2'-3" distance between them.

Mr. Jarles reported that staff recommends approval for the 8'-0" in height wood privacy fence located within the rear boundaries of the property line located at 320 West Bolton Street, with the condition, the 9'-0" in length portion of fence that is proposed to run parallel to the adjacent building to the rear be removed in its entirety, because otherwise the fence meets the standards and is visually compatible. The applicant ensure that all required permits are received prior to constructing the rear deck.

Mr. Jarles additionally reported that staff recommends denial for the 8'-0" in height privacy fences proposed to be located outside of the boundaries of the property line of 320 West Bolton Street, because the fences are proposed to be located within easements on adjacent properties and denial for the proposed alterations to the rear façade of 320 West Bolton Street because the work does not meet the standards and is not visually compatible.

PETITIONER COMMENTS

Ms. Kucera thanked the Commission for hearing their petition. This is an atypical property with an easement. She explained that where they originally had fencing proposed within the easement, they have removed it. They are now only asking for the fencing to be on their property with the understanding that the 9' section of fencing is close to the residence to the north. They will have to explore other options. They want to talk with the owner that owns this house and try to determine what works well for everyone. Therefore, she proposes to accept what the staff is recommending regarding the 9' section and move forward with another alternate solution.

Ms. Kucera stated, regarding the permitting of the deck and pool, they will do as recommended. There is also a proposal for the air conditioning unit to be relocated to the roof. She said as shown on their elevation, there is a metal screening around the compressor and is relocated to the roof. The biggest issue was the replacement of the historic door and window with the proposed double openings. Ms. Kucera said she understood the staff's concern now that they have removed the fencing in the easement. The line of site has changed from the lane. This is why they built a mock-up this week. She can accept the retention of the existing fenestration on the rear.

Ms. Kucera explained that the electrical service that is on this property that needs to be accessed by the adjacent property is something that they will also work out with the owners. They were not aware of this, but will work through this with Georgia Power to ensure that the neighboring property has access to its own utilities.

PUBLIC COMMENTS

Mr. Jarles reported that staff received comments from an adjacent property owner. The proposed fence eliminates their access to the existing gate to the lane. The adjacent property owner requests that a lockable gate be installed in this area from their backyard to the access easement for continued use of the gate to the lane.

Mr. Ryan Arvay of the Historic Savannah Foundation [HSF] reported that their Architectural Review Committee met and reviewed all of the projects on the agenda. He was hopeful that his comments would be in line with what is being proposed as he was trying to follow along with some of the changes. Mr. Arvay said ultimately they are in agreement with the staff's recommendations. They believe that the alterations to the facade are not visually compatible and are still visible from the public right-of-way and they constitute too great a loss of historic fabric on the rear facade. He stated that based on the placement and arrangement of the historic door in its relationship to the two windows, it appears that the door that is being recommended to be moved is probably more of the original openings. Consequently, this bothered them that this door is being requested to be removed and retain the skinny door. They also do not believe that the suggested windows are visually compatible. The HSF has an overall concern about the lost of fabric on this building visible from the public right-of-way. Therefore, they concur with staff recommendation for denial for the rear facade.

Mr. Bob Fisher is the owner of the property at 320 West Bolton Street. He stated that his biggest concern is that all the utilities running through the yard currently service all the buildings. With the pool and everything else that is proposed to be here, he is concerned. However, he believes he and Ms. Kucera will be able to work this out.

COMMISSION DISCUSSION

The applicant made the Commission aware that the HVAC unit, proposed to be located on the roof and to be screened, was not included within the staff recommendation. The Board discussed with staff whether the HVAC unit proposed on the roof met the standards within the Zoning Ordinance, or not. It was determined during the meeting that the HVAC did not meet the standards, and would, therefore, be included within the denial portion of the Board's decision.

Motion

The Savannah Historic Preservation Commission does hereby approve the 8' - 0" in height wood privacy fence located within the rear boundaries of the property line located at 320 West Bolton Street, with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Remove the 9' - 0" long portion of fence that is proposed to run parallel to the adjacent building to the rear be removed in its entirety.
2. Ensure that all required permits are received prior to constructing the rear deck.

AND

Deny the proposed alterations to the rear facade of 320 West Bolton Street, including the roof mounted HVAC unit and screening because the work does not meet the standards and is not visually compatible.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Kendra Clark

Rebecca Fenwick	- Abstain
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

STREETCAR DISTRICT

[13. Petition of JDR Construction | 20-004880-COA | 2424 Abercorn Street | Rehabilitation/Alterations](#)

[Window Specifications.pdf](#)

[Specifications Provided Over Email by Applicant.pdf](#)

[Overhead Garage Door Specification.pdf](#)

[Staff Recommendation - 20-004880-COA - 2424 Abercorn.pdf](#)

[Breeze Block Pattern.pdf](#)

[Moodrights Drawings.pdf](#)

Mr. Jason Somers of JDR Construction was present on behalf of the petition.

Ms. Aislinn Droski gave the staff report. The applicant is requesting approval for alterations to the southern side and rear façade of Moodrights located at 2424 Abercorn Street. Per the applicant, the proposal includes “modifications to the exterior walls along the alley and at the rear of the building. The owner is proposing to add [six] windows along the alley’s south elevation. .At the rear of the building, the owner is proposing to remove the existing storefront and add an overhead garage door as well as a new swing door which open to the proposed courtyard.” Additionally, the proposal includes the installation of a

breeze block wall and a wooden pergola with a trellis in the rear exterior courtyard.

Ms. Droski stated the rear passage door is proposed to be metal in a metal frame with a glass diamond inset. The existing door on the front façade includes a diamond inset, however this door precedes the existing Streetcar Historic District Overlay. Under the provisions of the overlay, the diamond inset is prohibited and therefore not visually compatible. Staff requests the door be revised to exclude the diamond inset prior to submitting final drawings to staff to stamp for permitting. The materials proposed are otherwise visually compatible.

Ms. Droski reported that staff recommends approval of alterations to the southern side and rear façade of Moodrights located at 2424 Abercorn Street with the following conditions to be submitted to staff for final review prior to submitting drawings to be stamped for permitting, because the work is otherwise visually compatible and meets the standards:

1. Revise the rear passage door to exclude the decorative diamond inset prior to submitting the final drawings to staff to stamp for permitting.
2. Ensure the refuse storage is located within the building or to the side rear of the building and is screened from the public right-of-way.

PETITIONER COMMENTS

Mr. Somers stated that they have reviewed the staff's recommendations and have no objections.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

The Commission discussed the decorative diamond inset door and the refuse container location. They were in agreement with the staff recommendations.

Motion

The Savannah Historic Preservation Commission does hereby approval the alterations to the southern side and rear facade of Moodrights located at 2424 Abercorn Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Revise the rear passage door to exclude the decorative diamond inset prior to submitting the final drawings to staff to stamp for permitting.
2. Ensure the refuse storage is located within the building or to the side rear of the building and is screened from the public right-of-way.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Vernon Jones

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain

Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[14. Petition of Katosh LLC | 20-004721-COA | 112 West 31st Street | Rehabilitation and Alterations](#)

🔗 [Staff Recommendation 20-004721-COA.pdf](#)

🔗 [9-29 Aaron09292020.pdf](#)

🔗 [July 2020 Photographs.pdf](#)

🔗 [Surveys and 1994 Photograph.pdf](#)

🔗 [Sanborn Maps.pdf](#)

🔗 [Current Rear Porch & Front Porch.pdf](#)

🔗 [Proposed Light Fixture.jpg](#)

🔗 [112 West 31st Street Fence.jpg](#)

Mr. Aaron Vantosh was present on behalf of the petition.

Ms. Olivia Arfuso gave the staff report. The applicant is requesting approval for after-the-fact rehabilitation work including the alteration of window openings on the rear façade and the reconstruction of a rear porch at 112 West 31st Street. The applicant is, also, requesting approval for the alteration of the front porch balustrade, the installation of a privacy fence, parking, and lighting.

After-the-Fact Work Performed on the Front Façade:

- The wood clapboard siding has been repaired and replaced in-kind with wood boards.
- The siding has begun being painted an ivory color called “Dove White,” by Benjamin Moore.
- The applicant has left the historic window openings on the front / side façades of the structure untouched, and “VictorBilt” Historic Series, putty glazed wood windows are proposed to be installed.
- The shingle roof was replaced with in-kind shingles.

After-the-Fact Work Performed on the Rear:

- The eastern, rear porch has been reconstructed to match the existing porch on the west. It measures 8’ by 5’-2” and is constructed of wood boards and posts. The handrails are 40” in height.
- The installation of two, rear porch doors that are clad wood with a centrally located large glass panel.
- The rear window openings have been altered. Three, smaller vinyl 1-over-1 windows have been installed. Each window unit measures 36” tall by 24” wide.

Proposed Work on the Front Façade:

- The existing porches are to remain, but the balustrade is proposed to be replaced with wood, square balusters.
- Allen + Roth Birchwood 12.5-inch H Black Dark Sky LED outdoor wall lights are proposed for lighting.

Proposed Work on the Side and Rear:

- The installation of a 6-foot wood privacy fence. The fence is proposed to enclose the

side / rear yards and create a privacy barrier between the two units in the rear. (2) gates are proposed to be installed on either side of the property, to allow for access to the side / rear yard from the front of the building. (2) gates are, also, proposed in the rear yard to allow for access to the parking area.

-A 20-foot rear inset to allow for on-site parking accessible from the lane.

-Allen + Roth Birchwood 12.5-inch H Black Dark Sky LED outdoor wall lights are proposed for lighting.

Ms. Arfuso reported that staff recommends approval for after-the-fact rehabilitation work (including the alteration of window openings on the rear façade and the reconstruction of a rear porch), the alteration of the front porch balustrade, the installation of a privacy fence, parking, and lighting at 112 West 31st Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Remove the vinyl windows on the rear façade, and install the “VictorBilt” Historic Series, wood, double-hung, single-pane, TDL that are proposed for the front / side facades of the building, or a window type previously approved by the Board.
2. Ensure that proposed windows are double-hung, single-pane, TDL. Staff recommends the use of the 3-over-1 lite pattern, visible in the 1994 Resources Survey, on the front façade of the building.
3. Ensure that all window framing members are covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
4. Ensure that the porch balusters do not exceed (4) inches on center and reduce the height of the railing so that it does not exceed (36) inches.
5. Ensure that all proposed lighting has a white light source.
6. Provide Staff with the specifications of the proposed gates, for review and approval.
7. Ensure that there is a minimum of (5) feet between the fence and any parallel buildings, and that the fence is painted or stained.

PETITIONER COMMENTS

Mr. Vantosh stated that he has reviewed the staff's recommendations. He is happy to comply with the recommendations. However, he questioned #2 concerning that the proposed windows be double hung, single-pane TDL. Mr. Vantosh said he discussed with someone at MPC that the one-over-one windows would be okay. He is in a predicament because of the back orders. He has already purchased the appropriate VictorBilt one-over-one windows for the front and sides. But to go back now and do the three-over-one windows would be an issue for him. He was requesting that he be allowed to use one-over-one on the front and sides. Mr. Vantosh said he is in agreement with everything else. A lot of the neighboring properties have one-over-one windows. When he purchased this property, there were vinyl windows and mismatched windows. He reiterated that he talked with someone at MPC and believed they came to an understanding that one-over-one windows would comply. He has three windows on the back with one-over-one panes.

Ms. Arfuso explained that staff is recommending that one-over-one windows are fine in new openings, but in the historic front facade openings, staff is recommending three-over-one windows as seen in the historic photo.

Mr. Vantosh ask staff if they were saying put three-over-one in the back or three-over-one in the entire house.

Ms. Michalak explained that staff is recommending that the windows match the historic configuration. The new openings do not have to and in fact these windows do not have to, but this is what staff is recommending. This is up to the decision of the Historic Preservation Commission.

Mr. Vantosh said he was asking the Commission if they could do the one-over-one. They are in

complete agreement with everything else.

PUBLIC COMMENTS

Mr. Ryan Arvay of the Historic Savannah Foundation [HSF] said they are glad to see that this house is being worked on. This is a great house. They are glad to see the metal siding being removed and the wood siding repaired. Therefore, they believe that there are a lot of commendable things about the project. Mr. Arvay said the HSF believes some of the changes that were not approved are regrettable. This is an established local district and as such, they believe the standards of this district should be upheld. In no disrespect, but he believes that the petitioner is well familiar with this neighborhood and boundaries as he has done many historic homes. Consequently, the HSF feels that it is appropriate for the Commission to uphold the high preservation standards by requiring proper materials. Mr. Arvay said on the rear of the house, the Architectural Review Committee feels that there is plenty of historic precedent on the rest of the home for the type of window openings that most likely would have been on the rear of the house. This is a fairly straightforward process by which can be determined through old framing where the windows were; especially with the repair of the siding. Mr. Arvay, said, therefore, in addition to replacing the type of window or the material, that windows more consistently with the house be installed on the rear. The HSF is in agreement with staff recommendation including the three-over-one windows.

Mr. Vantosh in response to the public comments, thanked Mr. Arvay for his comments. He said that when he purchased this house [no disrespect to Mr. Arvay] there was no way he would have been able to inspect the window openings in the back. When he purchased this home, there was a door in the middle that led to nowhere. In the middle of the firewall is a casement opening to the left and another mis-sized window to the right. Mr. Vantosh stated just as Ms. Arfuso reported, there were many mis-sized windows here. By looking at the contributing properties to the left, this house has nothing historic. He found three houses in the lane that have three-over-two windows. But, as he has stated, there was no way for him to determine the window openings in the back. He believes he has done a good job on keeping the window openings on the front of the house and on the east and west side of the house exactly the same. But, nevertheless, the back of the house was a total disaster. A tree had fallen on the roof and the entire back was completely demolished. Mold was on the back and in completely bad shape. The way the roof is pitched, it would be difficult for him to get larger windows here.

COMMISSION DISCUSSION

A member of the Commission felt that the three-over-one lite configuration should be required for the windows on the front façade of the building. The rest of the Commission concurred with her comment. The Commission was in agreement with staff recommendations.

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact rehabilitation work (including the alteration of window openings on the rear facade and the reconstruction of a rear porch), the alteration of the front porch balustrade, the installation of a privacy fence, parking, and lighting at 112 West 31st Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Remove the vinyl windows on the rear facade, and install the "VictorBilt" Historic Series, wood, double-hung, single-pane, TDL that are proposed for the front / side facades of the building, or a window type previously approved by the Board.
2. Ensure that proposed windows are double-hung, single-pane, TDL. Board requires the use of the 3-over-1 lite pattern, visible in the 1994 Resources Survey, on the front facade of the building.
3. Ensure that all window framing members are covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
4. Ensure that the porch balusters do not exceed (4) inches on center and reduce the height of the railing so that it does not exceed (36) inches.

5. Ensure that all proposed lighting has a white light source.
6. Provide Staff with the specifications of the proposed gates, for review and approval.
7. Ensure that there is a minimum of (5) feet between the fence and any parallel buildings, and that the fence is painted or stained.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Kendra Clark

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[15. Petition of Tim Morneau | 20-004888-COA | 2602 Barnard Street | New Construction Accessory Structures and Fences with Special Exception Requests](#)

- [📎 1994 Survey Card.pdf](#)
- [📎 Sanborn Maps.pdf](#)
- [📎 Street Views - 2007-2019.pdf](#)
- [📎 Submittal Packet.pdf](#)
- [📎 2602 Barnard COA Application.2_201021.pdf](#)
- [📎 Staff Recommendation 20-004888-COA.pdf](#)

Mr. Tim Morneau was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for the construction of two new accessory structures, a pool, multiple fences, and a driveway for the property located at 2602 Barnard Street. The applicant is also requesting Special Exceptions from six (6) Design Standards as follows:

The applicant is requesting a Special Exception from the following standard:

New accessory structures shall be located in the rear yard.

To allow the Guest House in the side yard.

The applicant is requesting a Special Exception from the following standard:

Fences or walls no more than three (3) feet in height may be installed within the front yard.

To allow for a 4-foot-high fence in the front yard.

The applicant is requesting a Special Exception from the following standard:

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 for a 10-foot-high garden wall in the side yard.

The applicant is requesting Special Exceptions from the following standards:

Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade of the dwelling.

Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design.

... the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.

To allow for a parking area in the side yard forward of the front façade of the single-family dwelling which is not a ribbon-strip design.

Ms. Michalak reported that staff recommends approval for the construction of two, new accessory structures in the side yard, a pool, and a garden wall in the side yard, for the property located at 2602 Barnard Street with the following conditions to be submitted to Staff for review and approval because otherwise the work is visually compatible and meets the preservation and design standards:

1. Submit the location of the electrical meters and HVAC equipment, as well as evidence of adequate screening.
2. Add an element of architectural articulation to the stucco masonry garden wall, to soften the look of the overall wall and make it more visually compatible.
3. Reduce the height of the proposed front yard fence to a maximum of 3-feet.
4. Remove the illegal driveway and side yard, off-street parking in its entirety.

And

Approval for the requests for Special Exceptions from the following standards:

New accessory structures shall be located in the rear yard.

To allow the Guest House in the side yard, because the Special Exception criteria is met.

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 for a 10-foot-high garden wall in the side yard, because the Special Exception criteria is met.

And

Denial for the requests for Special Exceptions from the following standards:

Fences or walls no more than three (3) feet in height may be installed within the front yard.

To allow for a 4-foot-high fence in the front yard, because the Special Exception criteria is not met.

Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade of the dwelling.

Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design.

... the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.

To allow for a parking area in the side yard forward of the front façade of the single-family dwelling which is not a ribbon-strip design because the Special Exceptions criteria is not met.

PETITIONER COMMENTS

Mr. Morneau thanked the staff for their assistance with the petition. He explained that the mechanical equipment will be located at ground level in the backyard. They will be screened. He realizes that the parking on the front is an issue for the staff. It was his clients' understanding when they purchased the property because of the existing curb cut that parking was always allowed and was a part of the front side. This is why they used it this way. The clients improved this because they did not want to park on the dirt. However, they were not aware that there were standards that needed to be met for the parking until the work was done. However, they are willing to redo the parking to ensure that it meets the design standards for the district. Mr. Morneau said they asked to move the location of the curb cut to simplify the parking, reduce the amount of impervious pavement in the area to improve the overall aesthetic to the front. This was the reason for reconfiguration of the parking. He said if it meets staff's approval, they are willing to keep the existing curb cut and still improve the design aesthetics and design of the parking.

Mr. Morneau said pertaining to "item d" the front four foot wall that they are asking for, they believe it is compatible with the existing house. The house is a minimum of four feet above the ground. Therefore, they did not believe that they were blocking public view. The wall that they are proposing is not a visual barrier. They asked for the special exception of four feet to help improve the security on the front of the house and make the improvement. He said he realized that landscaping is not a part of the Commission's purview, but he wanted to let them know that they have a landscape plan for this.

PUBLIC COMMENTS

Mr. Ryan Arvay of the Historic Savannah Foundation [HSF] said this petition is tough. The HSF's Architectural Review Committee had several concerns about the exceptions. They agree with staff in their recommended denial of the special exceptions - the wall. They believe that the parking in front of the house is a disturbing model and as proposed is inappropriate. Mr. Arvay said they also object to the exceptions that staff is recommending approval for. Mainly for the location of the guest house and the pool house. The HSF feels that the consistency needs to be kept with the way these houses and properties were originally developed which is consistent with the standards and ordinances. The guest house needs to be moved as much as possible to the rear of the property or possibly combine it with the pool house. The accessory structures need to be moved to the back of the property.

COMMISSION DISCUSSION

The Commission discussed the issue surrounding the 10-foot-high garden wall; they suggested that it is too tall and that the building behind it should be nicely designed so that screening it is not necessary. A suggestion was made to study incorporating the building wall into the garden wall. Another suggestion, to create architectural interest in the wall is to add fenestration (openings) with decorative metal. The Commission also decided that because the wall is too tall that the project will need to come back before them to see how the issue with the wall and building (behind it) are resolved.

Motion

The Savannah Historic Preservation Commission does hereby continue the construction of two, new accessory structures in the side yard to the November 23, 2020 HPC Meeting for the property located at 2602 Barnard Street.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Kendra Clark

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

[☞ Submittal Packet - 2309 Drayton Street.pdf](#)

[☞ Sanborn Maps.pdf](#)

Mr. Matthew S. Hallett was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for rehabilitation and alterations for the property located at 2309 Drayton Street. The proposed work includes:

- Repairs and in-kind replacements throughout the exterior (i.e.: missing eave brackets, soffits, siding, balcony railing, etc.)
- New shutters using existing shutter hinges.
- Three previously infilled window openings will be covered with shutters fixed in the closed position.
- Two previously infilled door openings will remain infilled.
- One new window opening will be installed on the east façade.
- Alter a window opening into a door opening at the 2nd floor of the rear façade.
- Add a new rear deck with a spiral staircase accessed by the new door opening.
- New storefront, storefront base, and recessed entrance.
- New 6-foot-high brick fence to enclose the Drayton Street rear yard with a 36-inch-wide access door.

Ms. Michalak reported that staff recommends approval for rehabilitation and alterations for the property located at 2309 Drayton 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 side and rear yard setback standards, from the new deck, are met.
2. Provide the shutter specification and ensure that the shutter standards are met.
3. Ensure that the storefront glazing is inset a minimum of four (4) inches from the face of the building.
4. Provide the locations for the electrical meter, HVAC equipment, and refuse storage area and ensure that the standards are met.
5. Provide information regarding parking locations and ensure that the standards are met.

PETITIONER COMMENTS

Mr. Hallett said they will ensure that the side and rear yard setback standards, from the new deck, are met. The shutters will be wood. The storefront glazing will be setback in accordance with the ordinance. He said he will submit the locations for the electrical meter, HVAC equipment and refuse storage area and ensure that the standards are met. Mr. Hallett said he will provide the information to staff regarding the parking locations and will ensure that the standards are met. They are excited about the project.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

The Commission was in agreement with the staff recommendations. They congratulated the petitioner on this project.

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation and alterations for the property located at 2309 Drayton 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 side and rear yard setback standards, from the new deck, are met.
2. Provide the shutter specification and ensure that the shutter standards are met.
3. Ensure that the storefront glazing is inset a minimum of four (4) inches from the face of the building.
4. Provide the locations for the electrical meter, HVAC equipment, and refuse storage area and ensure that the standards are met.
5. Provide information regarding parking locations and ensure that the standards are met.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Kendra Clark	- Aye
Vernon Jones	- Aye
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
J. Haley Swindle	- Aye

X. APPROVED STAFF REVIEWS

[17. Petition of RPI Roofing | 20-004546-COA | 201 W. Waldburg St | Staff Approved- Roof repair/replace with condition](#)

📎 [20-004546-COA SIGNED Decision.pdf](#)

No action required. Staff approved.

[18. Petition of Paul Reuter | 20-004556-COA | 201 W. 37th St. | Staff Approved in-kind roof replacement](#)

📎 [20-004556-COA SIGNED Decision.pdf](#)

No action required. Staff approved.

[19. Petition of Doug Bean Signs | 20-004557-COA | 1611 Habersham St. | Staff Approved - Sign with condition](#)

📎 [20-004557-COA SIGNED Decision.pdf](#)

No action required. Staff approved.

[20. Petition of Dennis Hall | 20-004675-COA | 627 W. 38th Street | Staff Approved roof repair/ replace with conditions](#)

📎 [Staff SIGNED Decision - 20-004675-COA.pdf](#)

No action required. Staff approved.

[21. Petition of Lisa Lietz | 20-004754-COA | 216 West Park Ave | Staff Approved - after the fact in-kind porch repairs](#)

[☞ 20-004754-COA SIGNED Decision.pdf](#)

No action required. Staff approved.

[22. Petition of Bobby Phillips | 20-004835-COA | 1901-1903 Abercorn Street | Staff Approved - Paint exterior brick and doors.](#)

[☞ 20-004835-COA SIGNED Decision.pdf](#)

No action required. Staff approved.

[23. Petition of DeAndre Prescott | 20-004803-COA | 617 Kline Street | Staff Approved - amendment to previous COA for Roof Replacement.](#)

[☞ 617 Kline Street SIGNED Staff Decision.pdf](#)

No action required. Staff approved.

[24. Petition of Mary Anderson | 20-004848-COA | 541 East Bolton Street | Staff Approved - Roof Replacement with conditions.](#)

[☞ Staff SIGNED Decision - 541 E Bolton - 20-004848-COA.pdf](#)

No action required. Staff approved.

[25. Petition of Alpha Roofing Services Inc | 20-004824-COA | 2201 Bull Street | Staff Approved - Roof Replacement](#)

[☞ SIGNED Staff Decision - 20-004824-COA.pdf](#)

No action required. Staff approved.

[26. Petition of Doug Bean Signs | 20-004893-COA | 820 Abercorn Street | Staff Approved - installation of signs with conditions.](#)

[☞ 20-004893-COA SIGNED STAFF Decision.pdf](#)

No action required. Staff approved.

[27. Petition of JDR Construction & Design | 20-004846-COA | 514 E. 40th Street | Staff Approved - in-kind repairs to siding and window replacement with a condition.](#)

[☞ 20-004846-COA SIGNED Staff Decision.pdf](#)

No action required. Staff approved.

[28. Petition of Savannah Culinary Innovations | 20-004952-COA | 1116 Abercorn Street | Staff Approved - Sign face change](#)

[☞ Staff SIGNED Decision - 20-004952-COA - 1116 Abercorn St.pdf](#)

No action required. Staff approved.

[29. Petition of Robin Burger | 20-005172-COA | 2400 Bull Street | Staff Approved - amendment to previously approved COA to rehabilitate and alter building..](#)

[☞ Streetcar SIGNED Staff Decision 20-005172-COA.pdf](#)

No action required. Staff approved.

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XII. OTHER BUSINESS

NEW BUSINESS

[30. Change November 25, 2020 HPC Regular Meeting to November 23, 2020 for Thanksgiving Holiday](#)

Ms. Mobley asked the Commission to note the change of the meeting scheduled for Wednesday, November 25, 2020 to Monday, November 23, 2020. The Pre-Meeting is also changed to Monday, November 23, 2020 at 2:30 pm.

[31. Change December 23, 2020 HPC Regular Meeting to December 21, 2020 for Christmas Holiday](#)

Ms. Mobley asked the Commission to note the change of the meeting scheduled for Wednesday, December 23, 2020 to Monday, December 21, 2020. The Pre-Meeting is also changed to Monday, December 21, 2020 at 2:30 p.m.

XV. ADJOURNMENT

[32. Next HPC Pre-Meeting - Monday, November 23, 2020 at 2:30pm \(Virtual Meeting\) *Note change of meeting date](#)

[33. Next Regular HPC Meeting - Monday, November 23, 2020 at 3pm \(Virtual Meeting\) *Note change of meeting date](#)

[34. Adjourn](#)

There being no further business to come before the Commission, Ms. Mobley adjourned the meeting at 5:15 p.m.

Respectfully Submitted,

Leah G. Michalak, Director
Historic Preservation

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.