



Historic Preservation Commission

Virtual Meeting
March 24, 2021 3:00 PM
Meeting Minutes

MARCH 24, 2021 HISTORIC PRESERVATION COMMISSION

A Pre-Meeting was held at 2:30 p.m. before this meeting. The Board asked questions pertaining to the items on the March 24, 2021 Regular Agenda. No testimony was received and no votes were taken.

Members Present: Virginia Mobley, Chair
Chelsea Jackson-Greene, Vice-Chair
Kendra Clark
Rebecca Fenwick
Darren Bagley-Heath
T. Jerry Lominack
J. Haley Swindle

Members Absent: Kendra Clark
Dr. Robin Williams

Staff Present: Melanie Wilson, MPC Executive Director - Arrived at 3:50 p.m.
Pamela Everett, Esq., Assistant Executive Director
Leah Michalak, Historic Preservation Director
Ryan Jarles, Cultural Resources Planner
Aislinn Droski, Assistant Planner
Olivia Arfuso, Assistant Planner
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 and explained that staff will present each application with a recommendation; and then the petitioner will 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

CUYLER-BROWNVILLE DISTRICT

[2. Petition of Mark Feldman | 21-001217-COA | 726 West Victory Drive | Rehabilitation](#)

📎 [Cuyler-Brownville Staff Recommendation 21-001217-COA.pdf](#)

📎 [Submittal Packet 726 W Victory Drive.pdf](#)

[📎 Submittal Packet - Proof of Ownership.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation of 726 West Victory Street, with the following condition, because otherwise the work is visually compatible and meets the standards.

1. Ensure that all work is undertaken utilizing the gentlest means possible.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

STREETCAR DISTRICT

[3. Petition of Betty Mitchell | 21-001263-COA | 526 East 35th Street | Porch Reconstruction](#)

[📎 Streetcar Staff Recommendation - 21-001263-COA.pdf](#)

[📎 Submittal Packet - Description and Photos.pdf](#)

[📎 Submittal Packet - Application and Checklist.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the reconstruction of the front, second-story porch at 526 East 35th Street, as requested, because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

IV. ADOPTION OF THE AGENDA

[4. Adopt the March 24, 2021 Agenda](#)

Motion

The Savannah Historic Preservation Commission does hereby adopt the March 24, 2021 Agenda.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Jerry Lominack

Rebecca Fenwick - Aye

Jerry Lominack - Aye

Virginia Mobley - Aye

Chelsea Jackson-Greene - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Not Present

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approval of the February 24, 2021 Meeting Minutes](#)

[📎 02-24-2021 Minutes.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve February 24, 2021 Meeting Minutes.

Vote Results (Approved)

Motion: Jerry Lominack

Second: Darren Bagley-Heath

Rebecca Fenwick - Aye

Jerry Lominack - Aye

Virginia Mobley - Aye

Chelsea Jackson-Greene - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Not Present

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

VII. CONTINUED AGENDA

[6. 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: Rebecca Fenwick

Second: Chelsea Jackson-Greene
Rebecca Fenwick - Aye
Jerry Lominack - Aye
Virginia Mobley - Aye
Chelsea Jackson-Greene - Aye
Darren Bagley-Heath - Aye
J. Haley Swindle - Not Present

[7. Petition of Eco Friendly Contracting | 21-000077-COA | 2204-2210 Burroughs Street | Rehabilitation](#)

Motion

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

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Chelsea Jackson-Greene

Rebecca Fenwick - Aye
Jerry Lominack - Aye
Virginia Mobley - Aye
Chelsea Jackson-Greene - Aye
Darren Bagley-Heath - Aye
J. Haley Swindle - Not Present

[8. Petition of Justin Jones | 21-001242-COA | 121 West Waldburg Street | Porch Reconstruction](#)

Motion

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

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Chelsea Jackson-Greene

Rebecca Fenwick - Aye
Jerry Lominack - Aye
Virginia Mobley - Aye
Chelsea Jackson-Greene - Aye
Darren Bagley-Heath - Aye
J. Haley Swindle - Not Present

[9. Petition of GMSHAY Architects | 21-001270-COA | 212 East Park Avenue | Alterations and Additions](#)

Motion

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

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

STREETCAR DISTRICT

[10. Petition of Charlie Booth | 21-000896-COA | 2302 Lincoln Street | Alterations and Addition](#)

📎 [Streetcar Staff Recommendation - 21-000896-COA - 2302 Lincoln Street.pdf](#)

📎 [Submittal Packet - Drawings.pdf](#)

📎 [Staff Research - Site Photos.pdf](#)

Mr. Charlie Booth was present on behalf of the petition.

Ms. Aislinn Droski gave the presentation. The applicant is requesting approval for a rear addition for the property located at 2302 Lincoln Street. There is an existing rear covered porch addition which shall be demolished to accommodate the new addition in the same location. The main portion of the addition is proposed to be 18' x 18' and attached to the main structure by a hyphen, which is to be 4' wide, and aligns with the existing side facade facing East 39th Street.

Ms. Droski explained that on the morning of Wednesday, March 24, 2021, the applicant submitted updated drawings and information in response to the conditions laid out in staff's recommendation to the Historic Preservation Commission. The original recommendation regarding this project was as follows:

Approval of the rear addition for the property located at 2302 Lincoln Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Provide a full sample of the proposed window type or select and provide the material specifications for a window type which has been previously approved by the Board for use in additions.
2. Revise the configuration of the fixed picture windows to be of a double-hung configuration and provide the material specification.
3. Revise the exterior walls and roof of the hyphen to the addition to a compatible and permitted material and provide material specifications.
4. Revise the door to be of a permitted material, without fiberglass, and provide the material specifications.
5. Provide the material specification for the stairs to the addition.

Ms. Droski explained that the updated submittal packet included the following revisions and information:

1. Revised the windows to be clad wood from the Marvin Ultimate Collection series.
2. Revised the fixed picture windows to be operable casement windows.
3. Revised the exterior walls of the hyphen to be Hardie lap siding and the roof to be architectural asphalt shingles.
4. Revised the door to be clad wood from the Marvin Ultimate Collection series.
5. The stairs and landing are to be constructed of painted and treated wood.

Ms. Droski reported that staff found that the updated information provided met all conditions in the initial recommendation. Staff verbally revised their recommendation to the Commission to remove all conditions.

PETITIONER COMMENTS

Mr. Booth was in agreement with staff recommendation.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

The Commission was presented with an overview of the original submittal information, as well as all updated information provided. Staff found that the updated information provided met all conditions in their initial recommendation. Staff verbally revised their recommendation to the Commission to remove all conditions.

The Commission was in agreement with the staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve a rear addition for the property located at 2302 Lincoln Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Jerry Lominack

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[11. Petition of Ward Architecture | 21-001219-COA | 15 West 37th Street | Addition of Elevated Walkway](#)

[☞ Streetcar Staff Recommendation 21-001219-COA.pdf](#)

[☞ Submittal Packet - Application and Checklist.pdf](#)

[☞ Submittal Packet - Narrative and Drawings.pdf](#)

[☞ Staff Research.jpg](#)

[Board Decision - October 2020 Meeting 20-004389-COA.pdf](#)

Mr. Josh Ward was present on behalf of the petitioner.

Ms. Olivia Arfuso gave the staff report. The applicant is requesting approval for the addition of an elevated walkway at 15 West 37th Street. The walkway will connect the Carriage House to the second-floor porch of the Main House. The walkway will attach to the Carriage House via a new dormer that is proposed to mimic the existing dormers. The walkway will have several steps down to properly align with the Main House. This is due to the varying floor heights between structures. The walkway will be constructed of an aluminum, or steel, channel and fabricated metal pickets that will match the existing porch components and fencing. *Per the applicant*, this will also help to reduce the size of the structural members. Asphalt shingles will be used for the roof of the dormer, that match the existing roof shingles in shape and color. The new entrance door will be made of wood and glass.

Ms. Arfuso explained that on October 28, 2020, the Board approved the screening of porches, the replacement of decking, the replacement of exterior doors, the alteration of a window opening, the installation of fences/gates, and the construction of a storage shed in the rear yard of 15 West 37th Street [File No. 20-004389-COA]. During a visit to the site, staff determined that a dormer window has already been added to the south-facing, side of the Carriage House's roof. Although this dormer window is documented on the current drawing packet, it is not documented as an "Existing Condition" in the previously approved petition from October 28, 2020 [File No. 20-004389-COA]. Therefore, the south-facing Carriage House dormer was added between October 28, 2020 and March 3, 2021.

Ms. Arfuso reported that staff recommends approval of the addition of an elevated walkway at 15 West 37th Street with the following conditions because otherwise the work is visually compatible and meets the standards:

1. Ensure that material specifications for the proposed dormer entrance door is provided to Staff, and that the door design / configuration is compatible with the existing Carriage House doors.
2. Ensure that specifications for the previously installed south-facing Carriage House dormer are provided to Staff for review, and that the dormers overhang at least (8) inches.

PETITIONER COMMENTS

Mr. Ward stated that they will comply with the staff recommendations.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

The Commission was in agreement with the staff recommendations.

Motion

The Savannah Historic Preservation Commission does hereby approve the addition of an elevated walkway at 15 West 37th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. Ensure that material specifications for the proposed dormer entrance door is provided to Staff, and that the door design/configuration is compatible with the existing Carriage House doors.
2. Ensure that specifications for the previously installed south-facing Carriage House dormer are provided

to Staff for review, and that the dormers overhang at least (8) inches.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[12. Petition of Rayfield Reeves | 21-001195-COA | 507 East 36th Street | New Construction, Small \(Parts I and II\) with Special Exception Request](#)

- [☞ Streetcar Staff Recommendation 21-001195-COA.pdf](#)
- [☞ Submittal Packet - Application, Checklist, Special Exception Request.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Staff Research - Final Plat 507-509 East 36th.pdf](#)
- [☞ Staff Research - Material Clarification \(Email\).pdf](#)
- [☞ Board Decision - November 2020 Meeting 20-005231-COA.pdf](#)

Mr. Rayfield Reeves was present on behalf of the petition.

Ms. Olivia Arfuso gave the staff report. The applicant is requesting approval for New Construction, Small: Parts I and II for a two-story single-family, detached residence on the vacant parcel at **507 East 36th Street**. The proposed residence will be 28'-2" in height and 20-feet wide. The applicant is also requesting a Special Exception from the Standard that states:

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 and the height of the upper stories shall not be less than 9 feet.

To allow for the first story to have an exterior expression of 9'-1".

Ms. Arfuso explained that the recently demolished historic building was constructed in 1900 and was a contributing resource within the Thomas Square-Streetcar National Register Historic District and local Streetcar Historic District. Persistent neglect of the building resulted in structural deterioration and irreparable decay. On October 7, 2020, the Recorder's Court of Chatham County ordered the demolition of the structure due to dangerous, hazardous, and unsafe conditions. On November 23, 2020, the Board approved the demolition of the contributing structure [File No. 20-005231-COA]. The parcel has, since, been subdivided into two lots: 507 East 36th Street and 509 East 36th Street.

Ms. Arfuso reported that staff recommends to continue the petition for New Construction, Small: Parts I and II for a two-story single-family, detached residence on the vacant parcel at 507 East 36th Street to the April 28, 2021 Historic Preservation Commission regular meeting, in order for the applicant to address the following:

1. Reduce the side yard setbacks so that the 70% minimum building frontage requirement is met.

2. Revise the design so that the second story door aligns with the first story door, and the window on the second story (currently above the door) is removed.
3. Revise both side facades to have at least 30% fenestrations on the ground floor.
4. Ensure that the infill material between the porch piers is recessed a minimum of three inches behind the front edge of the pier, so that the piers are clearly visible and differentiated.
5. If the proposed windows are simulated divided lights, ensure that the muntin is 7/8 inches or less, that the muntin profile simulates traditional putty glazing, that the lower sash rail is wider than the meeting / top rails, and that there is a spacer bar in between double panes of glass.
6. Ensure that all framing members are covered with appropriate trim and that all window glass is transparent with no dark tints or reflective affects.
7. Provide door specifications.
8. Ensure that the distances between balusters does not exceed four (4) inches on center.
9. Relocate the refuse on to private property. Ensure that the HVAC units and refuse are screened from any public right-of-way; submit the screening design.
10. If fences are to be installed, ensure that the appropriate checklist and all required supplemental information is submitted to Staff prior to installation.

AND

Approval of the request for a Special Exception from the following Standard:

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 and the height of the upper stories shall not be less than 9 feet.

To allow for the first story to have an exterior expression of 9'-1" because the Special Exception Criteria are met.

Ms. Arfuso entertained questions from the Commission.

Mr. Lominack asked staff if all the drawings were shown to the Commission.

Ms. Arfuso explained that staff received the foundation plan; the first floor plan; the elevations; the framing plan; the ceiling/framing plan; and the second floor plan. She stated that these were all the drawings that were submitted to staff.

Mr. Lominack said he believes what is going on here is that this building is being recycled from some other location. He does not know if there is a prohibition not to do this. But the things that are being presented to the Commission in these various historic districts are the things they are supposed to be influencing are not being done in these locations. He is really concerned about the quality they are getting and the lack of respect for the districts that the Commission are reviewing for these districts. The districts are being treated as second class citizens. Mr. Lominack asked if increasing the size of the building would give them the needed lot frontage.

Mr. Jarles clarified that the two structures were approved previously to be constructed on these sites. They are coming back to the Commission now as they expired and were reviewed under a different ordinance. Therefore, this is why there are so many conditions. These items have been seen by the MPC and were approved previously. The two buildings were seen at a different location and the drawings are being utilized again.

PETITIONER COMMENTS

Mr. Reeves, in an answer to Mr. Lominack's question, stated that the drawings are similar to the ones being referred to. They are not the same plan, although the front elevations look similar. These are smaller renditions of the other house. He asked pertaining to condition #1: the side yard setbacks, were they saying that the buildings should be closer together. Do you want the buildings larger or

closer together?

Ms. Arfuso answered, "correct". The side yard setback should be reduced from five feet to accommodate the 70% frontage.

Mr. Reeves asked if the ordinance requires the setback to be three feet.

Ms. Arfuso answered that the setbacks need to be a minimum of three feet. Staff is recommending reducing the five yard setback so that the 70% minimum building frontage requirement is met.

Mr. Reeves explained that the only reason he asks this is because when something was being approved by someone else, it was said that they were being approved at 5 feet in the past.

Mr. Jarles clarified that it is not necessarily that the setback is not okay, but that the petitioner is not meeting the 70% minimum building frontage. So, the staff's recommendation is to utilize the allowable three feet minimum in order to meet the 70% minimum building frontage requirement.

Mr. Reeves asked if they need more coverage on the lot.

Mr. Jarles answered that for new construction you are required a 70% building frontage on this block. He believed that staff has calculated that the petitioner has a frontage of 66.7%. Therefore, increasing the building frontage, the petitioner is allowed the three feet minimum. Therefore, staff was utilizing this in order for the petitioner to gain the 70% minimum building frontage.

Mr. Reeves said it would be hard for him to meet the fire code. He asked if there is another requirement that would allow him to remain with a couple of percentages off.

Mr. Jarles explained that Mr. Reeves would need to seek a variance from the Zoning Board of Appeals [ZBA].

Mr. Reeves said regarding staff's recommendation #2: if they look at the floor plan, the master bathroom [upstairs] second floor, the bathroom is where the window is located off to the far right inside the master bathroom. The door is to the left of this.

Ms. Arfuso stated that regarding this, staff is recommending that this window be removed and move the placement of the door so that the two doors on the front facade will align with each other. This would be compatible with the neighboring property.

Mr. Reeves asked staff if they were suggesting that they come through the bathroom to enter the balcony. He guessed he would just have to redesign the top floor in order to put the door there.

Mr. Jarles explained that staff has no purview over the interior use. Staff's purview is based solely on exterior compatibility.

Ms. Fenwick stated that staff's condition #6 pertaining to appropriate trim speaks to the windows, but not the doors. They get a lot of new construction drawings without door and window trim. Even if the trim is not required for the doors, she believes that the trim adds uniformity and compatibility to the structures.

Mr. Reeves said they agree. He apologized for not having the detail over the doors, but it will be the same trim that will be over the windows.

PUBLIC COMMENTS

Ms. Holly Kincannon of the Historic Savannah Foundation [HSF] stated that their **Architectural Review Committee [ARC]** felt that the design of the two houses at 507 and 509 East 36th Street are shown differently from the street view elevation as compared to the front elevation. They assumed that this was an oversight. She said regarding the proposed use of two types of roofing material, they recommended using one type of material to be applied to both the principle roof which is now classified as asphalt shingles. The smaller gable roof return is shown as metal roofing material. The

ARC feels that the use of two materials will not produce a compatible design.

Ms. Kincannon said their other concerns have to do with encouraging the petitioner to introduce elements that will help to distinguish one house from the other. The buildings should be compatible, but not identical. The ARC believes a change is needed in material at the top gable wall. Therefore, the infill material of the gable roof should be modified so that it is distinguishable from the exterior wall siding. They recommend the use of decorative shingles. The ARC supports the inclusion of a variety of unique architectural features that will help to differentiate the residences.

Ms. Kincannon said the HSF encourages the revision of the drawings to show the appropriate door and window trim and to consider simplifying the lite pattern on the windows.

Mr. Reeves, in response to public comments, said they are not opposed to having one roof material. They can change the columns in the front and probably change the spindles, the handrails, etc. He said all the bedrooms have two windows. Mr. Reeves believed that the architect missed one window on the elevation top right. The other side has staircases, bathrooms, and closets. However, he will flip the design on the front. Mr. Reeves said they will make the necessary changes.

COMMISSION DISCUSSION

Ms. Mobley asked staff if the petition at 509 East 36th Street is the same recommendations as this address. Can the Commission consider the two at the same time?

Mr. Jarles said the motion may be made to consider both of these petitions at the same time.

NOTE: Mr. Jarles retracted the above statement and said a motion would need to be made for each petition.

The Commission approved the staff's recommendations as written for 507 and 509 East 36th Street. No changes or additions were made.

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction, Small: Parts I and II for a two-story single-family, detached residence on the vacant parcel at 507 East 36th Street to the April 28, 2021 Historic Preservation Commission regular meeting, in order for the applicant to address the following:

1. Reduce the side yard setbacks so that the 70% minimum building frontage requirement is met.
2. Revise the design so that the second story door aligns with the first story door, and the window on the second story (currently above the door) is removed.
3. Revise both side facades to have at least 30% fenestrations on the ground floor.
4. Ensure that the infill material between the porch piers is recessed a minimum of three inches behind the front edge of the pier, so that the piers are clearly visible and differentiated.
5. If the proposed windows are simulated divided lights, ensure that the muntin is 7/8 inches or less, that the muntin profile simulates traditional putty glazing, that the lower sash rail is wider than the meeting/top rails, and that there is a spacer bar in between double panes of glass.

6. Ensure that all framing members are covered with appropriate trim and that all window glass is transparent with no dark tints or reflective affects.
7. Provide door specifications.
8. Ensure that the distances between balusters does not exceed four (4) inches on center.
9. Relocate the refuse on to private property. Ensure that the HVAC units and refuse are screened from any public right-of-way; submit the screening design.
10. If fences are to be installed, ensure that the appropriate checklist and all required supplemental information is submitted to staff prior to installation.

AND

Approval of the request for a Special Exception from the following Standard:

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 and the height of the upper stories shall not be less than 9 feet.

To allow for the first story to have an exterior expression of 9'-1" because the Special Exception Criteria are met.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: J. Haley Swindle

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[13. Petition of Rayfield Reeves | 21-001196-COA | 509 East 36th Street | New Construction, Small \(Parts I and II\) with Special Exception Request](#)

- 🔗 [Streetcar Staff Recommendation 21-001196-COA.pdf](#)
- 🔗 [Submittal Packet - Application, Checklist, Special Exception Request.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Staff Research - Final Plat 507-509 East 36th.pdf](#)
- 🔗 [Staff Research - Material Clarification \(Email\).pdf](#)
- 🔗 [Board Decision November 2020 Meeting 20-005231-COA.pdf](#)

Mr. Rayfield Reeves was present on behalf of the petition.

Ms. Olivia Arfuso gave the staff report. The applicant is requesting approval for New Construction, Small: Parts I and II for a two-story single-family, detached residence on the vacant parcel at 509 East 36th Street. The proposed residence will be 28'-2" in height and 20-feet wide. The applicant is also requesting a Special Exception from the Standard that states:

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 and the height of the upper stories shall not be less than 9 feet.

To allow for the first story to have an exterior expression of 9'-1".

Ms. Arfuso explained that the recently demolished historic building was constructed in 1900 and was a contributing resource within the Thomas Square-Streetcar National Register Historic District and local Streetcar Historic District. Persistent neglect of the building resulted in structural deterioration and irreparable decay. On October 7, 2020, the Recorder's Court of Chatham County ordered the demolition of the structure due to dangerous, hazardous, and unsafe conditions. On November 23, 2020, the Board approved the demolition of the contributing structure [File No. 20-005231-COA]. The parcel has, since, been subdivided into two lots: 507 East 36th Street and 509 East 36th Street.

Ms. Arfuso reported that staff recommends to continue the petition for New Construction, Small: Parts I and II for a two-story single-family, detached residence on the vacant parcel at 509 East 36th Street to the April 28, 2021 Historic Preservation Commission regular meeting, in order for the applicant to address the following:

1. Reduce the side yard setbacks so that the 70% minimum building frontage requirement is met.
2. Revise the design so that the second story door aligns with the first story door, and the window on the second story (currently above the door) is removed.
3. Revise both side facades to have at least 30% fenestrations on the ground floor.
4. Ensure that the infill material between the porch piers is recessed a minimum of three inches behind the front edge of the pier, so that the piers are clearly visible and differentiated.
5. If the proposed windows are simulated divided lights, ensure that the muntin is 7/8 inches or less, that the muntin profile simulates traditional putty glazing, that the lower sash rail is wider than the meeting / top rails, and that there is a spacer bar in between double panes of glass.
6. Ensure that all framing members are covered with appropriate trim and that all window glass is transparent with no dark tints or reflective affects.
7. Provide door specifications.
8. Ensure that the distances between balusters does not exceed four (4) inches on center.
9. Relocate the refuse on to private property. Ensure that the HVAC units and refuse are screened from any public right-of-way; submit the screening design.
10. If fences are to be installed, ensure that the appropriate checklist and all required supplemental information is submitted to Staff prior to installation.

AND

Approval of the request for a Special Exception from the following Standard:

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 and the height of the upper stories shall not be less than 9 feet.

To allow for the first story to have an exterior expression of 9'-1" because the Special Exception Criteria are met.

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction, Small: Parts I and II for a two-story single-family, detached residence on the vacant parcel at 509 East 36th Street to the April 28, 2021 Historic Preservation Commission regular meeting, in order for the applicant to address the following:

1. Reduce the side yard setbacks so that the 70% minimum building frontage requirement is met.
2. Revise the design so that the second story door aligns with the first story door, and the window on the second story (currently above the door) is removed.
3. Revise both side facades to have at least 30% fenestrations on the ground floor.
4. Ensure that the infill material between the porch piers is recessed a minimum of three inches behind the front edge of the pier, so that the piers are clearly visible and differentiated.
5. If the proposed windows are simulated divided lights, ensure that the muntin is 7/8 inches or less, that the muntin profile simulates traditional putty glazing that the lower sash rail is wider than the meeting/top rails, and that there is a spacer bar in between double panes of glass.
6. Ensure that all framing members are covered with appropriate trim and that all window glass is transparent with no dark tints or reflective affects.
7. Provide door specifications.
8. Ensure that the distances between balusters does not exceed four (4) inches on center.
9. Relocate the refuse on to private property. Ensure that the HVAC units and refuse are screened from any public right-of-way; submit the screening design.
10. If fences are to be installed, ensure that the appropriate checklist and all required supplemental information is submitted to staff prior to installation.

AND

Approval of the request for a Special Exception from the following Standard:

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 and the height of the upper stories shall not be less than 9 feet.

To allow for the first story to have an exterior expression of 9'-1" because the Special Exception Criteria are met.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[14. Petition of Coastal Development Partners | 21-000044-COA | 202 West 42nd Street | New Construction, Small \(Parts I and II\)](#)

[☞ Streetcar Staff Recommendation 20-000044-COA.pdf](#)

[☞ Submittal Packet - Application and Photos.pdf](#)

[☞ Submittal Packet - Drawings.pdf](#)

[☞ Staff Research.pdf](#)

[☞ Subdivision Approval and Plat.pdf](#)

[☞ ZBA Signed Decision.pdf](#)

Mr. John Sumner was present on behalf of the petition.

Mr. Ryan Jarles gave the staff report. He explained that this petition [**202 West 42nd Street**] is next door to **204 West 42nd Street**. He will present 202 West 42nd Street first; the Commission will make a motion and vote on this petition and then they will hear 204 West 42nd Street; make a motion and then vote on that petition.

Mr. Jarles stated that the applicant is requesting approval for New Construction, Small (Parts I and II) for a two-story single-family dwelling to be located on the vacant parcel at 202 West 42nd Street. Staff originally received this application with the intent to be heard at the January 2021 HPC Meeting; however, once staff began the review, it was discovered that the recently subdivided lots (November 2019, File No. 19-004620-SUBP) are not large enough to accommodate single-family detached buildings per the Base Zoning standards. Staff reviewed the subdivision approval and discovered that the subdivision was approved with the condition that either a semi-attached building must be located here or that a request for a variance must be sought from the Zoning Board of Appeals. Therefore, staff requested that the applicant either redesign to be attached or apply for a variance; the applicant applied for and received approval for the variance at the February 25, 2021 ZBA meeting [File No. 21-000541-ZBA]; the single-family detached home is now permitted.

Mr. Jarles stated that historically, this parcel consisted of two single-family buildings facing Barnard Street. They were wood-sided and two-stories with one and two-story front porches. The surrounding historic context consists of wood-sided two-story single and two-family buildings; they have large one and two-story front porches with a variety of roof shapes from hip to front gable to complex.

Mr. Jarles reported that staff recommends to approve the petition for New Construction, Small (Parts I and II) for a two-story single-family dwelling to be located on the vacant parcel at 202 West 42nd Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that the fences are painted or stained.
2. Provide the material specification for the rear door to staff; ensure that it is wood or wood clad (the front door is wood).
3. Provide a specification for light fixture shown on the front façade to staff; ensure that it is metal and glass and has a white light source (it is labeled as a gas light).
4. Remove the existing curb cut and reinstate the curb, tree lawn, and sidewalk to match existing; provide a revised site plan to staff.
5. Apply for a Special Exception to a future HPC meeting to allow for the 22-foot-wide curb cut

and two adjacent driveways.

Mr. Jarles entertained questions from the Commission.

Ms. Fenwick stated that it appears that the Sanborn Maps are showing historically that the lots are oriented differently. Is this correct?

Mr. Jarles answered correct. The lots previously faced Barnard Street.

Ms. Fenwick asked that during the time when the decision was made if the orientation was different. Was there a predecessor house that faced east?

Mr. Jarles answered that the two units facing Barnard Street prior to that did not exist as nothing was on the lot. The subdivision was applied for and was approved by the Zoning Board of Appeals [ZBA]. Mr. Jarles explained that the Commission can ask the petitioner why they made the decision.

Ms. Mobley asked about the easement for parking for the second house, does this remove the parcel permanently from the first house or is this just a gentleman's agreement?

Mr. Jarles explained that it is a legal easement. Therefore, they will have legal access to the location.

Ms. Mobley asked where is the existing curb cut.

Mr. Jarles pointed out the existing curb cut location on the drawing.

Ms. Michalak [just returning to the office from Recorder's Court due to a petition hearing] explained that new curb cuts are permitted in the district if the site does not have access to a lane. She said that these sites do not have access to a lane; however, they are only allowed to be a maximum of 12 feet wide. But, this is a unique condition in that there is no way to park the 2nd parcel. The required parking is on the other parcel and they both pull in from the street. Therefore, they were granted a parking easement in this location. As the staff's recommendation states, they are suggesting that the petitioner apply for a Special Exception to the HPC [which is the HPC's term for a variance] to allow for the 22 feet wide curb cut.

PETITIONER COMMENTS

Mr. Sumner was in agreement with all the conditions. He entertained questions from the Commission.

PUBLIC COMMENTS

Ms. Holly Kincannon of the Historic Savannah Foundation [HSF] said they are looking for more diversity in the two units. They appreciate the efforts that have been made, but there are distinctions in the front porch and the design. She said pertaining to the window configurations, the HSF is wondering if there is a way to push the variety a bit further. The Architectural Review Committee is recommending the use of round columns on the front porch instead of square columns. They believe that this will add interest and detail to the new building while also will be in keeping with the properties in this area.

Ms. Kincannon said they have a concern about the loss of tree canopy on this site. Therefore, they strongly encourage the petitioner to retain the largest trees, especially the one near the sidewalk and on the western edge of the property line. She believes there are some oak trees and a palm tree here.

COMMISSION DISCUSSION

The Commission was in agreement with the staff recommendations.

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 dwelling to be located on the vacant parcel at 202 West 42nd Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

- 1.Ensure that the fences are painted or stained.

- 2.Provide the material specification for the rear door to staff; ensure that it is wood or wood clad (the front door is wood).

- 3.Provide a specification for light fixture shown on the front façade to staff; ensure that it is metal and glass and has a white light source (it is labeled as a gas light).

4. Remove the existing curb cut and reinstate the curb, tree lawn, and sidewalk to match existing; provide a revised site plan to staff.

5. Apply for a Special Exception to a future HPC meeting to allow for the 22-foot-wide curb cut and two adjacent driveways.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Jerry Lominack

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[15. Petition of Coastal Development Partners | 21-000046-COA | 204 West 42nd Street | New Construction, Small \(Parts I and II\)](#)

📎 [Streetcar Staff Recommendation 20-000046-COA.pdf](#)

📎 [Submittal Packet - Application and Photos.pdf](#)

📎 [Submittal Packet - Drawings.pdf](#)

📎 [Staff Research.pdf](#)

📎 [Subdivision Approval and Plat.pdf](#)

📎 [ZBA Signed Decision.pdf](#)

Mr. John Sumner 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 dwelling to be located on the vacant parcel at 204 West 42nd Street. She stated that staff originally received this application with the intent to be heard at the January 2021 HPC Meeting; however, once staff began the review, it was discovered that the recently subdivided lots (November 2019, File No. 19-004620-SUBP) are not large enough to accommodate single-family detached per the Base Zoning standards. Staff reviewed the subdivision approval and discovered that the subdivision was approved with the condition that either a semi-attached building must be located here or that a request for a variance must be sought from the Zoning Board of Appeals. Therefore, staff requested that the applicant either redesign to be detached or apply for a variance; the applicant applied for and received approval for the variance at the February 25, 2021 ZBA meeting [File No. 21-000542-ZBA]; the single-family detached home is now permitted.

Ms. Michalak explained that historically, this parcel consisted of two single-family buildings facing Barnard Street. They were wood-sided and two-stories with elaborate one and two-story front porches. The surrounding historic context consists of wood-sided two-stories single and two-family buildings; they have large one and two-story front porch with a variety of roof shapes from hipped to front gable.

Ms. Michalak reported that staff recommends to approve the petitioner for New Construction, Small (Parts I and II) for a two-story single-family dwelling to be located on the vacant parcel at 204 West 42nd 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 fences are painted or stained.
2. Ensure that the Windsor windows have muntins that are 7/8" or less, with a simulated traditional putty glazing profile, and that there is a spacer bar between the double panes of glass.
3. Provide a specification for light fixture shown on the front façade; ensure that it is metal and glass and has a white light source (it is labeled as a gas light).

Ms. Michalak entertained questions from the Commission.

PETITIONER COMMENTS

Mr. Sumner was in agreement with the staff recommendations. He entertained questions from the Commission.

PUBLIC COMMENTS

Ms. Holly Kincannon of the Historic Savannah Foundation [HSF] said they were in agreement with the staff recommendations. However, their Architectural Review Committee (ARC) recommends that the front porch roof be redesigned which is currently shown as a simple shed form. The ARC recommends a hip roof for the porch like the adjacent property. They believe this will add a greater level of detail and help distinguish it from the infill proposal at 202 West 42nd Street. They encourage the use of round columns or another style of columns. They ask also that the mature trees be maintained on this property.

COMMISSION DISCUSSION

The Commission was in agreement with the staff recommendations. They also were in agreement with the Historic Savannah Foundation in their recommendation of a hip roof for the porch and that the mature trees be maintained on this property.

Ms. Mobley stated she did not believe the Commission could address the trees; that is outside their purview.

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 dwelling to be located on the vacant parcel at 204 West 42nd 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 fences are painted or stained.
2. Ensure that the Windsor windows have muntins that are 7/8"; or less, with a simulated traditional putty glazing profile, and that there is a spacer bar between the double panes of glass.
3. Provide a specification for light fixture shown on the front facade; ensure that it is metal and glass and has a white light source (it is labeled as a gas light).

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Jerry Lominack

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

X. APPROVED STAFF REVIEWS

[16. Acknowledge Approved Staff Reviews](#)

Motion

The Savannah Historic Preservation Commission does hereby acknowledge Approved Staff Reviews.

Vote Results (Approved)

Motion: Jerry Lominack

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Jerry Lominack	- Aye
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[17. Petition of Scotty Snipes-SHC-Snipes Properties | 21-000935-COA | 1006/1008 Barnard Street | Staff](#)

Approved - In-Kind Replacement of Wood Features

☞ [Staff SIGNED Decision - Victorian District 21-000935-COA.pdf](#)

18. Petition of Robert Ingram | 21-000984-COA | 404 1/2 East 31st Street | Staff Approved - Replacement of Windows with conditions.

☞ [21-000984-COA SIGNED Decision Packet.pdf](#)

19. Petition of Todd Smiley | 21-000933-COA | 212 West 40th Street | Staff Approved - Installation of Ribbon strip driveway

☞ [Streetcar Staff SIGNED Decision - 21-000933-COA - 212 W 40th St.pdf](#)

20. Petition of SLR Industries LLC | 21-001013-COA | 2315 Florance St Street | Staff Approved -Repair Deteriorated Wood Siding

☞ [Cuyler-Brownville SIGNED Staff Decision - 21-001013 - 2315 Florance St.pdf](#)

21. Petition of Doug Bean Signs | 21-000773-COA | 2605 Whitaker Street | Staff Approved - Sign

☞ [Streetcar Staff SIGNED Decision - 21-000773-COA - 2605 Whitaker.pdf](#)

22. Petition of Acro Renovations, LLC | 21-001181-COA | 2301 Montgomery Street | Staff Approved - Repair Siding and Roof

☞ [Staff SIGNED Decision - 21-001181-COA 2301 Montgomery.pdf](#)

23. Petition of Klaus Roofing Systems of GA. | 21-001180-COA | 524 East Henry Street | Staff Approved - Gutters and Downspouts

☞ [Staff signed Decision - 21-001180-COA.pdf](#)

24. Petition of Doug Bean Signs | 21-001267-COA | 2400 Bull Street | Staff Approved -Wall Sign

☞ [Streetcar Staff SIGNED Decision - 21-001267 - 2400 Bull St.pdf](#)

25. Petition of Signs System Inc. | 21-001218-COA | 1512 Bull Street | Staff Approved -Signs

☞ [Streetcar Staff SIGNED Decision - 21-001218-COA - 1512 Bull St.pdf](#)

26. Petition of Dianna Blige | 21-001333-COA | 621 West Anderson Lane | Staff Approved - Siding Repair/Roof Replacement with conditions

☞ [Cuyler-Brownville Staff SIGNED Decision - 21-001333-COA - 621 W Anderson Ln.pdf](#)

27. Petition of ECO Friendly Contracting | 21-001256-COA | 522 Seiler Avenue | Staff Approved - In Kind repairs to siding and windows

☞ [Streetcar Staff SIGNED Decision - 21-001256-COA.pdf](#)

28. Petition of ECO Friendly Contracting | 21-001257-COA | 635 West 35th St. | Staff Approved In-Kind Repairs to Siding, Windows and Roof Replacement with condition.

☞ [Cuyler-Brownville Staff SIGNED Decision - 21-001257-COA.pdf](#)

29. Petition of ECO Friendly Contracting | 21-001258-COA | 621 West 35th Street | Staff Approved - Repair Siding, Windows and Roof replacement with condition.

☞ [Cuyler-Brownville Staff SIGNED Decision - 21-001258-COA.pdf](#)

30. Petition of Ray, Ellis, & LaBrie Consulting | 21-001389-COA | 538 East Park Avenue | Staff Approved - Amendment to previously approved COA (19-006843-COA)

[📎 Victorian Staff Signed Decision 21-001389-COA.pdf](#)

[31. Petition of Ray, Ellis, & LaBrie Consulting | 21-001387-COA | 1101-1111 Habersham Street | Staff Approved - Amendment to previously approved COA \(19-006844-COA\)](#)

[📎 Victorian Staff Signed Decision 21-001387-COA.pdf](#)

[32. Petition of Gretchen Callejas-Felder Associates Architecture | 21-001539-COA | 1400 Bull St / 17 E. Anderson St. | Staff Approved - Alterations to Fence](#)

[📎 Victorian Staff SIGNED Decision - 21-001539 - 1400 Bull St 17 E Anderson.pdf](#)

[33. Petition of Klaus Roofing Systems of Georgia | 21-001540-COA | 1622 Ogeechee Road | Staff Approved - Roof Replacement with conditions](#)

[📎 21-001540-COA SIGNED Decision Packet.pdf](#)

[34. Petition of Window World of Savannah | 21-001554-COA | 228 East Bolton Street | Staff Approved - Replace Windows with conditions.](#)

[📎 21-001554-COA SIGNED Decision Packet.pdf](#)

[35. Petition of Klaus Roofing Systems of Georgia | 21-001606-COA | 210 East 39th Street | Staff Approved -Roof replacement](#)

[📎 Streetcar Staff SIGNED Decision - 21-001606-COA - 210 E 39th St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XII. OTHER BUSINESS

NEW BUSINESS

[36. Cuyler-Brownville Historic Resources Map Presentation](#)

[📎 Cuyler-Brownville Contributing Resources Map - 2021 Revision.pdf](#)

[📎 Cuyler-Brownville Contributing Resources Map Supplement - 2021 Revision.pdf](#)

[📎 Cuyler-Brownville Grant and Survey Brochure.pdf](#)

[📎 Cuyler-Brownville Grant and Survey Map.pdf](#)

[📎 Cuyler-Brownville Grant and Survey Report.pdf](#)

[📎 CB Public Outreach Mailer sml.pdf](#)

Ms. Michalak gave the report on the Cuyler-Brownville Historic Map Survey. In 2018, the City of Savannah, in coordination with the Chatham-County Savannah Metropolitan Planning Commission and the Cuyler-Brownville Neighborhood Association, received a grant to begin resurveying the Cuyler-Brownville Historic District. She explained that this ended up in a second grant due to the size of the district. The hired consultant completed the survey at the end of 2020. Many recommendations were made. Basically, 90 buildings were found in the district, in the current local boundary, that were in the current Period of Significance but had either been not surveyed in the past or overlooked because a closer look was not done. When the western expansion area was brought into the local district, a full survey was never completed.

Ms. Michalak explained that staff has applied for a text amendment to the map to the MPC Board. At the April 27, 2021 MPC meeting, a recommendation will be made to Savannah City Council regarding the map amendment. The Cuyler-Brownville Neighborhood Association will hold a conference call on April 6, 2021. The Neighborhood Association has been involved in this project since the beginning. Staff is also in the process of putting a notification in the Savannah Morning News and sending letters to the 90 property owners regarding the public meeting to be held on April 27, 2021 at 1:30 p.m. Staff will receive public comments leading up to the MPC meeting of April 27, 2021.

Ms. Michalak entertained questions from the Commission.

Mr. Lominack asked if the Period of Significance stops at 1937.

Ms. Michalak answered yes. She explained that one of the other recommendations from the consultant is to apply to the National Park Service to expand the Period of Significance to 1980. Therefore, this may be a future activity. But, this is the first step.

Ms. Fenwick stated that this is great. However, she wanted to know if the information was only sent to the people who were added to the district or to everyone within the district.

Ms. Michalak explained that the information was only mailed to the 90 property owners.

Ms. Fenwick stated that she asked this question because they have talked about the education and the lack of awareness regarding the Certificate of Appropriateness process in this area, more generally. She is aware that the notification has been sent; however, she believes that everyone within the neighborhood would benefit from receiving this information.

Ms. Michalak stated that she does not disagree with Ms. Fenwick; however, there are nearly two thousand buildings in this district. She will talk with the MPC Executive Director about sending out the notification to every property owner in the district. She explained that the zoning ordinance does not require that notification for a text amendment be sent at all, so they are hopeful that with the Neighborhood Association meeting and the webinar that they are putting out, will be beneficial to disseminate to where the local boundaries are located.

Ms. Michalak explained that the Neighborhood Association President is Ms. Gloria Williams. She will send the information to all the members of the HPC and then they can call Ms. Williams to be added to the conference call. Ms. Williams was given approximately 50 brochures to be handed out to the people who come to meetings regularly and to the ones who do not have emails, etc.

XV. ADJOURNMENT

[37. Next HPC Pre-Meeting: Wednesday, April 28, 2021 at 2:30pm](#)

[38. Next HPC Regular Meeting: Wednesday, April 28, 2021 at 3:00pm](#)

[39. Adjourn](#)

There being no further business to come before the HPC, Ms. Mobley adjourned the meeting at approximately 4:20 p.m.

Respectfully Submitted,

Leah G. 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.