



Historic Preservation Commission

Virtual Meeting
November 23, 2020 3:00 PM
Meeting Minutes

NOVEMBER 23, 2020 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 November 23, 2020 Regular Agenda. No testimony was received and no votes were taken.

Members Present: Chelsea Jackson-Greene, Vice-Chair
Kendra Clark
Rebecca Fenwick
Darren Bagley-Heath
T. Jerry Lominack
Dr. Robin Williams

Members Absent: Virginia Mobley, Chair
Vernon Jones
J. Haley Swindle

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. Jackson-Greene 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. Jackson-Greene 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

VICTORIAN DISTRICT

[2. Petition of Coastal Contractors and Installers, LLC | 20-005453-COA | 317 West Duffy Street | Rehabilitation](#)

[Victorian Staff Recommendation - 20-005453-COA - 317 W Duffy.pdf](#)

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

[📎 Staff Research.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation of 317 West Duffy Street as requested because the work is visually compatible.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

IV. ADOPTION OF THE AGENDA

[3. Adopt the November 23, 2020 Regular Agenda](#)

Motion

The Savannah Historic Preservation Commission does hereby adopt the November 23, 2020 Regular Agenda.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Jerry Lominack

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[4. Approve the October 28, 2020 Briefing Minutes and October 28, 2020 Regular Meeting Minutes](#)

[📎 October 28, 2020 Historic Preservation Briefing Minutes.docx](#)

[10-28-2020 Minutes.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the Briefing Minutes and October 28, 2020 Regular Meeting Minutes.

Vote Results (Approved)

Motion: Kendra Clark

Second: Robin Williams

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

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

VII. CONTINUED AGENDA

[5. 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: Rebecca Fenwick

Second: Robin Williams

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

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

Motion

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

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

[7. 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: Robin Williams

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

[8. 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: Rebecca Fenwick

Second: Robin Williams

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

[9. Petition of Stanley Knowles | 20-005060-COA | 1308 Martin Luther King Jr. Blvd. | Alterations](#)

Motion

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

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

[10. Petition of Vanessa L. Walthour | 20-005437-COA | 1209 Barnard Street | Alterations and Sign Package](#)

Motion

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

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[11. Petition of Sawyer Design | 20-005125-COA | 412 East Duffy Street | New Construction \(Small\), Parts I and II](#)

- 📎 [Victorian Staff Recommendation 20-005125-COA.pdf](#)
- 📎 [Submittal Packet - Photos.pdf](#)
- 📎 [Submittal Packet - Narrative and Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)

Mr. Jon Leonard of Sawyer Design was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for New Construction: Parts I and II for a two-story single family detached residence on the vacant parcel at 412 East Duffy Street. The parcel was recently subdivided from the parcel to the east (which is also 412 East Duffy Street). A principal use building has never existed in this location; 1973 and earlier, it was the side yard for the building to the west (410 East Duffy Street). Until recently, an open shed structure existed on the parcel (construction date unknown). This structure does not appear on the current or past Historic Building Maps and did not exist in the 1973 Sanborn Map; it can be seen in a January 2019 image retrieved by staff. However, the site has been recently cleared and the structure remove.

Ms. Michalak reported that staff recommends approval for New Construction: Parts I and II for a two-story single family detached residence on the vacant parcel at 412 East Duffy 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. Revise the infill between the porch piers to one of the permit materials above, and provide a detail indicating the recess dimension of a minimum of 3 inches.
2. Revise the side facades to incorporate a minimum of 30% transparent features on the ground floor and provide the calculations.
3. Provide a specification for the shutters; ensure that the shutters are a durable wood species, operable, and sized to fit the openings.
4. Revise the railing material from powder-coated aluminum to wood and provide a detail of the railing indicating a maximum height of 36 inches and baluster spacing not to exceed 4 inches.
5. Add the HVAC screening to the site plan and screen the refuse storage area from the public right-of-way.
6. Add a sidewalk from the front porch stair to the public sidewalk; ensure it is constructed of brick, concrete, or stone.

Ms. Michalak entertained questions from the Commission.

PETITIONER COMMENTS

Mr. Leonard said they did not have any issues with the staff's recommendations. He entertained questions from the Commission.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

The Commission discussed the porch and roofline variation. They felt a taller cornice with more three dimensional articulation would be helpful. The Commission was in agreement with the staff's recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction: Parts I and II for a two-story single family detached residence on the vacant parcel at 412 East Duffy 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. Increase the height of the cornice under the roof line and provide additional three-dimensional details.
2. Revise the infill between the porch piers to one of the permit materials above, and provide a detail indicating the recess dimension of a minimum of 3 inches.
3. Revise the side facades to incorporate a minimum of 30% of transparent features on the ground floor and provide the calculations.
4. Provide a specification for the shutters; ensure that the shutters are a durable wood species, operable, and sized to fit the openings.
5. Revise the railing material from powder-coated aluminum to wood and provide a detail of the railing indicating a maximum height of 36 inches and baluster spacing not to exceed 4 inches.
6. Add the HVAC screening to the site plan and screen the refuse storage area from the public right-of-way
7. Add a sidewalk from the front porch stair to the public sidewalk; ensure it is constructed of brick, concrete, or stone.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

STREETCAR DISTRICT

[12. Petition of Felder & Associates | 20-005425-COA | 410 East 37th Street | Alterations and Additions \(with Special Exception Request and Variance Recommendation\)](#)

📎 [Streetcar Staff Recommendation 20-005425-COA.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [Previously Approved COA and Submittal Packet 18-006572-COA.pdf](#)

📎 [Preservation Brief 46_ The Preservation and Reuse of Historic Gas Stations.pdf](#)

Ms. Gretchen Callejas of Felder & Associates was present on behalf of the petition.

Ms. Leah Michalak gave the staff report. The applicant is requesting approval for additions and alterations for the property located at 410 East 37th Street. The former service station will become a single-family residence. The work consists of the following:

1. Rehabilitation of the historic building and its later additions (including the porte-cochere, the existing building is 929 square feet).
2. Enclose the porte-cochere with transparent glass with fixed and sliding panels in minimal framing. The panels will be set back 24 inches from the outside façade of the porte-cochere's columns.
3. 521 square foot addition at the northeast corner with a transparent connector (additional 60 square feet) to attach the addition to the historic building.
4. 11 square foot addition to the west end of the rear façade (to add a shower in the bathroom).
5. Fences and gates surrounding the property.
6. New vehicular drives at the west side of the property (and new sidewalks throughout).
7. Wood deck adjacent to the porte-cochere (east).

Ms. Michalak stated that the applicant is also requesting a Special Exception from the standard that states:

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

To allow for a front yard fence that exceeds 3 feet in height (vary from 3-4 feet in height due to variations in grading).

Ms. Michalak additionally explained that the applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the standard that states:

Building Setbacks (ft).

For blocks without contributing structures.

Rear yard: 10 (min)

To allow for a rear yard setback of zero (0) feet to the west addition.

Ms. Michalak gave the background information on this structure. The historic building was constructed in 1927 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The service station was originally constructed as a Gulf Service Station prototype; additions date from between 1954-1973. A COA was approved in 2018 for a similar project (under the former zoning ordinance); however, the project was never executed [File No. 18-006572-COA]. The primary difference between the standards in the former zoning ordinance and the current zoning ordinance (which affect this property) is that the Secretary of the Interior's Standards for Rehabilitation are now included and, therefore, the Preservation Briefs are included as well. She explained the Preservation Briefs.

Ms. Michalak reported that staff recommends to continue the request for additions and alterations, as well as the Special Exception and Variance Recommendation requests, to the December 21, 2020 HPC meeting for the property located at 410 East 37th Street in order for the petitioner to consider the following:

1. Reduce the footprint of the addition so as to not project forward of the front façade of the existing building mass and so the footprint is less than the square footage of the existing building mass (excluding the porte-cochere).
2. Do not enclose the porte-cochere/gas canopy.
3. Reduce the amount of fence around the site and redesign the fence to be more transparent (less heavy). This includes removing the fence in the rear yard because the required five (5) feet

- of space is not provided between it and the building.
4. Provide confirmation that the City Departments and CSX will permit fences and gates on their property as shown on the site plan.
 5. Increase the rear yard setbacks for both additions to match or be more than the historic building.
 6. Remove the double-width driveway in its entirety.
 7. Indicate, on the site plan, that the single-width driveway does not exceed 12 feet and that it has a ribbon strip design with grass between the strips.
 8. Indicate, on the site plan, the electrical service/panel/meter location.

Ms. Michalak entertained questions from the Commission.

Dr. Williams asked if the site is zoned for residential.

Ms. Michalak explained that the site is zoned TC-1. She additionally explained that because this is a mixed use neighborhood; it is residential.

Mr. Bagley-Heath asked if the traffic going east would have to crossover in the traffic at the light at 37th Street.

Ms. Michalak answered that she understood what Mr. Bagley-Heath was asking, but this is not within the purview of the Historic Preservation Commission [HPC]. Once this goes to Traffic Engineering, if it does not meet their requirements, the petitioner would have to come back to the HPC. She explained that the HPC might want to recommend that the petitioner speak with Traffic Engineering before coming back to them. This will enable the petitioner to find out the traffic locations, etc.

PETITIONER COMMENTS

Ms. Callejas stated that as the HPC is aware, the property has been vacant for quite awhile. They believe that the majority of the projects that have been suggested for this site, because of the square footage, does not make it a profitable commercial site. The owner that is present today would like to build a home here. They anticipated all of staff's comments, but felt that their design was sensitive to preserving the gas station. They have tried to keep their addition separated from the gas station and most dominating feature which is the porte-cochere. As their floor plan shows, they held back most of the massing from the main office and used corner glazing to reduce the massing. They believe, therefore, that their addition is subordinate in the square footage of the overall footprint. She said if they take into account the additions; that are not historic, the building, and the porte-cochere they are under that. She does not believe they have a problem reducing this, but they feel that they have already done so and have addressed it. They need the variance on the rear to push it back where they are now. They are in a weird pie-shaped area. Therefore, they had to play around with this and tried to get the most they could because of where they are located.

Ms. Callejas said the square footage is limited; therefore, they do not want to mess with the facade. She understands the Preservation Briefs as she has read it and realizes that they are under a new ordinance. But, since 2008 on Drayton Street, approvals have been issued. A project was approved in 2018. She believes they are doing a good, sensitive job. They are going to build a glass box inside the porte-cochere and will attach it to a roof that presently does not exist. At anytime, they will be able to come back and remove it. This is a part of the reason why they left the doublewide driveway instead of casing. The concrete driveway is to keep the vehicular path and show the earlier entrance into the site. This is why they left it there.

Ms. Callejas said they are in agreement to work with staff and change some things. But, they wanted to make an argument that the fence they have is not that heavy, but the base is heavy. She is not sure how they would redesign it to be more transparent. The site slopes down and they need the base to help with the grading. Ms. Callejas entertained questions from the Commission.

Ms. Fenwick asked that since this is going to be such a major aesthetic portion of the building, if the petitioner has had the chance to meet the wind load requirements for this area.

Ms. Callejas said she believes it meets the wind sheer requirement, but she does not believe they need to meet the impact rating. But if it is needed, they will do so.

Ms. Jackson-Greene stated that the petitioner said the owner intends to live here. She understands that it is not within the HPC's purview to look at what happens on the interior, but they do have the "responsibility to provide for the protection and enhancement and use of the area with a special, historic cultural or aesthetic interest or value in order to provide the health, prosperity and general welfare of the people." She realizes that Ms. Callejas said they did a good job, but she believes that with the staff's recommendations, there are some other criteria that have not been taken into consideration. As someone has said that this will be their home on a busy public right-of-way in a historic building, she is concerned about the factors that are not being addressed by the Commission.

Ms. Michalak explained that technically, the HPC does not have purview over the use. But, what they are proposing to do to the building falls under the HPC's purview. However, the HPC cannot say that a single residential cannot be here.

Ms. Callejas said that if someone wanted to use the property as commercial and have a hot dog stand, they would have to sell many, many hot dogs to make money here. She believes the real and only use for this property is a single-family residence as you are not trying to make money. This is where the owner wants to live and there are many houses along the train track in this streetcar district. She does not see how this would harm the streetcar district. People have approached the owner, begging him to do something with it. This structure has been sitting idle for so long; and if someone does not do something with it real soon, it is going to deteriorate more. She knows that some people want a restaurant here, but they will be unable to make their money back. Therefore, this is the best use for this property.

PUBLIC COMMENTS

Mr. Ryan Arvay of the Historic Savannah Foundation [HSF] said their Architectural Review Committee [ARC] is very thrilled to see that this building is getting its due attention. This is a very significant and rare surviving gas station in this neighborhood. They are glad to see that it has been purchased by an owner who does good work. The HSF could not speak higher of Felder & Associates in the work that they do, but, ARC is very concerned as is the MPC staff, with a lot of the changes. Mr. Arvay said they fully endorse the staff's recommendations and strongly encourage the HPC to uphold the recommendations and at the very least, continue the hearing on this project.

Mr. Arvay stated, just as Ms. Michalak said in her opening remarks, the structural form of this building is being interfered with, is being damaged, and is obscuring the shape, massing, and scale of the building. They give credit to Felder & Associates for their creative work on this building, but it does not meet the best standards and practices for the rehabilitation of historic buildings as set by the National Park Service who wrote the Preservation Briefs which is still the definitive document on these types of buildings; nor, does it meet, they feel, many of the Secretary's Interior Standards. Namely, the enclosure of the canopy which is the "character defining feature." The HSF also believes that the addition is too large. It should be subservient to the original structure and should be on the rear as the Preservation Brief begs. However, they know that this is impossible here. Therefore, this makes the question "are these changes justified?" Mr. Arvay said he agrees with Ms. Jackson-Greene's well articulated comments. Certainly, doing something appropriate with the building is welcomed, but just doing something should not be their bar for success with this building; not with how significant it is. The open nature of the site as a gas station is a key defining feature, the walls obscures this. Therefore, the HSF would like to see the staff's recommendations upheld. The HSF understands the commercial viability, but commercial viability has never been a justification for making these types of changes to a historic building. Therefore, the HSF believes that more study is needed.

Mr. Paul Miller, owner, said a resident down the street from this building informed him that his father walked by this building everyday while he was in high school. The building was in the same condition then as it is now - vacant and dilapidated. If something is not done soon, the building will be lost. This is why the changes they are proposing need to be done. The 2018 approval of the porte-cochere matched tremendously with the building. The Nanawalls that they are proposing will allow the entire building to be seen; the entire structure will be seen. This building is deteriorating everyday. While he

realizes commercial use is not something that should be taken in consideration, the reality is they will lose the building. Mr. Miller said he would hate to see this building demolished. The reason why no one has put a business here is because it is not viable as commercial property. They want to restore the fencing from the original drawings. They will introduce all the palm trees on the original drawings. They are trying to keep the building intact as much as possible and for it to be reversible as much as possible. Mr. Miller entertained questions from the Commission.

Dr. Williams asked Mr. Miller if the setback as the staff recommended is an option.

Mr. Miller answered yes. They are willing to move the addition back to what staff is calling the front of the building.

COMMISSION DISCUSSION

Ms. Fenwick, for the records, stated that she has worked in the past with the applicant on this building. But, she does not have a contract with the owner and, therefore, does not believe she has a conflict of interest.

The Commission discussed this petition. They discussed the walls and the profile. One Commission member said this building has sat here vacant for a long time. He expects to ride by anytime and see this building torn down. He did not believe this site would ever be commercial. They discussed enclosing the canopy. It is a significant feature of the building and if the canopy is allowed to be closed, it will detract from the building. The canopy is certainly not a projecting appendage as so many other canopies on gas stations. A Commission member liked the architect's interpretation. However, he had concerns about the possibility of setting a precedent in this area. But, another Commission member was not concerned about this setting a precedent because this struck him as being such a unique project on such a unique site.

Mr. Lominack made a motion to continue this project in order for the applicant to consider the staff's comments [excluding staff's recommendation #2] and consider the Commission's comments particularly regarding the facade's condition and the parking relative to Price Street. **Dr. Williams** seconded the motion. The motion failed.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for additions and alterations, as well as the Special Exception and Variance Recommendation requests, for the property located at 410 East 37th Street.

Vote Results (Approved)

Motion: Kendra Clark

Second: Rebecca Fenwick

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

[13. Petition of R & R Property Ventures / Rayfield Reeves | 20-005231-COA | 507 & 509 East 36th Street | Contributing Building Demolition](#)

[Staff Recommendation 20-005231-COA.pdf](#)

[507&509 E 36 st Demo Application.pdf](#)

[Staff Research.pdf](#)

Mr. Rayfield Reeves of R & R Property Ventures was present on behalf of the project.

Ms. Olivia Arfuso gave the staff report. The applicant is requesting approval for the demolition of a contributing building in the Streetcar Historic District located at 507/509 East 36th Street. The City's Inspection Worksheet from *September 18, 2018* states that there was a partial collapse in the rear of the home, as well as holes in roof and walls from rot. The Inspector recommended demolition, or a full structural engineering analysis for repairs and stabilization. On October 7, 2020, the Recorder's Court of Chatham County ordered the demolition of the structure.

Ms. Arfuso gave the background data on the structure. The historic building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The building is first visible on the 1916 *Sanborn Map* as a wood frame, attached duplex with a metal or slate roof that had a shared one-story front entry porch. By the 1954 *Sanborn Map*, the building had been combined to create a two-story apartment building with a one-story shared front porch and two, auto garages are visible in the rear. No further changes are apparent on the 1973 *Sanborn Map*. After the 1990 *Georgia Historic Resources* survey was completed, the front shared porch was removed. A *Historic Structure Assessment* from 2010, describes the site and building as being in "Bad" condition.

Ms. Arfuso stated that on August 18, 2018, an inspection was completed by the City of Savannah by request of Code Compliance. The inspector described the building as being a, "2 story wood frame two family residence, open and unsecured, rear has several areas of wall rot and roof rot, portions of wall collapse. Recommend demolition or full structural Engineer analysis for repairs and stabilization with full building permit for repairs." The *Description of Suspected Structural Issues* was listed as "Partial collapse in rear of home. Holes in roof and walls." On September 26, 2019, NewZO was adopted. Under the new "Zoning Ordinance" and "Zoning Map," this area was added as part of an expansion to the Streetcar Historic District.

Ms. Arfuso explained that an independent inspection by a Georgia-licensed structural engineer was commissioned on August 24, 2020. A letter from *Kern & Co., LLC.*, summarizing the findings was received by the MPC on August 25, 2020. The document stated the duplex was in "...extremely poor structural condition. There is rotted wood throughout the structure including siding studs, joists, and rafters. Much of the structure has partially collapsed. This structure cannot be repaired and needs to be demolished as soon as possible." On October 7, 2020, the case went to the Chatham County Recorder's Court; the Plaintiff being *the Mayor and Aldermen of the City of Savannah* verses the Defendant, *Rayfield Reeves, Property Ventures, LLC.* The Court made the following findings, "The Defendant is in violation of several sections of the Property Maintenance Ordinance of the City of Savannah and is also in violation of Section 8-1037 (e) of the Code of the City of Savannah" and "The structure located at 507 East 36th Street, Savannah, County, Georgia is dilapidated; structurally unsound; unsanitary; is dangerous to human life; is a public nuisance; and, constitutes a hazard to safety and healthy by reason of inadequate maintenance, dilapidation, obsolescence and abandonment." The building was ordered to be demolished by November 18, 2020. The petitioner formally applied for the demolition of the contributing building on October 27, 2020.

Ms. Arfuso reported that staff recommends approval for the demolition of the contributing building at 507/509 East 36th Street as requested. She entertained questions from the Commission.

PETITIONER COMMENTS

Mr. Reeves was in agreement with the staff's recommendations. He entertained questions from the Commission.

Ms. Fenwick asked Mr. Reeves how long has the owner had this property. Has there been an attempt to find a viable solution for the building?

Mr. Reeves answered that they purchased the building in February or March, 2020. The building is in such bad shape. Their initial desire in purchasing the building was to construct two new homes on this property. They were not aware that the property was in the historic district. They met with several

engineers and was told that it would be difficult to save the structure. They are working with City personnel to save as much of the historic wood, window frames and any other materials as possible.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

This area was recently added to the local Streetcar Historic District. The Commission was in agreement with the staff's recommendation to demolish the contributing building at 507/509 East 36th Street.

Motion

The Savannah Historic Preservation Commission does hereby approve the demolition of the contributing building at 507 and 509 East 36th Street as requested.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kendra Clark

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

14. Petition of Kevin Rose | 20-005315-COA | 1919 Bull Street | Addition

- [☞ Streetcar Staff Recommendation - 20-005315-COA.pdf](#)
- [☞ Submittal Packet - Application, Narrative, and Drawings.pdf](#)
- [☞ Staff Research - Site Photos.pdf](#)
- [☞ Staff Research - Takeout Windows in Historic Districts.pdf](#)

NOTE: Mr. Lominack recused himself from participating in this petition. Mr. Kevin Rose is the architect for this project and he works with Mr. Lominack.

Mr. Kevin Rose was present on behalf of the petition.

Ms. Aislinn Droski gave the staff report. The applicant is requesting approval for an addition for the property located at 1919 Bull Street. The addition is to be a 48 square foot room with a takeout window and shall be located entirely in the existing breezeway between the two historic buildings on the property, setback from the front façade. No alterations to either of the historic structures are proposed to accommodate the new addition. The applicant has stated that the purpose of the addition is to create a COVID- friendly takeout window.

Ms. Droski explained that the address listed as 1919 Bull Street consists of two separate buildings on one lot, both built in 1923. The new addition would connect the two buildings, as well as cover two

windows on the northern building. The applicant has attended a Building Plan Review meeting (with MPC and City staff) and it was verified that this addition is possible.

Ms. Droski reported that staff recommends approval of an addition for the property located at 1919 Bull Street with the following conditions to be submitted to staff for final review because the work is otherwise visually compatible and meets the standards:

1. Increase the siding exposure to be a minimum of double the siding exposure of the adjacent historic buildings.
2. Revise the type and proportions of the takeout window to be more visually compatible with the windows present on the adjacent historic buildings.

Ms. Droski entertained questions from the Commission.

PETITIONER COMMENTS

Mr. Rose was in agreement with staff's recommendation #1 - Increase the siding exposure to be a minimum of double the siding exposure of the adjacent historic buildings. However, he wanted to discuss #2 - Revise the type and proportions of the takeout window to be more visually compatible with the windows present on the adjacent historic buildings. He explained that the windows such as what is being requested have been approved in this neighborhood. They were not approved under the present ordinance, but they are located in this area. This unit is setback from the street. Mr. Rose said adding a fake double facade on the front of the building did not appear that it would meet the delineation factor. He believes that the takeout windows are appropriate because of what we are facing now - "COVID19." He wanted the Commission to approve the window as they have requested.

PUBLIC COMMENTS

None.

COMMISSION DISCUSSION

The Commission discussed that the building is recessed far enough back not to be incongruent with the visual compatibility. They agreed with the petitioner regarding the takeout window.

Motion

The Savannah Historic Preservation Commission does hereby approve an addition for the property located at 1919 Bull Street with the following condition to be submitted to staff for final review because the work is otherwise visually compatible and meets the standards:

1. Increase the siding exposure to be a minimum of double the siding exposure of the adjacent historic buildings.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kendra Clark

Rebecca Fenwick

- Aye

Jerry Lominack

- Abstain

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

X. APPROVED STAFF REVIEWS (The Savannah Historic Preservation Commission does hereby acknowledge the approved staff reviews upon motion of Jerry Lominack, seconded by Dr. Robin Williams and carried.)

[15. Petition of Matthew Stein | 20-005257-COA | 412 East Duffy Street | Staff Approved - in-kind replacement of rear porch with conditions.](#)

[📎 20-005257-COA SIGNED Decision.pdf](#)

[16. Petition of Pantheon ADC | 20-005306-COA | 108 East Victory Dr | Staff Approved - demolition of non-contributing building.](#)

[📎 Staff SIGNED Decision 20-005306-COA.pdf](#)

[17. Petition of Kate Williams/ HalleluYAH Restorations | 20-005362-COA | 121 East 36th Street | Staff Approved - Installation of Fence with conditions.](#)

[📎 20-005362-COA SIGNED Decision.pdf](#)

[18. Petition of Thomas & Amy Collins | 20-005436-COA | 1318 Abercorn Street | Staff Denied - after-the-fact installation of door.](#)

[📎 Staff SIGNED Decision 20-005436-COA.pdf](#)

[19. Petition of Matthew Stein / 20-005537-COA/ 412 East Duffy Street/ Staff Approved - In-kind reconstruction/replacement of rear deck \(amend to previously approved 20-005257-COA](#)

[📎 20-005537-COA SIGNED Decision Packet.pdf](#)

[20. Petition of Curtis Parker / 20-005390-COA/ 301 East 31st Street/ Staff Approved - Fence with condition](#)

[📎 Staff SIGNED Dec - 20-005390-COA - 301 E. 31st St.pdf](#)

[21. Petition of ECO Friendly Contracting / 20-005477-COA/ 2310 Burroughs Street/ Staff Approved](#)

[📎 Staff SIGNED Dec - 20-005477-COA - 2310 Burroughs St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XII. OTHER BUSINESS

XV. ADJOURNMENT

[22. Next HPC Pre-Meeting: Monday, December 21, 2020 at 2:30pm](#)

[23. Next HPC Regular Meeting: Monday, December 21, 2020 at 3:00pm](#)

[24. Adjourn](#)

There being no further business to come before the Historic Preservation Commission, Ms. Jackson-Greene adjourned the meeting at 5:05 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.