



Historic Preservation Commission

Virtual Meeting
October 27, 2021 3:00 PM
MINUTES

OCTOBER 27, 2021 HISTORIC PRESERVATION COMMISSION

A Pre-Meeting was held virtually at 2:30 PM. No testimony was received and no votes were taken.

Members Present: Virginia Mobley, Chair
Chelsea Jackson-Greene, Vice-Chair
Darren Bagley-Heath
J. Haley Swindle
Robin Williams

Member Absent: Rebecca Fenwick

Staff Present: Pamela Everett, Esq., Assistant Executive Director
Leah Michalak, Historic Preservation Director
Olivia Arfuso, Assistant Planner
Aislinn Droski, Assistant Planner
Monica Gann, Assistant Planner
Bri Morgan, Administrative Assistant
Julie Yawn, Systems Analyst

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Array Design | 21-005204-COA | 304 West 36th Street | Rehabilitation](#)

[☞ Staff Recommendation - 21-005204-COA 304 West 36th Street.pdf](#)

[☞ Submittal Packet- drawings, narrative and photos.pdf](#)

Motion

The Historic Preservation Commission motioned for approval for the rehab at the property 112-114 West Anderson Street, as requested, because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robin Williams

Second: J. Haley Swindle

Rebecca Fenwick

- Not Present

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

[2. Petition of Ward Architecture + Preservation | 21-005566-COA | 211 West 40th Street | Rehabilitation](#)

- [Staff Recommendation -21-005566 - COA 211 West 40th Street.pdf](#)
- [Submittal Packet- Narrative.pdf](#)
- [Submittal Packet- Drawings.pdf](#)
- [Submittal Packet- Research.pdf](#)

Motion

The Historic Preservation Commission motioned for approval for a rehab at property 211 West 40th Street, as requested, because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robin Williams
Second: J. Haley Swindle

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

[3. Petition of Ward Architecture + Preservation | 21-005565-COA | 112 - 114 West Anderson Street | Rehabilitation](#)

- [Staff Recommendation - 21-005565-COA 112-114 West Anderson Street.pdf](#)
- [Submittal Packet- Narrative.pdf](#)
- [Submittal Packet- Drawings.pdf](#)
- [Submittal Packet- Research.pdf](#)

Motion

The Historic Preservation Commission motioned for approval for the rehab at the property 112-114 West Anderson Street, as requested, because the work is visually compatible and meets the standards.

Vote Results (Approved)

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

IV. ADOPTION OF THE AGENDA

[4. Adopt the October 27, 2021 Agenda](#)

Motion

The Historic Preservation Commission motioned to approve the October 27, 2021 Meeting agenda as presented.

Vote Results (Approved)

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approve the September 22, 2021 Meeting Minutes](#)

[📎 09.22.21 MEETING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the September 22, 2021 Meeting minutes as presented.

Vote Results (Approved)

Motion: J. Haley Swindle
Second: Robin Williams

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

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

VII. CONTINUED AGENDA

[6. Petition of Shirley Mitchell-Mays | 21-004416-COA | 613 West 41st Street | Rehabilitation](#)

Motion	
Continue	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: J. Haley Swindle	
Rebecca Fenwick	- Not Present
Jerry Lominack	- Not Present
Kendra Clark	- Not Present
Virginia Mobley	- Not Present
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[7. Petition of Reardon Design, LLC. | 21-003889-COA | 407 West 35th Street | Rehabilitation / Alterations](#)

Motion	
Continue	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: J. Haley Swindle	
Rebecca Fenwick	- Not Present
Jerry Lominack	- Not Present
Kendra Clark	- Not Present
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye

Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[8. Petition of Eco-Friendly Contracting | 21-004445-COA | 1025 West 38th Street | After-the-Fact Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: J. Haley Swindle

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

[9. Petition of Eco Friendly Contracting | 21-005411-COA | 616 West 40th Lane | After-the-Fact Addition](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: J. Haley Swindle

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

[10. Petition of Eco Friendly Contracting | 21-005589-COA | 632 West 39th Street | After-the-Fact Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: J. Haley Swindle

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

[11. Petition of Eco Friendly Contracting | 21-004454-COA | 615 West 40th Street | After-the-Fact Addition and Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: J. Haley Swindle

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[12. Petition of Shannon Perry Taylor | 21-005030-COA | 522 East Henry Street | Rehabilitation and Alterations](#)

- [☞ Staff Recommendation 21-005030-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Submittal Packet - Porch Drawings.pdf](#)
- [☞ Staff Research.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval for the rehabilitation of

and alterations to the building located at 522 East Henry Street.

The front entrance, duplex doors are proposed to be replaced with a single door accompanied by sidelights. The upper deck is proposed to have the railing extended to expand the full width of the building. Along the West façade, two windows are proposed to be installed in new openings.

Per the petitioner, “As we proceed with repairing the water damage and wood rot, we will be using “in kind” materials throughout the process. All of the trim, exterior siding and windows are finished out in wood, so we will use wood to replace and repair all damage as we proceed. It is my understanding that there are carpenters that specialize in duplicating the trim profiles of the 1900’s. I will be hiring these experts to recreate the delicate trim pieces. The current roof is shingle but it is in need of replacing. I would like to replace the existing shingles with 30 Year Architectural Shingle as specified in the elevations. Repairs to the roof decking will be made as needed but the current roof pitch will remain. The existing chimneys will be repaired, re-pointed if necessary, and re-flashed. All fireplaces will be inspected and returned to working order unless it is cost prohibitive.”

The rear façade is also proposed to have the existing porches altered. *Per the petitioner*, “...I wish to expand the lower level of the back porch. It will extend to be at 4’ from either side of the house and extend 8’ from the rear of the house. The metal stairs will be removed. The upper deck will be removed and replaced with an uncovered porch that extends 8’ from the back of the house as well. These decks will be constructed from Trex (or an equivalent material should that not be readily available) ...The brick foundation and column bases are in keeping with the brick currently found on the foundation of this home.”

The historic building was constructed in 1900 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The building is first visible on the 1916 *Sanborn Map* as a two-story, frame constructed duplex. The building has Neoclassical Revival elements and has a pedimented two-story bay on the front façade. The first floor porch has block piers, round Doric columns, and turned balusters. A dentil course is visible on the upper and lower porch eaves and continues on the fascia. The second story portion of the front porch has been altered from a full-width porch to a partial-width porch. On the rear of the building, a two-story square porch is visible. The “porches” likely functioned as (2) forms of rear egress. In 1904, Charles Lewis (an early resident of 522 East Henry Street) added a one-story frame house to the property, and in 1910 he added an additional room. Beth Reiter, who prepared the *Georgia Architectural and Historical Properties Survey* inventory form for the property, noted the 1901, 1905, and 1911 New Improvement Books from the GHS City Directories as her source of information. *Per the Georgia Historic Resources Survey* card, the building’s original use was as a duplex. Therefore, Staff believes the work that occurred between 1904-1910 evolved to form the principal building visible on the 1916 *Sanborn Map*. The building’s current use remains a duplex.

The petitioner provided an extensive amount of research regarding the history of the property:

On April 11, 1900 Minna A. Waring requested a building permit for a two story frame house to be built on Section 9, Lot M of the Waring Ward on East Henry Street. She was issued permit #1524 and the structure was completed in 1901. In November of 1902 Ms. Waring requested a building permit to add a stable (12’x 20’) on the same lot. This permit was recorded

as #3364 and was completed in 1903.

Between the completion of the stable and February of 1904, the property was sold to Charles A. Lewis. Mr. Lewis and his wife, Clotide, owned and lived at 522 E. Henry until 1916. On February 27, 1904, Charles A. Lewis requested to build a one store frame house and install a boiler (?). He was issued a permit #4099, but due to a gap in the records the completion of this permit cannot be confirmed.

In February of 1910 Mr. Lewis requested another permit. This permit (also for Sect. 9, Lot M of Waring Ward on E. Henry) is “to add four rooms to the house.” This permit was completed later that same year.

The original two story house plus the four room addition in 1910 would have created a side elevation very similar to the existing East Elevation Drawing. It is my believe that there was a two-story side back porch along the back of the house that was eventually closed in to create what is now the West Side Elevation. This evolution of the house is based on existing fireplaces, corridors and room layouts that show progression through interior floor and ceiling elevation as well as exterior patching and repairs (Shannon Perry Taylor 1).

Later in the submittal packet, the petitioner goes on to say:

All documents on the original structure of this home indicate that it was originally a single family home. The 1910 census further supports this by stating that C.A. Lewis, his wife, and his adopted daughter own the home and reside there...In 1916 the property changed hands again. The new owner became John H. Law. Mr. Law owned the property for several decades, but he didn't always reside there. It is around this time that “boarders” began to show up on the census’. Even with the boarders being listed, the home still shows up as a single family home with boarders. While on occasion the City Directories indicate a split address, this isn't consistent and might have been used more as a convenience factor than accuracy. Mr. Law owned the property through the 1940s. It is during this time that the second level deck was most likely added and then enclosed.

In March of 1950 Mrs. M. O. Johnson is listed as the owner of 522 E. Henry, (Lot M of Block 9 in the Waring Ward) on an Appraisal Report (File 61). On this report the home is listed as a single family, two store home with a private garage (Shannon Perry Taylor 2).

Although there are records of a single-family home existing on the property, the building was likely a one-story structure that does not resemble the current building that exists today. As early as 1916, the building was used as a boarding house. Staff has determined that the double-door configuration was likely installed between 1916-1940; therefore, this feature alone has gained historic significance, and is representative of when this building changed use to that of a boarding house.

The proposed “renovation and revitalization” of 522 East Henry Street into a single-family home will create a false sense of historical development and will lead to the addition of conjectural features and architectural elements that are not original to this historic building. (This is not in reference to the USE as a single-family residence, only in reference to alterations to the exterior elements (such as the front doors). Specifically, the proposed installation of the single entrance door with sidelights, alters the front façade's historical duplex entrance configuration. The double-door entrance characterizes the property, and any proposed alteration should not be undertaken.

There is a notation on the *Georgia Architectural and Historical Properties Survey* inventory

form that in 1904, Charles Lewis (an early resident of 522 East Henry Street) added a one-story frame house to the property, and in 1910 he added an additional room. However, by the 1916 *Sanborn Map* a two-story dwelling is depicted in relation to two separate addresses: 522 and 524 East Henry Street. Per the *Georgia Historic Resources Survey* card, the building's original use was as a duplex. Therefore, Staff believes the work that occurred between 1904-1910 evolved to form the principal building visible on the 1916, 1954, and 1973 *Sanborn Map(s)*.

The upper deck on the front porch is proposed to be "restored," or completely removed. If restored, the railing will extend the full width of the front façade. However, Staff has determined that the proposed plan for the second story uncovered deck is not compatible or sympathetic to what was there historically. The 1916, 1954, and 1973 *Sanborn Maps* illustrate a two-story front porch that is full-width and covered by a roof. In both survey cards, it appears that the second story porch roof was supported by full-length Doric columns and had turned wooden balusters.

Per the petitioner, "While I have been presented with a picture that shows that the second floor has a balcony and a roof at one time, I don't believe either are part of the original structure. Based on the time period of the structure and the Victorian style at that time, it is highly unlikely that the ornate trim would have been added to the front of the house and then covered with a shed roof as depicted in the photograph. Further evidence that disputes the second story being enclosed originally is in that very same photograph. You can see the difference in the size of the columns from the first floor and the second. If the second floor porch has been building at the same time as the first, great care would have been made to duplicate the columns and maintain the visual integrity. It is much more like that the porch was added as the house evolved into a boarding house in the late 1910s and into the 1920s. While either direction is fine with me, I believe that the removal of the second level of the front porch would be the most historically accurate based on my understanding of Victorian Architecture."

While Staff understands the petitioner's point-of-view, we feel that the porch must be restored to align with what is represented on the earliest *Sanborn Map*; a two-story front porch that is full-width and covered by a roof OR remain in its current configuration. This configuration remains unchanged on the 1954 and 1973 *Sanborn Maps*. Staff has also determined that the roof likely extended from under the main roofline in the relative location of the soffit. A similar configuration is visible on the second story, partial porch located at 507/509 East Henry Street.

Staff has also determined that the destruction of the deck (in its entirety) would result in the removal of a character defining feature of the building, and would lead to the subsequent alteration of an existing door opening on the front façade. Staff recommends that the design of the second story front porch be revised to match the missing feature in design, configuration, and materiality OR remain in its current configuration. Staff recommends using documentary and pictorial evidence to accurately restore the second story of the original front porch if that is the chosen recommendation. Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.

The configuration of the rear porches is a character defining feature of this early twentieth-century duplex. The overall configuration, and location, of the partial-width porches have remained unchanged from what is visible on the 1916, 1954, and 1973 *Sanborn Maps*. However, Staff has determined that incompatible replacements have (likely) occurred, and the rear porches no longer maintain historic integrity worth retaining or preserving. These

later alterations are evident in the irregularities visible above the second floor rear door transom, on the porch roof's decorative fascia, and on the window (to the left of the second floor entrance).

Staff has determined that the porch columns are proposed to be more slender than those on the front façade; therefore, differentiating them from the historic front porch elements. Any areas of the fascia impacted by the removal of the second floor rear porch, and porch roof, must be replicated appropriately, and accurately, to match the ornate detailing in-kind. The window header/trim, door transom, and siding must also be repaired/replaced in-kind, to match compatible elements on the rest of the principal building. Ensure that the proposed rear porch and second story deck are constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The upper deck on the front porch is proposed to be "restored," or completely removed. If restored, the railing will extend the full width of the front façade. However, Staff has determined that the proposed plan for the second story uncovered deck is not compatible or sympathetic to what was there historically. The 1916, 1954, and 1973 *Sanborn Maps* illustrate a two-story front porch that is full-width and covered by a roof. In both survey cards, it appears that the second story porch roof was supported by full-length Doric columns and had turned wooden balusters.

Per the petitioner, "While I have been presented with a picture that shows that the second floor has a balcony and a roof at one time, I don't believe either are part of the original structure. Based on the time period of the structure and the Victorian style at that time, it is highly unlikely that the ornate trim would have been added to the front of the house and then covered with a shed roof as depicted in the photograph. Further evidence that disputes the second story being enclosed originally is in that very same photograph. You can see the difference in the size of the columns from the first floor and the second. If the second floor porch has been building at the same time as the first, great care would have been made to duplicate the columns and maintain the visual integrity. It is much more like that the porch was added as the house evolved into a boarding house in the late 1910s and into the 1920s. While either direction is fine with me, I believe that the removal of the second level of the front porch would be the most historically accurate based on my understanding of Victorian Architecture."

While Staff understands the petitioner's point-of-view, we feel that the porch shall be restored to align with what is represented on the earliest *Sanborn Map*; a two-story front porch that is full-width and covered by a roof. This configuration remains unchanged on the 1954 and 1973 *Sanborn Maps*. Staff has also determined that the roof likely extended from under the main roofline in the relative location of the soffit. A similar configuration is visible on the second story, partial porch located at 507/509 East Henry Street.

Staff has also determined that the destruction of the deck (in its entirety) would result in the removal of a character defining feature of the building, and would lead to the subsequent alteration of an existing door opening on the front façade.

Staff recommends that the design of the second story front porch be revised to match the missing feature in design, configuration, and materiality OR remain in its current configuration. Staff recommends using documentary and pictorial evidence to accurately restore the second story of the original front porch if that is the chosen recommendation.

On the rear, the existing two-story, partial-width porches are proposed to be altered. *Per the petitioner*, "...I wish to expand the lower level of the back porch. It will extend to be at 4' from either side of the house and extend 8' from the rear of the house. The metal stairs will be removed. The upper deck will be removed and replaced with an uncovered porch that extends 8' from the back of the house as well. These decks will be constructed from Trex (or an equivalent material should that not be readily available) ...The brick foundation and column bases are in keeping with the brick currently found on the foundation of this home."

The configuration of the rear porches is a character defining feature of this early twentieth-century duplex. The overall configuration, and location, of the partial-width porches have remained unchanged from what is visible on the 1916, 1954, and 1973 *Sanborn Maps*. However, Staff has determined that incompatible replacements have (likely) occurred, and the rear porches no longer contain historic integrity worth retaining or preserving. These later alterations are evident in the irregularities visible above the second floor rear door transom, on the porch roof's decorative fascia, and on the window (to the left of the second floor entrance). Staff has determined that the porch columns are proposed to be slenderer than those on the front façade; therefore, differentiating them from the historic front porch elements. Any areas of the fascia impacted by the removal of the second floor rear porch, and porch roof, must be replicated appropriately, and accurately, to match the ornate detailing in-kind. The window header/trim, door transom, and siding must also be repaired/replaced in-kind, to match compatible elements on the rest of the principal building. Ensure that the proposed rear porch and second story deck are constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All deteriorated materials will be removed and replaced in-kind. All fascia/trim/soffit elements will be repaired using in-kind materials. All horizontal siding will be repaired and replaced using in-kind materials. Two new windows are proposed to be installed, while the existing windows will be restored and made fully operational. The existing duplex, double entrance configuration is proposed to be altered and a single, *Steves & Sons Legacy Collection Customizable Fiberglass Front Door* with central-lights and sidelights are to be installed. The existing shingle roof is proposed to be replaced in-kind, with *GAF Timberline Architectural Shingles* in the color "Shakewood." Porch ceilings will be repaired with in-kind materials. All columns and vertical trim are to be repaired and replaced using in-kind materials. All masonry column bases, and foundation structure, are to be repaired or newly built using in-kind materials. The rear porches will have new 8-lite fiberglass doors and 36-inch railings consisting of PT wood, square, classic spindles. All decking will be *Trex* decking.

Although paint colors are not reviewed in the *Victorian Historic District* the exterior is proposed to change color from a mint green to a shade of peach called, "Ansonia Peach" (HC-52) in a low lustre finish. The foundation, decking, accent doors, and soffit(s) are proposed to be painted "Covington Blue" (HC-138) in either a soft gloss or a flat finish. The railings, ornamental trim and vertical boards will be painted "Mayonnaise" (OC-85) in a soft gloss finish, and the porch ceilings will be painted "Palladian Blue" (HC-144) in a low lustre finish. All paint colors will be from Benjamin Moore.

All existing roofing is proposed to be replaced. *Per the petitioner*, "All roof pitches to remain as is." The existing shingles are to be replaced with *GAF Timberline Architectural Shingles*. The existing grey shingle color is proposed to change to a brown color called "Shakewood." The roof shape is not proposed to be altered in any way. All masonry column bases, and foundational elements are proposed to be repaired or newly built using in-kind materials. Ensure that if the degree of deterioration does not allow for repair,

ensure that the masonry is replaced (where necessary) in-kind with appropriate and compatible rock-faced concrete block, or brick (depending on the deteriorated material being replaced). All exterior horizontal siding is proposed to be repaired and replaced with in-kind materials.

Per the petitioner, "As we proceed with repairing the water damage and wood rot, we will be using "in kind" materials throughout the process. All of the trim, exterior siding and windows are finished out in wood, so we will use wood to replace and repair all damage as we proceed. It is my understanding that there are carpenters that specialize in duplicating the trim profiles of the 1900's. I will be hiring these experts to recreate the delicate trim pieces."

Replacement siding is proposed to match the original in material, dimension, and profile; therefore, the standard is met.

All windows are proposed to be fully restored and made operational, again. Any repairs or replacements are to be made with in-kind materials. (2) new windows are proposed to be installed along the West elevation; one window with a two-over-two lite configuration and one square accent window that will match an existing accent window. Staff has determined that the windows will be only minimally visible from the public right-of-way. However, no material specifications were provided to Staff regarding the new windows.

Although there are records of a single-family home existing on the property, the building was likely a one-story structure that does not resemble the current building that exists, today. As early as 1916, the building was used as a boarding house. Staff has determined that the double-door configuration was likely installed between 1916-1940; therefore, this feature alone has gained historic significance, and is representative of when this building changed use to that of a boarding house. The proposed installation of the single entrance door with sidelights, alters the front façade's historical duplex entrance configuration. The new door is proposed to be a single, *Steves & Sons Legacy Collection Customizable Fiberglass Front Door* with central-lites and sidelites is to be installed. The rear porches will also have new 8-lite fiberglass doors. Staff has determined that fiberglass is not an appropriate material for any proposed doors.

The upper deck on the front porch is proposed to be "restored," or completely removed. If restored, the railing will extend the full width of the front façade. However, Staff has determined that the proposed plan for the second story uncovered deck is not compatible or sympathetic to what was there historically.

The 1916, 1954, and 1973 *Sanborn Maps* illustrate a two-story front porch that is full-width and covered by a roof. In both survey cards, it appears that the second story porch roof was supported by full-length Doric columns and had turned wooden balusters.

Per the petitioner, "While I have been presented with a picture that shows that the second floor has a balcony and a roof at one time, I don't believe either are part of the original structure. Based on the time period of the structure and the Victorian style at that time, it is highly unlikely that the ornate trim would have been added to the front of the house and then covered with a shed roof as depicted in the photograph. Further evidence that disputes the second story being enclosed originally is in that very same photograph. You can see the difference in the size of the columns from the first floor and the second. If the second floor porch has been building at the same time as the first, great care would have

been made to duplicate the columns and maintain the visual integrity. It is much more like that the porch was added as the house evolved into a boarding house in the late 1910s and into the 1920s. While either direction is fine with me, I believe that the removal of the second level of the front porch would be the most historically accurate based on my understanding of Victorian Architecture.”

While Staff understands the petitioner’s point-of-view, we feel that the porch shall be restored to align with what is represented on the earliest *Sanborn Map*; a two-story front porch that is full-width and covered by a roof. This configuration remains unchanged on the 1954 and 1973 *Sanborn Maps*. Staff has also determined that the roof likely extended from under the main roofline in the relative location of the soffit. A similar configuration is visible on the second story, partial porch located at 507 / 509 East Henry Street.

Staff has also determined that the destruction of the deck (in its entirety) would result in the removal of a character defining feature of the building, and would lead to the subsequent alteration of an existing door opening on the front façade. Staff recommends that the design of the second story front porch be revised to match the missing feature in design, configuration, and materiality OR remain in its current configuration. Staff recommends using documentary and pictorial evidence to accurately restore the second story of the original front porch if that is the chosen recommendation.

On the rear, the existing two-story, partial-width porches are proposed to be altered. *Per the petitioner*, “...I wish to expand the lower level of the back porch. It will extend to be at 4’ from either side of the house and extend 8’ from the rear of the house. The metal stairs will be removed. The upper deck will be removed and replaced with an uncovered porch that extends 8’ from the back of the house as well. These decks will be constructed from Trex (or an equivalent material should that not be readily available) ...The brick foundation and column bases are in keeping with the brick currently found on the foundation of this home.”

The configuration of the rear porches is a character defining feature of this early twentieth-century duplex. The overall configuration, and location, of the partial-width porches have remained unchanged from what is visible on the **1916**, **1954**, and **1973** *Sanborn Maps*. However, Staff has determined that incompatible replacements have (likely) occurred, and the rear porches no longer contain historic integrity worth retaining or preserving. These later alterations are evident in the irregularities visible above the second floor rear door transom, on the porch roof’s decorative fascia, and on the window (to the left of the second floor entrance).

Staff has determined that the porch columns are proposed to be more slender than those on the front façade; therefore, differentiating them from the historic front porch elements.

Any areas of the fascia impacted by the removal of the second floor rear porch, and porch roof, must be replicated appropriately, and accurately, to match the ornate detailing in-kind. The window header/trim, door transom, and siding must also be repaired/replaced in-kind, to match compatible elements on the rest of the principal building. Ensure that the proposed rear porch and second story deck are constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All existing roofing is proposed to be replaced. The existing shingles are to be replaced with *GAF Timberline Architectural Shingles*. The existing grey shingle color is proposed to change to a brown color called “Shakewood.” The roof shape is not proposed to be altered in any way.

Ensure that the decorative detailing on the fascia/trim is not altered in any way and that if the degree of deterioration requires replacement, the replacement is made in-kind (only where necessary) and the ornate detailing is replicated appropriately and accordingly. Ensure that any chimney restoration is done so in-kind, unless cost prohibitive. HVAC units are proposed to be located on either side of the lower, rear porch. Ensure that both HVAC units, and any necessary mechanical equipment, is screened from the public right-of-way. No information regarding lighting was submitted to Staff for review.

PETITIONER COMMENTS:

Ms. Shannon Taylor restated the history of the structure. She stated she is willing to accept two front doors to keep the project moving. She requested to be able to revisit in the future if pictorial/floor plan evidence of a single door is found. Ms. Michalak stated the petitioner can withdraw that portion of her petition. The petitioner stated she will do the same for the front porch as well; will rehabilitate in-kind. The petitioner withdrew the front door and porch. She also withdrew the back door.

Ms. Arfuso presented the revised staff recommendation based on the petitioner's withdrawal.

PUBLIC COMMENTS:

Mr. Ryan Arvay stated they agree that a historic home should be able to return to its original use. He believes the upper balcony should remain as is.

BOARD DISCUSSION:

More research should be done to determine the original use of the structure. Compare to neighboring structures.

STAFF RECOMMENDATION:

Approve the rehabilitation to and alteration of the building located at 522 East Henry Street (including the alteration of the rear porches) to the November 22nd HPC Meeting in order for the petitioner to address the following:

- 1. Revise the proposed rear entrance doors and submit new door specifications. Ensure that all existing door / window opening locations, and dimensions, are not altered in any way.**
- 2. Ensure that any areas of fascia impacted by the removal of the second floor rear porch, and porch roof are replicated appropriately, and accurately, to match the ornate detailing in-kind. The window header / trim, door transom, and siding must also be repaired / replaced in-kind, to match compatible elements on the principal building.**
- 3. Ensure that any deteriorated siding is replaced in-kind with siding that matches the original in material, dimension, and profile. Ensure that any chimney restoration is done so in-kind.**
- 4. Ensure that neither the foundation *nor* the masonry column bases of the principal building are “newly built.” If the degree of deterioration does not allow for repair, ensure that the masonry is replaced (where necessary) in-kind with appropriate and compatible rock-faced concrete block or brick (depending on the deteriorated material being replaced).**

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation to, and alteration of, the building located at 522 East Henry Street (the alteration of the rear porches) with following conditions:

2. Revise the proposed rear entrance doors and submit new door specifications. Ensure that all existing door / window opening locations, and dimensions, are not altered in any way.
3. Ensure that any areas of fascia impacted by the removal of the second floor rear porch, and porch roof are replicated appropriately, and accurately, to match the ornate detailing in-kind. The window header / trim, door transom, and siding must also be repaired / replaced in-kind, to match compatible elements on the principal building.
4. Ensure that any deteriorated siding is replaced in-kind with siding that matches the original in material, dimension, and profile. Ensure that any chimney restoration is done so in-kind.
5. Ensure that neither the foundation nor the masonry column bases of the principal building are "newly built." If the degree of deterioration does not allow for repair, ensure that the masonry is replaced (where necessary) in-kind with appropriate and compatible rock-faced concrete block or brick (depending on the deteriorated material being replaced).

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

[13. Petition of Hansen Architects P.C. | 21-005568-COA | 509 East Waldburg Street | Alterations, Additions and New Construction \(Small\): Parts I and II](#)

- [☞ Staff Recommendation 21-005568-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklists.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings \(Updated\).pdf](#)
- [☞ Submittal Packet - Materials.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Staff Email to Contractor.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval for New Construction (Small), Parts I and II for a carriage house and alterations to the principal building at 509 East Waldburg Street, including an addition. The carriage house is proposed to be constructed in the rear and an 8-foot tall wooden fence will be installed along the side/rear yard property lines.

Per the petitioner:

We are proposing the expansion of the third floor of the existing duplex by adding a wide shed dormer toward the lane of the property. This dormer creates the space for a bedroom and bath on each level. An outdoor space is also proposed off of the addition. We have intentionally maintained the width of the dormer as a smaller dimension than the full existing roof so that the original roof form can still be expressed on the side and rear of the home. The dormer will be finished with smooth cement board siding and smooth cement board trim material. The windows and doors are aluminum clad wood.

On the ground floor of the main house we are proposing a covered porch centered on the structure between the two wings. The porch is supported by columns and has a shed type roof.

For site improvements we are proposing an 8' tall wooden fence at the side property lines up to the street side of the wing at the back of the house. This is approximately the middle of the main body of the home. We are proposing an in ground swimming pool on the Eastern portion of the courtyard and a new construction carriage house. (Hansen Architects T1.1).

An existing chimney will be removed to allow for the proposed attic alterations. The petitioner then goes on to describe the new construction:

We are proposing a new wood frame carriage house on the lane side of the property. The building is located in compliance with the setbacks. The ground floor of the structure will serve as a three car garage as well as a pool cabana type space. The second floor will be a one bedroom apartment with a covered porch space. The access to the apartment is by way of an exterior stair. The carriage house will be finished with smooth cement board siding and smooth cement board trim material. The windows and doors are aluminum clad wood (Hansen Architects T1.1).

Staff received a complaint regarding the installation of incompatible windows on the principal building at 509 East Waldburg Street, without a *Certificate of Appropriateness (COA)* in August 2021. On Monday, August 16th, 2021, Staff contacted the *City of Savannah Code Compliance* to report the unauthorized work. On Wednesday, August 18th, 2021, Staff received an email from the contractor, Joel Laufenberg from *ADDCO LLC*, inquiring about whether a COA was needed to proceed with the window replacement. On Wednesday, August 18th, 2021, Staff responded to Mr. Laufenberg's email confirming that a COA was necessary for all exterior work within a historic district, regardless of whether a building is contributing or not. On Wednesday, August 18th, 2021, Staff emailed the contractor the necessary COA application, and a list of information needed for Staff to review the after-the-fact work. Since the replacement window type that was installed has not been previously approved by the Board, Staff informed him that the application would require a Board-level review. The contractor was made aware that the windows would need to be evaluated in-person by Staff, or a sample would need to be delivered to the office. He was also given the deadline for the September 22nd HPC Meeting. Staff never received any further contact from Mr. Laufenberg.

The pending window replacement violation must be applied for, and reviewed by the Board, before Staff can stamp any permit drawings.

The building was constructed in 1940 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The lot dimensions

are pre-existing conditions that are not proposed to be altered. Staff determined that the proposed building coverage is 31%, which is well under the allotted 60% maximum; the standard is met. The new construction carriage house is proposed to have a 5'-4.02" side yard setback, a 5'-1.75" rear yard setback, and a height of 27'-8.36"; the standard is met.

The height of the principal building is approximately 32'-1", and the proposed new construction is 27'-8.36". Staff has determined that the building on the adjacent property (511 East Waldburg Street) has an unusual depth that extends far into the rear yard, disrupting the average block face. 511 East Waldburg Lane is also a neighboring two-story building that is situated on the lane. Considering the surrounding buildings to which the New Construction will be visually related, Staff has determined that the proposed height, width, scale, and setbacks are appropriate.

On the principal building's South elevation, a new centrally located porch is proposed on the first floor, as well as a balcony within the proposed dormer addition. On the new construction, a porch is proposed along the East façade. Staff has determined that while it is uncommon for an accessory structure to have such a prominent second-story porch such examples do exist within the Victorian Historic District such as 402 East Park Avenue. Therefore, Staff has determined that the proposed projections are visually compatible with contributing buildings in the vicinity.

The following materials are proposed:

Exterior walls: *Hardie Plank Lap Siding* with a smooth finish in the color "Arctic White."

Exterior trim: *Hardie Trim Board, 4/4 Smooth* in the color "Monterey Taupe."

Windows: *Marvin, Wood Ultimate, Double-Hung, G2 Windows* with a 7/8" SDL and spacer bar

Overhead Garage Door: *Haas Door Company, 942 Plain*, with a solid top section design.

Although all doors are proposed to be aluminum clad wood, no product specifications or information regarding door design(s) were submitted to Staff. The exact materiality of the proposed garage doors was also unclear to Staff. Ensure that clarification regarding the garage doors and the sliding glass doors/retractable glass walls visible on the New Construction is provided to Staff. Ensure that all door specifications are provided to Staff for review.

The principal building's double, side gabled roof shape is proposed to be minimally altered. The alterations are due to the attic dormer addition and the proposed balcony wall. Although these alterations will impact the overall roof configuration, the original rooflines will remain visible, and the proposed additions will be clearly differentiated. Staff has, also, determined that the changes will not be visible from East Waldburg Street. The new construction is proposed to have a compatible side gabled roof shape. However, the pitch and materiality of the roof were not provided to Staff for review. Ensure that the new construction roof pitch and materiality are provided to Staff for review.

The new construction is proposed to have a first story height of 10'-6" and a second story height of 8'-4". Considering that this is not a principal structure, Staff has determined that the intent of the standard is met. The floor-to-floor heights of the new construction is appropriate and compatible with other buildings on the lane. The new construction foundation is proposed to be slab-on-grade and does not project forward of the building plane; the standard is met. The proposed attic dormer addition and the New Construction will, both, have smooth cement board siding exterior walls with smooth cement board

trim. The standard is met.

Two 6-over-6, windows are proposed to be installed in the side gables of the principal building. The windows will be centered on the existing roof ridge. Two, square, accent windows are also proposed to be added on the dormer addition. They will be located adjacent to the (2) pairs of French doors. On the new construction's North elevation, two 6-over-6 windows are proposed on the first story and three, paired, 6-over-6, windows are proposed on the second story. The lane elevation will have four, smaller 6-over-6 windows. All windows are proposed to be *Marvin*, Wood Ultimate, Double-Hung, G2 Windows with a 7/8" SDL and spacer bar. Ensure that all framing members are covered with appropriate trim, that the (2) windows proposed in the existing roof ridge have sashes inset a minimum of (3) inches, and that all window glass is transparent with no dark tints or reflective effects.

Two pairs of French doors are proposed to provide access to the balcony from within the dormer addition. On the New Construction's North elevation, similar French doors are proposed on the first floor. A narrow, single door is proposed on the East façade. On the new construction's North and East elevations, sliding glass doors/retractable glass walls are also visible. However, no information was provided regarding these elements. On the new construction's South elevation, (3) overhead garage doors are proposed to be *Haas Door Company*, 942 Plain, with a solid top section design.

Although all doors are proposed to be aluminum clad wood, no product specifications or information regarding door design(s) were submitted to Staff. Regarding the garage doors, the exact materiality was unclear to Staff. Ensure that clarification regarding the garage door material, as well as the sliding glass doors/retractable glass walls is provided to Staff. Ensure that all door specifications are provided to Staff for review.

On the principal building's South elevation, a new centrally located porch is proposed on the first floor. The existing portico roofs, columns, brick steps, and a wooden ramp are proposed to be removed to facilitate this alteration. The proposed porch will have a shed roof, (3) 8 x 8 wood columns with cap and base moldings, and a 3-foot-tall railing.

The dormer addition is proposed to have a balcony. The balcony will extend out 2'-6" from the face of the building and will also have a 3-foot-tall railing. All railings will be placed between upper and lower rails, and the balusters will not exceed (4) inches on center. On the new construction, a porch is proposed along the East façade. Staff has determined that while it is uncommon for an accessory structure to have such a prominent second-story porch such examples do exist within the Victorian Historic District such as 402 East Park Avenue. The porch will consist of (3) 8 x 8 wood columns with cap and base moldings. The railings will be 3-foot-tall, placed between upper and lower rails, and the balusters will not exceed (4) inches on center. The porch is proposed to be accessed via a wooden staircase. No information regarding the exact porch materials were provided to Staff for review. Ensure that all porch elements are painted or stained wood, or wood composite.

The principal building's double, side gabled roof shape is proposed to be minimally altered. The alterations are due to the attic dormer addition and the proposed balcony wall. Although these alterations will impact the overall roof configuration, the original rooflines will remain visible, and the proposed additions will be clearly differentiated.

The New Construction is also proposed to have a compatible side gabled roof shape. All

roofs will have eaves that extend no less than 12-inches beyond the supporting walls. However, roof pitch and materiality were not provided to Staff for review. Ensure that the New Construction roof pitch and materiality are provided to Staff for review.

The electric panels are proposed to be located on the West elevation; however, no information was provided regarding refuse storage areas, HVAC, and/or mechanical equipment. Ensure that all refuse storage areas, HVAC, and / or mechanical equipment are screened from the public right-of-way, and that evidence of adequate screening is provided to Staff for review.

No lighting information or specifications were provided to Staff for review.

The New Construction, carriage house is proposed to be located in the rear yard. The standard is met. The New Construction, carriage house is in scale with 511 East Waldburg Lane; a neighboring, two-story, contributing accessory structure situated on the lane. The standard is met. The height and mass of the principal building will not be exceeded by the proposed New Construction, carriage house. The standard is met. The New Construction, carriage house is proposed to be (2) stories tall. The standard is met. The New Construction, carriage house is proposed to have (3) garage openings, each 9-feet in width. The standard is met. The New Construction, carriage house is proposed to have a 5'-4.02" side yard setback, a 5'-1.75" rear yard setback. The standard is met. The New Construction, carriage house is proposed to have (3) garage openings, for off-street parking. The standard is met. Staff has determined that there is a ribbon strip driveway off of East Waldburg Street, but it is a pre-existing condition that is not proposed to be altered in any way.

Although the project narrative describes the proposed fences as being 8-feet in height, the drawings show 9-foot-tall fences proposed to be installed on the property lines. The fences will run the side yards and a portion of the rear yard. The standard is not met. Reduce the height of the fences to not exceed (8) feet, or apply for a Special Exception from the applicable standard.

The New Construction carriage house is proposed to be clearly incidental and subordinate to the permitted, principle use dwelling. The standard is met. The site already has an established principal use dwelling. The standard is met. The New Construction carriage house is proposed to be located on the same property as the principal use dwelling. The standard is met. The New Construction carriage house is proposed to be a carriage house with an accessory dwelling unit; therefore, in keeping with the character of the principal use. Accessory dwelling units are permitted as an accessory use to a principal dwelling in the TN-1 Zoning District. The New Construction carriage house is proposed to meet all setbacks. The New Construction carriage house will require a building permit. Ensure all necessary building permits are obtained. The New Construction carriage house is proposed to be located in the rear yard of the principal building.

The New Construction carriage house meets all setback requirements and will be separated from the principal building by more than 10-feet. Although the height is proposed to be height of 27'-8.36", the rear property abuts a lane. The New Construction carriage house is proposed to contain more than 400 square feet of heated area and will only contain (1) bedroom. The New Construction carriage house is proposed to be designed in a style that is compatible to the principal dwelling. The New

Construction carriage house is proposed to have (3) garage openings, for off-street parking; therefore, it will be located on the same lot as the principal dwelling.

PETITIONER COMMENTS:

Mr. Erik Puljung, petitioner, stated they will comply with Staff conditions. He stated the garage overhead doors are a composite material. The HVAC is out of view of the right of way, as are the trash cans. The meters are exposed. Will confer with Staff regarding the height of the fence posts. Will work with owner regarding the pending window replacement.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of the Historic Savannah Foundation, asked about the lane structure behind the home: if they are original structures, or part of earlier structures that were possibly there. **Ms. Michalak** stated these are some that were determined to be non-contributing.

BOARD DISCUSSION:

Mr. Bagley-Heath addressed the windows not being in character with the neighborhood.

STAFF RECOMMENDATION:

Approve New Construction (Small), Parts I and II for a carriage house and alterations to the principal building at 509 East Waldburg Street, including an addition, with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

- 1. Ensure that all framing members are covered with appropriate trim, that the (2) windows proposed in the existing roof ridge have sashes inset a minimum of (3) inches, and that all window glass is transparent with no dark tints or reflective effects.**
- 2. Provide clarification regarding the garage door material, as well as the sliding glass doors / retractable glass walls and submit all door specifications.**
- 3. Ensure that all porch elements are painted or stained wood, or wood composite.**
- 4. Provide the New Construction roof pitch and materiality.**
- 5. Provide all refuse storage areas, HVAC, and / or mechanical equipment locations and ensure that they are screened from the public right-of-way.**
- 6. Reduce the height of the fence to not exceed (8) feet or apply for a Special Exception from the applicable standard.**
- 7. The pending window replacement violation must be applied for, and reviewed by the Board, before Staff can stamp any permit drawings.**

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction (Small), Parts I and II for a carriage house and alterations to the principal building at 509 East Waldburg Street, including an addition, with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

- 1) Ensure that all framing members are covered with appropriate trim, that the (2) windows proposed in the existing roof ridge have sashes inset a minimum of (3) inches, and that all window glass is transparent

with no dark tints or reflective effects.

- 2) Provide clarification regarding the garage door material, as well as the sliding glass doors / retractable glass walls and submit all door specifications.
- 3) Ensure that all porch elements are painted or stained wood, or wood composite.
- 4) Provide the New Construction roof pitch and materiality.
- 5) Provide all refuse storage areas, HVAC, and / or mechanical equipment locations and ensure that they are screened from the public right-of-way.
- 6) Reduce the height of the fence to not exceed (8) feet or apply for a Special Exception from the applicable standard.
- 7) The pending window replacement violation must be applied for, and reviewed by the Board, before Staff can stamp any permit drawings.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: J. Haley Swindle

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

[14. Petition of Lynch Associates Architects | 21-004442-COA | 1201 Bull Street | Rehabilitation and Alterations](#)

[☞ Staff Recommendation 21-004442-COA.pdf](#)

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

[☞ Submittal Packet - Material Cut Sheets.pdf](#)

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

[☞ Updated Parking Determination for 1201 Bull Street.pdf](#)

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for rehabilitation and alterations for the two buildings located at 1201 Bull Street. These two buildings are located on the same parcel and the buildings facing Duffy Street is known as 11 West Duffy Street. Per the applicant:

1201 Bull Street, located at the intersection of Bull Street and Duffy Street, is in poor repair with broken and deteriorated windows and cracked stucco, and will have minor modifications to its façade facing Bull Street to accommodate the multiple tenants of the building. The current condition of the facade reflects this difference between the two original “buildings” in the storefront design – with the wood storefront to the north and the curved façade and inset aluminum storefront to the south. The modifications for the two sides are as follows:

On the south end, the (broken) aluminum storefront will be replaced in kind. The

second story windows will be replaced with casement windows to match the existing casement windows on the rear and in keeping with the curved Art Deco storefront. All replacement windows will be Quaker Historic series, aluminum clad. At the entry door to the second story stair a new metal canopy is proposed.

On the north side, the wood storefront will remain in place. The long fabric awning will be removed and replaced with smaller awnings over the storefront windows and doors. The second story (non-original) double hung windows will be replaced with 2 over 2 double hung aluminum clad windows in keeping with the wood storefront character. The parapet for the north building will be raised slightly to enhance this stylistic difference and screen to rooftop mechanical equipment.

On the Duffy Street elevation of 1201 Bull Street there are some more significant modifications proposed. The raised parapet will carry around the corner to screen the roof equipment. Four of the existing windows will be replaced with aluminum clad 2 over 2 windows to match the front elevation. The west end of the side elevation will provide an entry to the second floor; subsequently, the small windows and mis-aligned door will be enlarged to create a better street presence, with storefront windows at the ground floor and double casement windows at the second floor. The roof at the one story portion to the back will be removed and replaced with a roof terrace, trellis, and a slightly raised parapet. Behind the roof terrace within the courtyard, a new elevator shaft is proposed. It will be minimally visible from the street and will be accessed from a small second floor lobby at the corner of the roof terrace.

Between the two buildings, an 8'-0" wall and gate will screen a central courtyard beyond. Matching gates and screen wall are proposed on the lane side as well. Two small roof areas on the rear of 1201 Bull Street will also be converted into roof terraces with a trellis. These areas will be minimally visible from the street as they face onto the courtyard. In addition, on the lane side and rear of the building, the second floor windows will be replaced to match the windows on the south end of the Bull Street facing façade.

11 West Duffy Street will also forego [sic] (staff believes the applicant meant "undergo") a façade renovation. The existing storefront will be removed as will the stucco and masonry below the existing sill. New Quaker Historic Series storefront will be installed within the existing openings with a 20" metal panel sill. A new metal canopy is proposed over the entry and the center portion of the parapet will be raised slightly to make room for future signage (to be submitted separately). The stucco will be repaired or replaced in kind as necessary.

The Bull Street building(s) was constructed in 1950 (per the survey card on file at the MPC); the Duffy Street building sometime after 1973 as it does not appear on any of the Sanborn Maps. Neither are contributing resources within the National Register Victorian Historic District or the local Victorian Historic District. Staff could not locate any photographs earlier than 2006; the Bull Street building looked the same at that time that it does now. The Sanborn Maps indicate that the Bull Street building has a brick-faced first floor and a concrete block second floor; over the years it contained a variety of businesses on the ground floor; they never indicate the second floor's use. The 1973 map indicate a wood canopy or cornice wrapped around the front and a portion of the south facades. A number of one-story portions of the building were eliminated or altered between 1954 and 1973.

At the August 25, 2021, HPC Meeting, the Commission continued the petition until the off-

street parking requirements are resolved. Staff received a letter to the owner's attorney from the Planning & Zoning Liaison, dated September 22, 2021, stating: *"There are no vehicle and/or bicycle parking spaces required for the Property because the parcel was developed prior to the adoption of the original zoning ordinance and a change in ownership has not occurred."*

This property is not adjacent to a TC zoning district; however, the only interior side yard is the west property line which is an existing condition not proposed to change. The height, width, setbacks, and rhythm are existing conditions. All new openings are taller than they are wide and are visually compatible. Revise the brake (break) metal storefront base to be a visually compatible material and one that is permitted by the storefront design standards. The parapets of varying height are visually compatible. The overall scale of the project is visually compatible. Signs indicated on the drawings are not part of this review. The existing buildings are stucco which are proposed to be repaired in-kind. New elements are also proposed to be stucco. The new windows are proposed to be Quaker Historical Series (H600) which is a metal clad product with clear glass. This product has previously been approved for use on new construction within the Streetcar Historic District which has the same window standards as the Victorian District. Individual windows within new window openings are taller than they are wide. Windows in new and existing openings are proposed to be casement and double-hung. Casement windows are proposed to have lite divisions. The bottom rail for this window line is wider and the drawings note that the muntins will be 7/8" or less. The standards are met. Existing window openings have only sills at the windows (no header or surrounds); therefore, new window openings are proposed to be the same. The drawings note that all windows will be inset 3 inches. The transparent features in the existing retail spaces along Bull Street are not proposed to change. The standard is met where new ground floor openings are proposed. The storefront is proposed to be aluminum. The new storefront base is proposed to be brake (break) metal. The standard is not met. Staff recommends that the material be revised to one that is permitted by the standard. The drawings note that all storefronts will be inset 4 inches. The base is proposed to be 20 inches high and the glazing transparent. Full lite clad doors are proposed. The roof deck surfaces are not visible; the parapets are used as handrails and trellises (pergolas) that cover the decks are proposed to be metal and stained wood. Several awnings are proposed and will be of various materials, including canvas, glass, and metal. Clearance varies from 8'-8" to 9'-0". Roof material is not visible behind the parapets. Electrical is proposed along the lane as is the enclosed refuse storage area. Roof mounted equipment is proposed to be screened by the parapets.

With regard to the required on-site parking that may be required by the ordinance, although not in the Commission's purview, it may significantly change the design of this project if the site has to be rearranged to accommodate parking. The owner's design and legal team, in conjunction with the City Departments, is in the process of determining if on-site parking will be required. The fence and wall standards are met. The fences/walls proposed to enclose the courtyard between the buildings are stucco walls with wood gates that are 8 feet high.

PETITIONER COMMENTS:

Ms. Mariel Heimer, petitioner, stated they will comply with Staff recommendations.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of the Historic Savannah Foundation, asked if they would consider incorporating more of the moderne styles in the awnings, rather than the industrial style as proposed.

BOARD COMMENTS:

Mr. Williams asked if the configurations of the shopfronts will be preserved. The petitioner responded yes.

STAFF RECOMMENDATION:

Approval for rehabilitation and alterations for the two buildings located at 1201 Bull Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

- 1. Revise the new storefront base material to one permitted by the storefront design standards.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for rehabilitation and alterations for the two buildings located at 1201 Bull Street with the following condition to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

Revise the new storefront base material to one permitted by the storefront design standards.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

CUYLER-BROWNVILLE DISTRICT

[15. Petition of Eric Taylor | 21-004031-COA | 601 West 37th Street | New Construction \(Small\): Parts I and II](#)

[☞ Staff Recommendation 21-004031-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant is requesting approval for New Construction (Small), Parts I and II for a two-story garage apartment (carriage house) for the property located at 601 West 37th Street. The new building will be at the rear of the property; vehicles will access the building from the lane while human access will be from Burroughs Street. The historic main building was constructed in 1916 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. Per the Sanborn Maps, two different accessory buildings existed in this location historically. The second one, which is visible

on the 1966 map, is the same use but is one-story.

On August 13, 2020, staff approved a COA for in-kind roof and window repair and new doors [File No. 20-03774-COA].

The proposed lot coverage is 48.7%. The height is proposed to be 20 feet. The height, width, setbacks, and rhythm of the proposed carriage house are visually compatible. Increase the solid-to-void ratio on the ground floor of the north and south facades to a minimum of 30% to meet the design standard.

The following materials and textures are proposed:

- Siding: Faux wood texture fiber cement. (Revise to a smooth finish to meet the design standard.)
- Windows: Aluminum clad wood.
- Human Doors: Wood
- Garage Door: This information was not provided.
- Roof: Architectural asphalt shingle.
- Foundation: Concrete block. (Add stucco over the concrete block to meet the design standards.)

The clipped gable roof shape is the same and the main historic building and is visually compatible. It is not clear if the material standard is met. The foundation appears to be constructed from unfinished concrete block. Staff recommends that the foundation be covered with stucco to meet the standard. The standard regarding piers does not apply to carriage houses. Faux wood grain fiber cement siding is proposed for the new building. Revise the fiber cement to have a smooth finish as required by the standard. The PlyGem Pro Series window is proposed (wood clad) which has previously been approved for use on new construction. Windows on the majority of the building are proposed to be single-hung but taller than they are wide. Revise the single-hung windows to double-hung to meet the standard. The south façade (lane) has two windows are proposed to be casement and square, which is appropriate for accent windows. The standard is met for this window series. The elevation of the windows appears to show appropriate trim but the section through the windows does not. Revise the window section to show the trim and ensure the standard is met. The standard is not met for the north and south facades. Increase the fenestration to a minimum of 30% on these two ground floor façades. The doors are proposed to be wood paneled. One has a rectangular window. However, the material for the garage door was not provided; provide the material and ensure that the standard is met. It is not clear if the material standard is met. The foundation appears to be constructed from unfinished concrete block and the stair and porch deck appear to be poured concrete. Staff recommends that the foundation be covered with stucco to meet the foundation standard (within the foundation standards above) and revise the porch deck and stairs to be one of the permitted materials above. The roof is proposed to be architectural asphalt shingles. The roof is proposed to have a 6:12 pitch. Provide the dimension and ensure that the standard is met regarding the eaves, rakes, and dormers. Redesign the soffits to be perpendicular and match the design of the main historic building. The electric meter is proposed on the south façade. Provide the HVAC location and ensure it is screened from view of the streets. The area is shown on the west façade of the main building and is screened. No lighting is indicated. The new fence is proposed to be wood. The drawings conflict; the elevation of the fence states that it is 8 feet high and the site plan states that it is 6 feet high. Correct and clarify the fence height on the drawings. The unit is detached and is separated by 10'-0". The height of the building is 20' high. 50% coverage is permitted in TR-1. The proposed coverage is 48.7%.

PETITIONER COMMENTS:

Mr. Eric Taylor, petitioner, stated the structure is small: to have two windows, that leaves minimal wall space. He stated a window could be in the dining space. Ms. Michalak stated she understands the petitioner's proposal; Staff was adhering to the Design Standards.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of Historic Savannah Foundation, stated the size of the proposed structure is too large. The copy of main house makes the structure look visually incompatible. The structure should be toward the lane. Suggests continuance due to design concerns.

BOARD COMMENTS:

Mr. Williams stated he has concerns regarding the mimic of the style of the parent house.

Mr. Taylor stated he was told it would be best if he followed the look of the parent house; that was not his original choice. **Ms. Michalak** stated it was in regard to the height; to have a similar roof shape. The proposal was lowered several times; eliminating staff concern. **Mr. Williams** stated the measurements of the main house appear to be incorrect. **Mr. Taylor** stated they physically measured the height from the roof to the ground.

STAFF RECOMMENDATION:

Approval for New Construction (Small), Parts I and II for a two-story garage apartment (carriage house) for the property located at 601 West 37th Street with the following conditions to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1. Cover the concrete block foundation (including the porch) with stucco and revise the porch deck and stairs to be one of the permitted materials.**
- 2. Revise all fiber cement (siding and trim) to have a smooth finish and ensure the garage door is metal with a smooth finish.**
- 3. Ensure that the windows have appropriate trim and a projecting sill, and increase the fenestration to a minimum of 30% on the north and south ground floor façades.**
- 4. Ensure that the eaves overhang a minimum of 8 inches and revise the soffits to be perpendicular and match the design of the main historic building.**
- 5. Locate and screen the HVAC units and clarify the fence height.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction (Small), Parts I and II for a two-story garage apartment (carriage house) for the property located at 601 West 37th Street with the following conditions to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1) Cover the concrete block foundation (including the porch) with stucco and revise the porch deck and stairs to be one of the permitted materials.
- 2) Revise all fiber cement (siding and trim) to have a smooth finish and ensure the garage door is metal with a smooth finish.
- 3) Ensure that the windows have appropriate trim and a projecting sill, and increase the fenestration to a minimum of 30% on the north and south ground floor façades.

- 4) Ensure that the eaves overhang a minimum of 8 inches and revise the soffits to be perpendicular and match the design of the main historic building.
- 5) Locate and screen the HVAC units and clarify the fence height.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: J. Haley Swindle

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

STREETCAR DISTRICT

[16. Petition of GM Shay Architects | 21-001940-COA | 1700 Drayton Street/1705 Abercorn Street | New Construction: Part II, Design Details](#)

- ☞ [Streetcar Staff Recommendation 21-001940-COA.pdf](#)
- ☞ [Submittal Packet - Part II 1700 Drayton - Materials.pdf](#)
- ☞ [Submittal Packet - Part II 1700 Drayton - Drawings.pdf](#)
- ☞ [Submittal Packet - Part II 1705 Abercorn - Materials.pdf](#)
- ☞ [Submittal Packet - Part II 1705 Abercorn - Drawings.pdf](#)
- ☞ [Previous 1700 Drayton Part I Submittal Packet - Narrative and Special Exception Request.pdf](#)
- ☞ [Previous 1700 Drayton Part I Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- ☞ [Previous 1705 Abercorn Part II Submittal Packet - Material List and Cut Sheets.pdf](#)
- ☞ [Previous 1705 Abercorn Part II Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- ☞ [Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street. This project consists of three separate buildings. On April 28, 2021, the HPC approved New Construction: Part I, Height and Mass for three new buildings to be located at 1700 Drayton Street, 104 East 34th Street, and 1705 Abercorn Street as amended and presented by the petitioner at the April 28, 2021, Historic Preservation Commission Meeting. The petitioner's presentation and amendments addressed all of staff's recommended conditions.

AND

Approval for a Special Exception from the standard that states that *building footprints in the TC-1 zoning district are permitted to be a maximum of 5,500sf* in order to allow the footprint of the building at 1700 Drayton Street to be 12,300sf because the Special

Exception criteria are met.

On July 28, 2021, the HPC continued New Construction: Part II, Design Details for 1705 Abercorn Street in order for the petitioner to address the following:

1. Revise the second-floor material to brick.
2. Revise the design of the “broken” cornice.
3. Revise the design of the area above the second-floor windows on the south façade.

REMINDER: THIS REVIEW DOES NOT INCLUDE COLOR, ONLY MATERIALS AND TEXTURES. Proposed materials and textures are as follows (the numbers references those on the materials board within the Submittal Packet):

Exterior Materials for 1705 Abercorn Street:

1. Metal Coping
Manufacturer: PAC-CLAD
Petersen Model: Continuous
Cleat Coping Color for porch location: Matte Black Color for cornice location: Silver
2. Brick #1
Manufacturer: Acme Brick
Color: Slate Grey
Size: Modular
Texture: Wirecut
 - a. Mortar for Brick #1 *Manufacturer: Argos*
Color: Shelby Tan
3. Brick #2
Manufacturer: Taylor Clay
Products
Color: Manganese
Size: Modular
Texture: Wirecut
 - a. Mortar for Brick #2 *Manufacturer: Holcim*
Color: Dark Gray
4.
 - a. Horizontal V-Groove Siding
Manufacturer: Aspyre
Design
Color: SW 7069 Iron Ore
 - b. Horizontal V-Groove Siding
Manufacturer: Aspyre
Design
Color: SW 6145 Thatch Brown
5. Wood Shadow Frames
Color: SW 7069 Iron Ore
6. Stucco
Manufacturer: Sto Corp.
System: StoPowerwall
DrainScreen
Texture: 158 Sto Limestone
Color: 11505 London Fog

Windows and Storefront:

5. Glazing
 7. Glazing
 - Manufacturer: AGC*
 - Model: Energy Select 40(2)*
 - Color: Neutral (Clear)*
 6. Storefront
 - Manufacturer: EFCO*
 - Model: Series 403*
 - Size: 2" x 4 ½" Thermal Storefront*
 - Framing*
 - Color: EFCO Ultrapon 2 Coat Gray*
 - PNTKY2C30*
 7. Storefront Double Door
 - Manufacturer: EFCO*
 - Model: Series D502 Wide Stile Doors,*
2" ThermaStile Aluminum Swing
 - Entrance Doors.*
 - Color: EFCO Ultrapon 2 Coat Gray*
 - PNTKY2C30*
 8. Storefront Single Door
 - Manufacturer: EFCO*
 - Model: Series D502 Wide Stile Doors,*
2" ThermaStile Aluminum Swing
 - Entrance Doors.*
 - Color: EFCO Ultrapon 2 Coat Gray*
 - PNTKY2C30*
 9. Casement Windows
 - Manufacturer: EFCO*
 - Model: Series S-450X Thermal*
 - Size: 4 ½" Architectural Grade*
 - Projected Window*
 - Color: EFCO Ultrapon 2 Coat Grey*
 - PNTKY2C30*
 10. Awning Windows
 - Manufacturer: EFCO*
 - Model: Series S-450X Vent Thermal*
 - Size: 4 ½" Architectural Grade*
 - Projected Window*
 - Color: EFCO Ultrapon 2 Coat Grey*
 - PNTKY2C30*
- Awnings:
11. Fabric Awning
 - Manufacturer: Coastal Canvas*
 - Model: The Standard Fabric:*
 - Sunbrella Color: Charcoal Grey*
 12. Metal Awning
 - Manufacturer: Coastal Canvas*
 - Color: SW 7069 Iron Ore*
- Railings:
13. Custom Metal Railing

Color: SW 7069 Iron Ore

Planter:

14. Wood Planter

Color: Stained and Sealed Cedar

Exterior Lighting:

15. Wall Luminaires

Manufacturer: BEGA

Model: Impact-Resistant Wall

Luminaire

Color: Black

Brick #1 and associated mortar color, as well as Brick #2 have changed since the July meeting (**see above in red**). Staff finds the materials and textures visually compatible.

Exterior Materials for 1700 Drayton Street:

Metal Coping

Manufacturer: PAC-CLAD

Petersen Model: Continuous

Cleat Coping Color for porch

location: Matte Black Color for

cornice location: Silver

Brick #1

Manufacturer: Acme Brick

Color: 318 Burgundy

Size: Modular

Texture: Wirecut

b. Mortar for Brick #1 *Manufacturer: Argos*

Color: Sandbeige

Brick #2

Manufacturer: Taylor Clay

Products

Color: Manganese

Size: Modular

Texture: Wirecut

b. Mortar for Brick #2 *Manufacturer: Holcim*

Color: Dark Gray

c. Horizontal V-Groove Siding

Manufacturer: Aspyre

Design

Color: SW 7069 Iron Ore

d. Horizontal V-Groove Siding

Manufacturer: Aspyre

Design

Color: SW 6145 Thatch

Brown

Wood Shadow Frames

Color: SW 7069 Iron Ore

Stucco

Manufacturer: Sto Corp.

System: StoPowerwall

DrainScreen

Texture: 158 Sto Limestone

Color: 11505 London Fog

Windows and Storefront:

16. Glazing

8. Glazing

Manufacturer: AGC

Model: Energy Select 40(2)

Color: Neutral (Clear)

17. Storefront

Manufacturer: EFCO

Model: Series 403

Size: 2" x 4 ½" Thermal Storefront
Framing

Color: EFCO Ultrapon 2 Coat Gray
PNTKY2C30

18. Storefront Double Door

Manufacturer: EFCO

Model: Series D502 Wide Stile Doors,
2" ThermaStile Aluminum Swing
Entrance Doors.

Color: EFCO Ultrapon 2 Coat Gray
PNTKY2C30

19. Storefront Single Door

Manufacturer: EFCO

Model: Series D502 Wide Stile Doors,
2" ThermaStile Aluminum Swing
Entrance Doors.

Color: EFCO Ultrapon 2 Coat Gray
PNTKY2C30

20. Hopper Windows

Manufacturer: Intus

Model: CW Intus Supera Hopper
Windows

Size: 4 ½" Architectural Grade
Projected Window

Color: EFCO Ultrapon 2 Coat Grey
PNTKY2C30

21. Fixed Windows

Manufacturer: Intus

Model: CW Intus Supera Fixed
Windows

Size: 4 ½" Architectural Grade
Projected Window

Color: EFCO Ultrapon 2 Coat Grey
PNTKY2C30

Awnings:

22. Metal Awning

Manufacturer: Coastal Canvas

Color: SW 7069 Iron Ore

Railings:

23. Custom Metal Railing

Color: SW 7069 Iron Ore

Planter:

24. Wood Planter

Color: Stained and Sealed Cedar

Exterior Lighting:

25. Wall Luminaires

Manufacturer: BEGA

Model: Impact-Resistant Wall

Luminaire

Color: Black

Brick #1 and associated mortar color differ from those proposed at 1705 Abercorn Street (see above in blue). Staff finds the materials and textures visually compatible. The exterior materials for all buildings include brick, stucco, and smooth fiber cement in a horizontal configuration.

The windows are metal (aluminum) and the glass is proposed to be clear. The windows are hopper, awning, and casement. The inset is proposed to be 4 inches. The storefront is aluminum. The proposed storefront bases are proposed to be wood. The storefront glazing is proposed to be inset 4 inches and have clear glass. All doors are aluminum storefront with glass. Awnings are canvas and metal. The roofs are not visible.

PETITIONER COMMENTS:

Ms. Ana Manzo, of GMSHay Architects, stated the requested changes were done, complimenting the existing historical structures.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of Historic Savannah Foundation, stated they are not in favor of the petitioned design. There is too much stucco, preferably all brick.

BOARD COMMENTS:

Mr. Williams stated the points of comparison yield to having the materiality of the stucco to be replaced by brick. The Board was happy to see the red brick, but prefers more brick than stucco.

STAFF RECOMMENDATION:

Approval for New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street as requested because the proposed work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street because stucco is not permitted for an exterior material because it is not visually compatible.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Robin Williams

Rebecca Fenwick

- Not Present

Jerry Lominack

- Not Present

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

[17. Petition of Christine Wacta | 21-004913-COA | 421 West 37th Street | Alterations](#)

- [☞ Streetcar Staff Recommendation - 21-004913-COA - 421 W 37th St.pdf](#)
- [☞ Submittal Packet - Updated Drawings.pdf](#)
- [☞ Previous Submittal Packet - Drawings and Narrative.pdf](#)
- [☞ Research - Historic Photo from HSF.pdf](#)

Ms. Aislinn Droski presented the applicant's request for approval for alterations to the front porch roof and railing and installation of shutters for the property located at 421 West 37th Street. The existing front porch alterations and railing on the property were after-the-fact alterations which were denied at a previous meeting of the Historic Preservation Commission (see Context). The extension of the front porch roof and railings have been redesigned.

Sanborn Maps indicate the presence of a wrap around, one-story, wood porch with a metal roof on the structure as far back as 1916. However, the original porch was removed, and the existing wrap-around front porch was re-constructed in 2012 [Permit No. 12-1138B]. The project received a variance to allow for the porch to be constructed in the same footprint as was previously existing, which encroached on the front-yard setback [File No. B-120328-41618-2]. On September 23, 2021, a historic photo of the property, prior to the removal of the front porch, was provided to staff by Historic Savannah Foundation's Ryan Arvay. The photo depicts the porch as a hipped roof with no upper level balcony; the photo depicts that while the existing porch was rebuilt to the dimensions of the historic porch, it was not a rehabilitation of the historic configuration.

This project received a Stop Work Order from Code Compliance and was docketed to be seen at court on June 2, 2021. Staff spoke with the Code Compliance Officer, received photos of the work that had occurred, and verified that the project would require a COA. Staff then spoke with the applicant, who applied for the project to be heard at the June 23, 2021, meeting of the Historic Preservation Commission. Staff continued the petition from this date, to be heard instead at the July 28, 2021, meeting, due to missing information in the initial submittal.

On July 28, 2021, the Historic Preservation Commission denied the petition for the extension of the front porch roof and railing, found on the front and side façade [File No. 21-003211-COA], because the configuration submitted was found to be visually incompatible. The applicant worked with staff to revise the design for the alterations to be based on the historic context and to meet the standards.

On September 22, 2021, the Historic Preservation Commission continued the petition for the re-designed extension of the front porch roof and the railing. During public comment, Historic Savannah Foundation's Ryan Arvay commented that the railing on the front steps was inappropriate based on the style of brick pier styles, which the Board and HSF concurred would have historically had no railing. The Board discussed more appropriate

railing styles and suggested a simple metal railing would be more historically appropriate and visually compatible, as it is less obstructive. Additionally, the Board discussed the lack of detail in the drawings of the roof; the Board commented that they would like to ensure that the soffit is cased in (no open porch ceiling) and that the brackets in the drawings needed to match those on the historic main building. The Board decided they would like to see these elements again before deciding on this property. The Board continued the petition with the following conditions:

1. Restudy the design of the railing on the front steps to be more discreet.
2. Provide more detail in the drawings of the porch roof alteration, including accurate brackets and the porch soffit shown.
3. Ensure there is a metal drip edge covering all edges of the new roof.

The historic building was constructed in 1914 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The existing reconstructed porch is not an original feature of the property and was constructed in 2012. The applicant is proposing to redesign the extension of the front porch roof and has visually referenced a historic photo of the home as well as existing elements. The new porch roof extension is to be a metal roof pitched; it is unclear if the entirety of the porch ceiling is to have a soffit, however the extension is pictured as having a soffit and fascia. **Staff recommends installing a soffit on the entirety of the porch roof.** The applicant has revised the drawings to show three brackets at each column, to match the existing style present on the property as well as to reference the historic photo. While the existing porch is non-historic, it was a reconstructed element that is prominent on a historic home; staff finds that the alterations proposed for the front porch roof are historically appropriate and will preserve distinctive features that characterize the property.

The applicant has redesigned the wood railings from the previous proposal to be simple iron railings on the either side of the interior of the brick stoop. The applicant is additionally proposing to place shutters and screens on all windows and has indicated that they will use the shutters and screens that were originally located on the house at time of purchase. They will be repaired, cleaned, and placed where they originally were located. The scale of the revised railing is compatible with the surrounding railings on historic buildings and is visually unobtrusive. Additionally, staff finds that the overall scale of the porch roof extension is visually compatible.

The following materials are proposed to be utilized:

- Roof: Covering: Standing seam metal Soffit and Fascia: Wood Brackets: Wood, to match existing on main house
- Railing: Iron
- Shutters and Screens: Existing wood shutters and screens, which will be repaired and cleaned in-kind

Staff finds that the materials as proposed are visually compatible.

The porch roof extension as proposed is visually incompatible with the surrounding contributing buildings and structures to which 421 West 37th Street is related. The applicant has redesigned the extension of the porch roof to feature a 5:12 pitch. Staff finds that the redesigned porch roof extension is visually compatible. All new elements on the front porch are to be constructed of painted wood and are based on the historic context. Ensure the iron railing does not exceed 36 inches. Staff recommends installing a soffit on the entirety of the

porch roof. The standards are otherwise met.

PETITIONER COMMENTS:

Ms. Christine Wacta, petitioner, stated she is trying to get the building as it originally was, saving all of the pieces. She is not sure how to accomplish this, as some of the brackets do not fit because of the alterations to the original configurations. She stated she became aware of the picture of the original structure the week before the meeting. She requested to do the minimum now and do the other requirements later. **Ms. Mobley** suggested the petitioner to continue the petition to reconstruct her plans.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of Historic Savannah Foundation, stated the petitioner should do what's necessary to consider the porch 'finished' for now, and complete appropriately in the future.

BOARD DISCUSSION:

During the petitioner's presentation and public comment from Mr. Ryan Arvay of Historic Savannah Foundation, the petitioner relayed that she and Mr. Arvay had evaluated the porch and that she would like to modify her proposal to *only* modify the existing after-the-fact porch roof extension to be finished (install soffit, metal drip edge, etc.) and install a single metal rail on the front stoop. The applicant indicated that she would like to do so because the existing porch was poorly rebuilt in 2012 and causes water damage and she would like to save the money to rebuild the porch as it was historically. The Board discussed the changes and information proposed by Dr. Wacta (the applicant) and concluded that they needed to see updated drawings with the finished porch roof and the single rail.

STAFF RECOMMENDATION:

Approval of the alterations to the front porch roof and railing and installation of shutters for the property located at 421 West 37th 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. Install a soffit on the entirety of the front porch roof.**
- 2. Ensure the height of the iron railing does not exceed 36 inches.**

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for alterations to the front porch roof and railing and installation of shutters for the property located at 421 West 37th Street to the November 22, 2021, meeting of the Historic Preservation Commission, in order for the petitioner to provide updated drawings which show the proposal as presented at the October 27, 2021, meeting.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick - Not Present

Jerry Lominack - Not Present

Kendra Clark - Not Present

Virginia Mobley - Abstain

Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[18. Petition of Ethos Preservation | 21-005573-COA | 311 East 41st Street | New Construction \(Small\): Parts I and II](#)

[Staff Recommendation 21-005573-COA.pdf](#)

[Submittal Packet.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for New Construction (Small), Parts I and II for a two-story garage apartment (carriage house) for the property located at 311 East 41st Street. The new building will be at the rear of the property and will be accessed from East 41st Lane; it will be visible from the lane as well as Lincoln and Habersham Streets.

The main building was constructed in 2018 and is not a contributing resource within the Thomas Square-Streetcar National Register Historic District or the local Streetcar Historic District. This main building, and all other main buildings and carriage houses of the adjacent same designs, were approved and constructed under the previous zoning ordinance and do not meet many of the standards within the current zoning ordinance.

This property is TC-1 and is adjacent to TC-1 on either side; therefore, no side yard setbacks are required. The height and width are visually compatible. The setbacks and rhythm of buildings on the street are visually compatible. The solid-to-void ratio is not visually compatible with contributing buildings. Per the design standard, incorporate transparent features (windows or doors) on at least 30% of the ground floor east and west façades. Provide dimensions for the railing height and the baluster spacing on the north façade stoop and ensure that the entire wood stoop is painted or stained.

The following materials are proposed and are visually compatible:

- Siding and trim: smooth hardi board
- Windows: wood clad
- Human Door: wood
- Garage Door: steel
- Roof: asphalt shingles
- Fence: stained wood.

The front-facing gable roof shape is visually compatible. Smooth fiber cement siding is proposed. The Andersen 400 series window is proposed which is a clad wood window with clear glass. The windows are proposed to be double hung and are taller than they are wide. The windows are proposed to have SDLs; however, the muntin dimension and profile were not included. Additionally, staff recommends that the lite pattern be changed from 6-over-6 to 2-over-2 to match the main building. The elevation drawings show trim around the windows; however, the top trim is too narrow and, therefore, not appropriate. Also, there is not a section through the window to confirm that the proposed sill is pronounced. Both the east and west facades are visible from Habersham and Lincoln Streets respectively; however, no windows are proposed on the ground floor. Although a 6 foot high fences is proposed, the side facades will still be partially visible above the fence and, therefore, staff

has determined that the windows are required. The door is proposed to be Andersen wood panel door, half glass with a 9 lite pattern which matches the door on the rear of the main building. The stoop on the north façade is proposed to be wood. Ensure that all elements are painted or stained. The baluster information was not provided with the submittal packet. The roof is proposed to be asphalt shingles. The roof is a front-facing gable with a 6:12 pitch to match the main building. 12 inch deep eaves are proposed. The mechanical refuse information was not provided with the submittal packet.

The HVAC unit is proposed to be on the north façade and will not be visible from the street. The refuse area is shown inside the garage. No lighting is indicated. The new fence is proposed to be wood. The new fence is proposed to be 6 feet high and 5 feet is provided between all fences and buildings. The unit is detached and is separated by 11'-2". The height of the building is 24'-9 5/8" high. 100% coverage is permitted in TC-1.

PETITIONER COMMENTS:

Ms. Ellen Harris, petitioner, presented her plans, stating the fenestration is not viewable from a pedestrian level on Habersham Street; minimally visible from Lincoln Street. There will be no additional electrical meters. Accepts Staff recommendation regarding the windows and other conditions.

STAFF RECOMMENDATION:

Approval for New Construction (Small), Parts I and II for a two-story garage apartment (carriage house) for the property located at 311 East 41st Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible:

- 1. Incorporate transparent features (windows or doors) on at least 30% of the ground floor east and west façades.**
- 2. Provide dimensions for the railing height and the baluster spacing on the north façade stoop and ensure that the entire wood stoop is painted or stained.**
- 3. Provide the window muntin dimension and profile and revise the lite pattern to 2-over-2.**
- 4. Increase the height of the trim above the windows and provide a section through the window to confirm that the sill is pronounced.**
- 5. Provide the electrical meter location.**

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction (Small), Parts I and II for a two-story garage apartment (carriage house) for the property located at 311 East 41st Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible:

- 1) Incorporate transparent features (windows or doors) on at least 30% of the ground floor east and west façades.
- 2) Provide dimensions for the railing height and the baluster spacing on the north façade stoop and ensure that the entire wood stoop is painted or stained.
- 3) Provide the window muntin dimension and profile and revise the lite pattern to 2-over-2.
- 4) Increase the height of the trim above the windows and provide a section through the window to confirm that the sill is pronounced.

5) Provide the electrical meter location.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

[19. Petition of RCP Capital Partners SPV Corp., Corey Fuller | 21-005032-COA | 1616 Martin Luther King Jr. Boulevard | Rehabilitation](#)

🔗 [Streetcar Staff Recommendation - 21-005032-COA - 1616 MLK Jr Blvd.pdf](#)

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

🔗 [Staff Research - March 2016 Google Streetview.pdf](#)

🔗 [Staff Research - Before and After Photos.pdf](#)

🔗 [COA for Demolition - 19-001737-COA.pdf](#)

🔗 [COA for Demolition - 19-001737-COA.pdf](#)

🔗 [Violation Report for 1616 MLK Jr. Blvd - Updated 9.20.2021.pdf](#)

Ms. Aislinn Droski presented the applicant's request for approval for the reconstruction of a historic addition and for a new construction rear addition for the property located at 1616 Martin Luther King Jr. Boulevard. The historic rear addition was demolished without COA approval (by the previous owner) and will be reconstructed utilizing the same materials and configuration as was previously present. The new rear addition is to be attached to the reconstructed historic addition and feature a stair and deck.

On March 21, 2019, 1616 Martin Luther King Jr. Boulevard received approval [File No. 19-001737-COA] for the demolition of a non-historic rear addition (indicated as about eight feet deep) with the condition that the “materials on rear façade of the historic portion of the building remain and are protected when the non-historic addition is removed.” And “Cover and secure the rear façade of the historic portion of the building until a new addition is approved and constructed.”

However, on May 28, 2019, staff conducted a site visit to the property. The demolition was found to have been more extensive than the March 21, 2019, COA demolition as approved. A historic addition to the rear of the structure was removed without approval. A parcel hold was subsequently placed on the property, to prevent any further work.

On July 18, 2019, 1616 MLK Jr. Boulevard received approval for the reconstruction of the historic addition and for new construction of an addition, at the rear of the reconstructed historic addition [File No. 19-002853-COA]. Two amendments were later approved for the

project, one on November 7, 2019, for the addition of an ADA accessible ramp and one on May 20, 2020, for alterations to the roof pitch, design of the rear porch and façade, and the removal of the ADA accessible ramp [File No. 20-002366-COA]. All previous approvals for this project were reviewed prior to the creation of the HPC and, therefore, the standards within the new Zoning Ordinance were not yet in effect for these Neighborhood Districts. The last active COA on file for this address expired on May 20, 2021, with no work having occurred on the property.

The historic building was constructed in 1910 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The new and reconstructed addition will bring the overall building footprint to 1,104 square feet, with a minimum rear yard set back of 10'-0" and no change to the side or front yard setbacks.

The applicant is proposing to conduct in-kind repairs as necessary to the historic main structure. Otherwise, no changes to the historic main building are proposed. The reconstructed historic addition is to be built in the same dimensions as was previously existing, utilizing photos before the addition was removed as a reference. However, the height of the reconstructed historic addition is pictured in the drawings as higher on the historic main building and inconsistent with historic height of the addition. **Staff recommends lowering the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline.** The reconstructed addition will be constructed using the same materials as was existing and will feature the openings which were previously existing. The preservation standards are met.

The new rear addition is to be installed at the height of the last portion of the reconstructed addition and will be differentiated from the reconstructed historic addition through a change in pitch (3:12 on reconstructed addition and 2:12 on new addition).

The preservation standard is met. Construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

The height of the remaining historic main structure is 29'-4". The height of the reconstructed historic addition is taller and incompatible with what was present historically and is not visually compatible: **Staff recommends lowering the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline.** The height of the reconstructed addition is visually compatible. The roof of the reconstructed addition will then slope down to meet the roofline of the newly constructed rear addition. This addition is proposed to begin at the same height as the reconstructed addition and will slope down to be inferior in height to both the historic main building and the reconstructed historic addition. The height of the new construction rear addition is visually compatible.

Both the reconstructed addition and new rear addition are proposed to extend the width of the historic main building. The width as proposed is visually compatible.

Staff recommends lowering the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline. Otherwise, the scale of the new and reconstructed addition, including the rear stair and deck, are visually compatible.

On either side of the reconstructed addition, there is to be one double-hung window on the first and one double hung window on the second floor of the building. The window on the first

floor on the southern side elevation is an existing 6/6 window, which will be retained, while the remaining will have a 1/1 configuration. The size and location of openings will match those that were previously existing.

The new construction rear addition is to have no window openings on the southern side elevation and two (2) window openings on the northern side elevation. The eastern rear elevation is proposed to have two (2) door openings near the middle, two (2) small, single, double-hung windows on the left side, and two (2) sets of paired, double-hung windows. All openings on the second floor are to be vertically in-line with the opening below. All openings are to be taller than they are wide and are visually compatible.

The following materials are proposed to be utilized for the reconstructed historic addition:

- Siding: Wood, painted, to match configuration on historic main building
- Roof: Standing seam metal with a metal drip edge
- Windows: *VictorBilt* true-divided light, wood windows
- Foundation: Existing foundation to remain

The materials as proposed for the reconstructed historic addition are visually compatible. The following materials are proposed to be utilized for the new construction of the rear addition:

- Siding: Wood, painted
- Roof (for addition and awning above second floor door): Standing seam metal
- Windows: *VictorBilt* true-divided light, double-hung, 1/1 wood windows (single and paired)
- Doors: *VictorBilt* solid wood door
- Foundation: Existing foundation to remain
- Stairs, Railing, and Decking: Pressure treated wood
- Gate (below stairs/deck): Pressure treated hog pen wood screening

Ensure that the wood elements are painted or stained. The materials proposed for the new construction addition are otherwise visually compatible.

The roof of the historic main building will not be altered. The reconstructed historic addition is to have a sloping pitch of 3:12, as was existing previously. The new construction addition is to have a pitch of 2:12. The roof shapes as proposed are visually compatible. **Staff recommends lowering the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline.** The reconstructed historic addition and new construction rear addition will maintain the floor-to-floor heights of the historic main building. The previously existing foundation was retained with the demolition of the non-historic addition and the almost complete demolition of the historic addition and will be utilized and repainted. Both the reconstructed historic addition and the new construction rear addition are proposed to utilize wood siding, to match the configuration present on the historic main building and the portion of the historic addition that remains.

One window remains of the partially demolished historic addition. The applicant is proposing to replace the remaining windows with wood windows in a 1/1 configuration, to match what was present prior to the demolition of the historic addition. All trim will be restored as well. All new windows in the new construction rear addition are taller than they are wide and contain single or paired double-hung windows, featuring appropriate trim.

While the reconstructed historic addition is to have a standing seam metal roof with a 3:12 pitch, it proposed to be higher on the main historic building than was historically present. **Staff recommends lowering the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline.** The asphalt shingle roof on

the historic main building should not be altered, in material or configuration. The roof of the new rear addition is to have a pitch of 2:12. The HVAC units are to be located behind the proposed screening.

While two lighting fixtures are pictured on the rear addition, no material specifications were provided. **Staff recommends providing the lighting specifications to staff for final review and approval.** Otherwise, the design of the light fixtures is compatible with the scale of the property and the character of the surrounding district.

The proposed fence/screening beneath the stairs on the rear is to be wood. The height of the fence was not provided. **Staff recommends providing the height of the fence to staff for final review and approval.**

PETITIONER COMMENTS:

Mr. Corey Fuller, petitioner, stated he accepts Staff's recommendations.

PUBLIC COMMENT:

Mr. Ryan Arvay, of Historic Savannah Foundation, provided an oral history of the property. The windows were 6 over 6, though not common at the time of its construction. He concurs with Staff's recommendation.

BOARD DISCUSSION:

During staff's recommendation, staff verbally revised their recommendation to add the condition that the number of windows present on the historic portion of the addition be restored. The Board concurred with staff's revised conditions. Additionally, during public comment, Ryan Arvay of Historic Savannah Foundation discussed the build date of this property, which he cited as being more around 1890s, rather than the listed date of 1910. With the Board, Mr. Arvay additionally discussed, that based on a similar property HSF has worked with, the 6/6 window configuration is what is appropriate. The Board concurred with Mr. Arvay's assessment and added it as a condition of approval.

STAFF RECOMMENDATION:

Approval of the reconstruction of a historic addition and for a new construction rear addition for the property located at 1616 Martin Luther King Jr. Boulevard with the following conditions to be provided to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

- 1. Lower the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline.**
- 2. Ensure the wood elements are painted or stained.**
- 3. Provide the lighting specifications.**
- 4. Provide the height of the fence/screening.**

Motion

The Savannah Historic Preservation Commission does hereby approve the reconstruction of a historic addition and for a new construction rear addition for the property located at 1616 Martin Luther King Jr. Boulevard with the following conditions to be provided to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

- 1) Lower the roofline of the historic addition to be consistent with the March 2016 Google Street View of the historic roofline.
- 2) Restore the number of windows present on the southern and northern elevations of the historic addition prior to demolition.
- 3) Modify all new windows to be a 6/6 configuration.
- 4) Ensure the wood elements are painted or stained.
- 5) Provide the lighting specifications.
- 6) Provide the height of the fence/screening.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

X. APPROVED STAFF REVIEWS

[20. Petition of RODERICK WILLIAMS | 21-005650-COA | 702 LAVINIA STREET | In-kind siding replacement; repaint in existing color](#)

☞ [SIGNED Staff Dec 21-005650-COA 702 Lavinia St..pdf](#)

[21. Petition of PEGGY HEGARTY | 21-005476-COA | 106 WEST 31ST LANE | New exterior rear door and lighting](#)

☞ [REVISED SIGNED Staff Dec - 21-005476-COA 106 W 31st Lane.pdf](#)

[22. Petition of LYNCH ASSOCIATES, Andrew Lynch | 21-005273-COA | 111 WEST 40TH STREET | Removal of non-historic porch infill and fence installation](#)

☞ [SIGNED Decision 21-005723-COA 111 West 40th Street.pdf](#)

[23. Petition of JMS BUILDERS, John Stewart | 21-005553-COA | 217 WEST 39TH STREET | Siding repair](#)

☞ [SIGNED Staff Dec 21-005553-COA 217 West 39th Street.pdf](#)

[24. Petition of CHARLES RICHARDS | 21-005660-COA | 215 EAST 40TH STREET | In-kind window repair](#)

☞ [SIGNED Staff Decision - 21-005660-COA - 215 E 40th St.pdf](#)

[25. Petition of ECO-FRIENDLY CONTRACTORS, Andre' Gadson | 21-005580-COA | 616 WEST 40TH STREET | In-kind window repair](#)

☞ [SIGNED CB Staff Decision - 21-005580-COA - 616 W 40th St.pdf](#)

[26. Petition of AIKEN DESIGN, Natalie Aiken | 21-005551-COA | 2701 BULL STREET | Improvements: repairs and replacements](#)

[☞ SIGNED Decision 21-005551-COA 2701 Bull Street.pdf](#)

[27. Petition of IMPECCABLE 7, Dwayne Stephens | 21-005574-COA | 2204 BARNARD STREET | In-kind window replacements](#)

[☞ SIGNED Staff Dec- 21-005574-COA 2204 Barnard Street.pdf](#)

[28. Petition of WHITFIELD SIGNS, Michael Whitfield | 21-005354-COA | 1201 BULL STREET | Internal illuminated sign](#)

[☞ SIGNED Staff Decision - 21-005354-COA - 1201 Bull St.pdf](#)

[29. Petition of DEBRA MACALUSO | 21-005364-COA | 308 WEST DUFFY STREET | New fence and replacement fence](#)

[☞ SIGNED Staff Decision 21-005364-COA 308 W Duffy Street.pdf](#)

[30. Petition of CARL POLK | 21-005484-COA | 503 EAST 40TH STREET | In-kind rebuild of concrete steps and brick sidewalk](#)

[☞ SIGNED Staff Decision - 21-005484-COA - 503 E 40th St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[31. Stamped Drawings - October Report](#)

[☞ October_REPORT.pdf](#)

[32. COA Inspections - October Report](#)

[☞ COA Inspections - October Report.pdf](#)

[33. Items Deferred to Staff - October Report](#)

[☞ October 2021 - REPORT.pdf](#)

[34. Report on Work Inconsistent With Issued COA for the October 27, 2021, HPC Meeting](#)

[☞ Work Inconsistent With Issued COA_October Report.pdf](#)

[35. Report on Work That Exceeds Scope of Issued COA for the October 27, 2021, HPC Meeting](#)

[☞ Work That Exceeds Scope of Issued COA_October Report.pdf](#)

[36. Report on Work Performed Without A COA for the October 27, 2021, HPC Meeting](#)

[☞ Work Performed Without a COA_October Report.pdf](#)

XII. OTHER BUSINESS

NEW BUSINESS

[37. Sub-Committee Discussion](#)

The committee will consist of Rebecca Fenwick, Darren Bagley-Heath, and Robin Williams.

A meeting date will be set and provided to the remainder of the Board and public.

XV. ADJOURNMENT

[38. Next HPC Pre-Meeting: MONDAY, November 22, 2021 at 2:30pm \(NOTE THE DATE CHANGE\)](#)

39. Next HPC Regular Meeting: MONDAY, November 22, 2021 at 3:00pm (NOTE THE DATE CHANGE)

40. Adjourn

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.