



Historic Preservation Commission

Rescheduled Virtual Meeting
September 1, 2021 10:30 AM
MEETING MINUTES

SEPTEMBER 1, 2021 HISTORIC PRESERVATION COMMISSION

A Pre-Meeting was held virtually at 10:00 a.m. Items on the Agenda were presented by Staff, as time permitted and the Commission asked questions. ***No testimony was received and no votes were taken.***

Members Present: Virginia Mobley, Chair
Chelsea Jackson-Greene, Vice-Chair
Darren Bagley-Heath
Rebecca Fenwick
Dr. Robin Williams

Member Absent: Kendra Clark
J. Haley Swindle

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

[1. Site Visits- August Report](#)

☉ [August 2021-REPORTS.pdf](#)

Per Staff, there were no issues with sign postings this month.

III. CONSENT AGENDA

STREETCAR DISTRICT

[2. Petition of Nathan Snyder | 21-004253-COA | 408 East 40th Street | Rehabilitation](#)

☉ [Staff Rec. 21-004253 408 E. 40th St.pdf](#)

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

☉ [Submittal Packet Narrative and photos.pdf](#)

[☞ Submittal Packet Drawings.pdf](#)

[☞ Staff Research.pdf](#)

Motion

Approval for reconstructing the damaged front door porticos and replace missing front doors columns in-kind at property 408 East 40th Street, with following conditions, otherwise the work is compatible and meets the standards:

Ensure all reconstruction and restoration are done so in-kind, wood.

Ensure all work to be undertaken using the gentlest means possible, to avoid damage to any historic material.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

[3. Petition of Lynch Associates Architects | 21-004432-COA | 1801 Habersham Street | Addition](#)

[☞ Streetcar Staff Recommendation - 21-004432-COA - 1801 Habersham St.pdf](#)

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

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

Motion

Approval of an open pergola for the building located at 1801 Habersham Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. Provide the pitch of the pergola roof to staff for final review and approval.

Vote Results (Approved)

Motion: Robin Williams

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

IV. ADOPTION OF THE AGENDA

[4. Adopt the September 1, 2021 Agenda](#)

Motion

Adopt as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Rebecca Fenwick

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approve the July 28, 2021 Meeting Minutes](#)

[07-28-2021 Minutes.pdf](#)

Motion

Approve as presented.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Kendra Clark	- Not Present
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye

Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

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

VII. CONTINUED AGENDA

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

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

[7. Petition of Ward Architecture + Preservation | 21-003225-COA | 302-308 West 38th Street | New Construction Townhouses: Part II, Design Details](#)

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

[8. Petition of James Reardon | 21-003889-COA | 407 West 35th Street | Rehabilitation / Alterations](#)

Motion	
---------------	--

Continued.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

[9. Petition of Eric Taylor | 21-004031-COA | 601 West 37th Street | New Construction, Accessory Dwelling Unit: Parts I and II](#)

Motion

Continued.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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

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

Motion

Continued.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Aye
Kendra Clark	- Not Present
Virginia Mobley	- Abstain

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

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

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

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

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[13. Petition of Bock Architects, P.C. | 21-004429-COA | 808 Drayton Street | Rehabilitation](#)

[☉ Submittal Packet.pdf](#)

[☉ Victorian Staff Recommendation 21-004429-COA.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for rehabilitation for the property located at 808 Drayton Street. Per the applicant, the work consists of the following:

“Project includes reconstruction of a 2nd floor wood balcony, wood porch railings and metal stair railings. Also included is returning the sill height of the two center window openings to the historic openings level at the floor. Due to the commercial nature of this project and the need to provide an accessible means to the balcony, we proposed to use swing doors in lieu of windows for access to the balcony. Design submitted is based on historic photographs and documentation submitted with this packet.”

The historic building, commonly known as Confederate Memorial Hall, is a contributing resource within the local Victorian Historic District. Originally constructed in 1884 as a wood, 3-story building with a bay window in front and a two-story wrap-around porch, known as Oglethorpe Seminary, the building was altered in 1914 to look similar to how it does today. Historic postcards and photographs from the early 20th century show the building shortly after the alterations. The use after the alterations was a chapter house for the Daughters of the Confederacy. Most recently it has been used as a Bed and Breakfast. The new owner has purchased this building, the building to the north and the vacant parcel (parking lot) to the east. The intended future use of all sites is for a boutique hotel.

Staff has met with this applicant as well as another representative for the owner regarding a larger project that includes additional alterations to this building as well as the building to the north and the lot to the east. The review for this COA application includes only the work noted within this review and does not grant permission for any other changes to the properties.

The preservation standards are met. The balcony is proposed to be reconstructed using historic photographs; it will be as close as possible to the historic balcony while meeting current code requirements for railing height (42”). The railings proposed on the 2nd floor raised porch match the railings in the historic photos. The railings on the double stair at the front have a similar design to the historic photos; however, due to current codes, glass panels are proposed between the metal vertical balusters. The front entry is proposed to be restored to its historic recessed condition as are the sill heights of the window openings at the balcony; however, doors will be used in the openings instead of windows to meet current code. The doors have a muntin in a horizontal location that coordinates with the center rail location of the adjacent historic window openings and are full glass doors with a wood frame. The preservation standards are met.

The proposed work is visually compatible. The scale and projection of the balcony and other reconstruction elements are consistent with the historic photos. The reconstructed balcony and raised porch railings will be constructed from wood and the stair railings will be constructed from metal and glass. The historic balcony and railing configurations are known and are proposed to be reconstructed to match the historic photos as faithfully as possible while meeting current codes, thus meeting the standards. No prohibited materials are proposed. The design matches the historic photos while meeting current codes. The railings are proposed to be 42” high to meet current codes.

Mr. Williams asked about the details in the pediment. **Ms. Michalak** stated that there

was a bad fire and it was repaired in a simple manner.

PETITIONER COMMENTS:

Ms. Stephanie Bock, petitioner, stated that the fire was extensive and the structure was left in a very weakened state; surprisingly there are remains of the balcony. Research was done through City Archiving to restore the front facade as accurately and accessibly (rear elevator) as possible. There are code upgrades to be done as well; bed and breakfast/bridal suite on top floor, additional bathrooms. Several Board members asked about design features; **Ms. Bock** stated those concerns will be addressed in the future. She is amenable to adding the siding prior to reconstructing the balcony.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, stated they are happy to hear many of the historic features are returning. They are concerned regarding the 'blocky' posts; they are asking about the detail of the posts, as they are not clearly seen in the historic pictures of the balcony. He stated they prefer brass handrails and the deemed the glass panels not visually compatible.

Ms. Bock stated they are trying to approximate what was there; the urns are polyurathane, not aluminum.

BOARD COMMENTS:

Ms. Fenwick stated the railing should not have the glass; it almost defeats the purpose. Have Staff follow up with details of the balcony to ensure reference to the documentation as best as possible. **Dr. Williams** supported Ms. Fenwick's comments. He requested further study to determine other options to glass, yet meet code. **Mr. Bagley-Heath** stated he appreciates the attempt of the petitioner; the glass is translucent and gives the best unaltered visual view.

Ms. Bock stated they are trying to retain the historic fabric and the glass is frameless.

STAFF RECOMMENDATION:

Approval of rehabilitation for the property located at 808 Drayton Street as requested because the proposed work is visually compatible and meets the standards.

Motion

The Historic Preservation Commission motioned to approve the rehabilitation for the property located at 808 Drayton Street with the following conditions, because otherwise the proposed work is visually compatible and meets the standards.

- 1) The claberty on the facade match the middle
- 2) Balusters on the 2nd floor porch and 3rd floor balcony match photos regarding tapering
- 3) Railing on 1st floor - determine most appropriate metal based on historic precedent.
- 4) Historic elements be added where historically visually supported - corkles? (amended by Fenwick)

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick

- Aye

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	- Not Present

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

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

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

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

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

🔗 [Staff Research.pdf](#)

🔗 [Zoning Confirmation Letter.pdf](#)

Ms. Leah Michalak presented the applicant's request of 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 building 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.

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. Due to this, the Board would like resolution on this matter before hearing the petition, as it could majorly alter the project.

Motion

The Historic Preservation Commission motioned to continue this petition.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Aye
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	- Not Present

15. Petition of Lominack Kolman Smith Architects | 21-004453-COA | 111-113 West Anderson Street | Alterations and Additions

- 🔗 [Victorian Staff Recommendation - 21-004453-COA - 111-113 Anderson St.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Context and Building Photos.pdf](#)
- 🔗 [Submittal Packet - Materials.pdf](#)
- 🔗 [Submittal Packet - BORAL TruExterior Poly-Ash Brochure.pdf](#)
- 🔗 [Updated Victorian Staff Recommendation - 21-004453-COA - 111-113 Anderson St.pdf](#)
- 🔗 [Updated Submittal Packet \(8-24\) - Drawings.pdf](#)
- 🔗 [Updated Submittal Packet - Materials.pdf](#)

Ms. Aislinn Droski presented the applicant's request of approval for an addition and alterations to the building located at 111-113 West Anderson Street. The addition to this building consists of two main portions; the second floor addition on the eastern side of the building and the front façade addition, which is located in the middle and towards the western side of the building. The second floor addition is to consist of a central room under a front facing gable roof, one (1) attached and covered stairway that begins on the first floor where a new landing and stair is proposed, and one (1) attached and covered room and stair that leads to the roof. The second floor addition creates a covered walk on the western side, under which a porch, which wraps the eastern corner and ends with a stair on the side façade, is proposed. The front façade addition features a flat roof which extends from where the second floor addition ends to a pitched roof portico and then picks up on the other side of the portico to extend to the end of the front façade. The front façade addition covers a portion of the stairs on the eastern side, as well an ADA ramp on the western side, which wraps the building to an existing door on the side façade. The portion of the ADA ramp which is on the side façade is uncovered. Alterations to the existing building include the extension of four existing windows on the front façade and the removal of the mansard roof to reveal the existing parapet wall beneath.

The historic building was constructed in 1973 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

The lot area is 10,000 square feet and has a width of 100'. The existing building coverage is 15% and will be increased to 19.89% with the proposed additions. With the second floor addition, the overall height of the building is to be 26'-3".

The new additions proposed, which includes the second floor and front façade addition, extend along the entirety of the front façade. The second floor addition additionally extends along the entirety of the eastern side façade. Individually, the second floor addition is to be a total of 12'-4" in height, atop the existing building which is 11'-6" in height (for a total of 26'-3"). The second floor addition is to have a width on the front façade of 20'-5" and a width on the eastern side façade of about 34'-0". The front façade addition is to be 12'-4" at the flat

roof portion and 15'-10" at the portico and is to extend about 30'-7" along the front façade. Staff finds the overall height, width, and scale of the new additions to be visually compatible.

The setbacks are an existing condition that will not be significantly altered with the new addition.

Four existing windows (wider than tall, rectangular) on the front façade are proposed to be altered. Facing the front, the first window from the left (below the new addition) is to be extended to be 3'-5" wide and 6'-0" tall. The three remaining windows on this façade have an existing width of 5'-1", which is proposed to be retained, and are to be extended to be 4'-6" tall. While these windows are not proposed to be taller than they are wide, staff finds that they have previously presented as accent windows and will continue to do so. The addition is proposed to feature a set of three windows. The largest window is in the middle and centered above the matching window on the first floor. On either side, there is to be two windows which are the same height as the middle and measure 2'-0" in width. Additionally, there are to be two new door entrances on the side façade, featuring a sidelight. Staff finds the new and altered openings to be visually compatible.

Both the second floor and front façade addition create new projections on the building. The second floor addition will create a new projection on the side façade as well. The front façade addition is to project 4'-8" at the flat roof portions and 7'-8" at the portico. On the front façade, the second floor addition is to project 7'-9". On the side façade, the covered stair of the second floor addition is to project 4'-0" from the existing building. Two stairs and landing are proposed for this façade, one towards the front façade corner and one towards the rear façade corner. Each is to project a total of about 9'-8" from the covered stair. The new porch elements, beneath the additions, feature columns and railings which are appropriately spaced and visually compatible. Staff finds the new projections to be visually compatible.

The following materials are proposed to be utilized:

- Pitched Roofs: 'ATAS International, Inc. Dutch' standing seam aluminum metal, no specifications provided regarding the drip edge.
- Siding: 'BORAL TruExterior' Poly-Ash and Polymer composite 6" siding
- Windows: 'Marvin Ultimate' aluminum clad wood windows, both fixed and casement
- Trim (for all above): 'BORAL TruExterior' Poly-Ash and Polymer composite trim
- Handrails: Wood
- Columns: 6x6 rounded column wrapped in composite fiber board
- Doors: 'Marvin Ultimate' aluminum storefront door and sidelight

'BORAL TruExterior' Poly-Ash and Polymer composite trim and siding has not been previously approved by the Board; as such, staff was provided with a physical material sample and brochure for the product. Staff finds the smooth finish composite siding to be visually compatible. The other materials proposed for this work are visually compatible.

The existing faux mansard roof is to be removed to reveal the existing parapet wall beneath. The center portion of the second floor addition and the portico on the front façade addition are front facing gable roofs. The remainder of the front façade addition is to have a flat roof. The two sections of the second floor addition adjacent to the front facing gable have an asymmetrical roof shape. The roof of the covered stair presents as a side facing gable from the front façade and follows the slope of the stair along the side façade. The western side of this addition also presents as a side facing gable, but then slopes down to meet the flat roof. Staff finds the roof shapes of the new additions to be visually compatible. The height and mass standard is met. The exterior expression of the first floor is an existing condition and the exterior expression of the second floor addition is to be more than nine (9) feet. The

foundation is to be a continuous CMU wall, finished with stucco.

The applicant is proposing to utilize BORAL TruExterior Poly-Ash and Polymer composite siding and trim. This material is not a prohibited, however it has not been previously proposed to or approved by the Board or Staff. Staff was provided with a physical sample of the smooth finish composite board and found it to be visually compatible and meet the intent of the standard.

The windows are to be aluminum clad wood with transparent glass. The new windows on the addition and the matching window directly below are to be taller than they are wide. Three windows on the front façade are to retain a width of 5'-0" and be extended to be 4'-6"; however, these windows present as square accent windows, which staff finds to be visually compatible. The three (3) accent windows on the front façade are to be fixed, and the two (2) large rectangular windows on the eastern side of the building are to be operable casement windows with light divisions. The altered windows are proposed to be located in a CMU building and feature trim which matches what is existing and is appropriate for that building. The new window on the addition features appropriate trim. **Ensure all new windows are inset a minimum of three (3) inches from the façade of the building.**

There are to be two new doors on the side façade of the building which are to be 'Marvin Ultimate' aluminum storefront doors with a sidelight and glass. The primary entrance for this building faces West Anderson Street and is not to be altered. The piers and base walls are to be continuous CMU with a stucco finish. Other porch elements, such as railing, steps, and floor, are to be wood. The columns are to be 6x6, rounded columns wrapped with composite board.

Ensure there is a metal drip edge covering all edges. The front facing gable roof on the second floor and the roof over the front porch are to be pitched 10:12. The remaining roofed portions of the front porch are to be flat. The two sections of the addition that are on either side of the front facing gable are to be pitched 2:12 at the top and then slope down to be pitched at 7:12. As the side portions of the addition are not true gable roofs, staff finds the pitch for these elements of the addition to be appropriate. The gable ends on the second floor addition and front façade portico extend 8 inches and the eaves extend less than 12 inches. The soffit is placed perpendicular to the building wall. The building has an existing faux mansard roof which is proposed to be removed to expose an existing parapet.

All mechanical equipment and trash receptacles will be located behind the proposed fence and screened from the public right-of-way. The fence is proposed to be wood, and meets the height standard.

PETITIONER COMMENTS:

Mr. Jerry Lominack, petitioner, stated the columns are square, and confirmed the windows will be recessed three inches and there will be a metal drip.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated they are aware it is a non-contributing structure, but design does matter. Their concern is with the compatibility of the design of the new construction; there is need for a better composition. The floating staircase and roofline from the side elevation, as it overhangs over the porch. There are varying points of access, and gable areas that denote entrance access, but there is none. They find the design confusing.

Mr. Lominack stated he feels they have reached a good solution with the difficult problem of

this building.

BOARD COMMENTS:

The Board had no comments.

STAFF RECOMMENDATION:

Approval for an addition and alterations to the building located at 111-113 West Anderson 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. Ensure all new windows are inset a minimum of three (3) inches from the façade of the building.**
- 2. Ensure there is a metal drip edge covering all edges of the standing seam metal roofs.**

Motion

The Historic Preservation Commission motioned for approval for an addition and alterations to the building located at 111-113 West Anderson Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards.

1. Provide a physical material sample of the BORAL TruExterior Poly-Ash and Polymer siding and ensure it is in a smooth finish.
2. Revise the new windows on the eastern side of the building to be operable and provide the window specifications.
3. Ensure all new windows are inset a minimum of three (3) inches from the façade of the building.
4. Provide the material specification for the new door in the covered stair.
5. Ensure there is a metal drip edge covering all edges of the standing seam metal roofs and that all eaves extend no less than 12 inches beyond the supporting walls and all gable end rakes overhang at least 8 inches.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Aye
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	- Not Present

[16. Petition of Sangeeta Kumar | 21-003890-COA | 1023 West 41st Street | Addition and Alterations](#)

[Cuyler-Brownville Staff Recommendation - 21-003890-COA - 1023 W 41st St.pdf](#)

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

[Previous Board Decision - July 28, 2021 Meeting.pdf](#)

Ms. Aislinn Droski presented the applicant is requesting approval for the construction of a rear addition and alterations to the front porch for the property located at 1023 West 41st Street. The applicant was issued a Stop Work Order by Code Compliance following the observation of work occurring on the property without permits or a Certificate of Appropriateness. The applicant promptly worked with staff to submit a COA application. In addition to this petition, the applicant applied, and was approved, for a change in roofing material, from asphalt to standing seam metal, on the main historic building [File No. 21-003909-COA].

The applicant has additionally indicated to staff that they intend to submit a separate staff level application for the replacement of the windows on the main historic building. The windows were replaced with an inappropriate material and have since been broken as well. Staff is working with the applicant to submit a window type that is appropriate for a historic building, as well as restores the original configuration of trim around the windows.

At the July 28, 2021, Regular Meeting of the Historic Preservation Commission, the petition for this property included the work included in this request, as well as an after-the-fact demolition of a non-historic rear addition, an after-the-fact fence, and a Special Exception request to retain an eight-foot portion of the fence. The HPC voted to approve the after-the-fact demolition of the rear addition and the after-the-fact installation of the six-foot fence in the side and rear yards. Additionally, the Special Exception request was denied, and the new rear addition and alterations to the front porch were continued. During discussion, the Board commented that the drawing of the porch roof did not appear to be accurate with regards to what exists on the building. Additionally, it was discussed that this porch would likely historically have had two rounded columns rather than the four square columns, which was originally proposed for this project. The Board further discussed the detail of the drawings for the rear addition as well, and it was agreed that more detailed, accurate drawings for both the front porch and the proposed rear addition were needed.

The historic building was constructed in 1930 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. While it appears that the rear and side yard setbacks are appropriate, the exact measurements are not featured on the drawings. **Ensure that the measurements of the rear and side yard setbacks are included in the final drawings submitted to staff to be stamped for permitting.**

The new addition is to be 9'-6" in height, against the 11'-0" historic main building and shall be inset on either side from the main building. While at one time the applicant indicated that the inset would be 1'-6" from the western side of the building and 1'-0" from the eastern side, this is not featured on the drawings provided. **Ensure that the dimensions of the inset of the addition is included in the final drawings submitted to staff to be stamped for permitting.**

The new addition is to be subordinate to the existing historic structure in both height and width. This massing and the use of modern materials visually differentiates the new work from the historic building. The overall scale and design proposed for the new addition are

historically appropriate and do not obscure any character defining features of the main historic building. **Ensure that the construction of the new addition is undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property is unimpaired.** The preservation standards are otherwise met.

The front porch half hip roof is a historic and character defining feature of the property that is proposed to be repaired and retained; the existing asphalt shingle is to be replaced with standing seam metal, which is a historically appropriate material. The existing metal elements on the porch (columns and railing) were indicated in a previous resources survey as having been installed sometime in the 1960s and are non-historic features of the property. At the July 28, 2021, HPC meeting, the Board commented that two (2) rounded columns would be more appropriate than the originally proposed four (4) square columns. The applicant has revised the drawing to propose three (3) square wood columns to replace and match the spacing of the existing (3) metal columns. The existing metal railing is to be replaced with wood rails and square balusters. The existing concrete porch floor and foundation is to be retained. **Staff recommends revising the square columns and balusters on the front porch to be rounded**, but otherwise finds the work to meet the preservation standards.

The front elevation drawings depict the use of Hardie (smooth fiber cement) siding on the front façade of the historic main building; this is not an appropriate or visually compatible material for use on a historic building. **Ensure all siding repair on the historic building is done in-kind, utilizing wood.**

Staff finds the height of the addition to be visually compatible. The height of the porch is not proposed to be altered. However, the eight-foot fence, which was denied at the July 28, 2021, HPC meeting, remains depicted on the front elevation drawing and site plan. **Staff recommends that the eight-foot fence be removed from the final drawings submitted to staff to be stamped for permitting.**

The width of the new addition is to be a total of 21'-0" and is to be inset from the side facades of the main historic building on either side. The width of the new addition is visually compatible. The overall scale of the new addition is visually compatible.

While the rear and side yard setbacks appear to be visually compatible, the exact measurements are not featured on the drawings. **Ensure that the measurements of the rear and side yard setbacks are included in the final drawings submitted to staff to be stamped for permitting.**

The openings on the new addition, one window and one door, are to be taller than they are wide and maintain a visually compatible rhythm and solid-to-void ratio. While no openings are proposed for the side elevations, these drawings were not included. **Staff recommends that the side elevations are included in the final drawings submitted to staff to be stamped for permitting.**

The new elements of the front porch, including columns and railing, are proposed in a visually compatible configuration and are appropriately spaced. However, **staff recommends revising the square columns and balusters to be rounded.** The overall configuration of the porch, including height, width, and projection, will not be altered.

The following materials are proposed to be utilized for the front porch alterations:

- Roof: 1' standing seam metal roof by *Central States Manufacturing* with a metal drip edge

- Columns: 5x5 square, treated wood
- Top and Bottom Rails: 2x4 treated wood
- Balusters: 2x2 square treated wood

Ensure the wooden elements of the porch are painted or stained. Additionally, **staff recommends revising the square columns and balusters on the front porch to be rounded.** The materials proposed for the front porch are otherwise visually compatible.

The following materials are proposed to be utilized in the construction of the rear addition:

- Roof: 1' standing seam metal roof by *Central States Manufacturing* with a metal drip edge
- Exterior Walls: Hardie board siding with a 0'-6" exposure
- Corner Trim: 3.5" Hardie board trim
- Door: 36"x80" wood door with 3.5" Hardie trim
- Window: 35.5"x53.5", 1/1 double hung, wood window by *Pella*
- Window Trim: 3.5" Hardie board trim
- Foundation: Brick piers (red clay brick with Type S Mason mortar mix) with 0.5" wood horizontal boards

Ensure the wooden elements of the new addition are painted or stained. The materials proposed for the rear addition are otherwise visually compatible.

Additionally, the front elevation drawings depict the use of Hardie (smooth fiber cement) siding on the front façade of the historic main building; this is not an appropriate or visually compatible material for use on a historic building. **Ensure all siding repair on the historic building is done in-kind, utilizing wood.**

The half hip shape of the front porch is to be retained. The new addition is to feature a shed roof on its eastern side. The western side of the addition appears to feature a hip-shape roof. However, the site plan drawings appear to depict the roof as a front-facing gable. Staff finds the roof shape of the addition to be visually compatible; however, in order to clarify the roof shape, **staff recommends that the side elevations be included in the final drawings submitted to staff to be stamped for permitting.** The foundation of the addition is to match the height of the historic building.

The drawings currently depict the use of Hardie (smooth fiber cement) siding on the front façade of the historic main building; this is not an appropriate material. **Ensure all siding repair on the historic building is done in-kind, utilizing wood.** The exterior walls of the new addition are to be Hardie (smooth fiber cement) horizontal lap siding with a six inch exposure.

The replacement of the windows in the historic building shall be reviewed by staff at a later date. The window on the addition is to be wood and transparent glass. The new window is taller than it is wide and is to be double-hung. **Ensure the wood door is painted or stained.** The three (3) non-historic metal columns are to be replaced with three (3) square columns; **staff recommends revising the square columns and balusters on the front porch to be rounded.** The standard is otherwise met. All new elements of the front porch are to be wood. **Ensure the wood elements on the front porch are painted.** The new wooden railing is to be 36 inches in height, with balusters placed between upper and lower rails. The applicant has ensured that the distance between the balusters is not to exceed four inches on center.

The existing half hip roof on the front porch is to be retained. The existing asphalt shingle material is non-historic and is to be replaced with a standing seam metal roof with a metal

drip edge. The new addition is to have a standing seam metal roof with a metal drip edge. The new addition is to feature a shed roof on its eastern side. The western side of the addition appears to feature a hip-shape roof in elevation. However, the site plan drawing appears to depict the roof as a front-facing gable. **Ensure that the accurate roof shape and appropriate pitch and eaves measurements are included in the final drawings submitted to staff to be stamped for permitting.** Additionally, staff recommends that the side elevations be included in the final drawings submitted to staff to be stamped for permitting.

PETITIONER COMMENTS:

Ms. Sangeeta Kumar stated she will adjust the round columns on the porch and adjust the drawings as requested by Staff.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, stated they agree with Staff recommendation. The balusters should be square and is glad that the petitioner is amenable. He recommended keeping as much of the original structure, roof, ceiling, porch, and true baluster handrails as possible.

Ms. Kumar stated it will be replaced as it is now; the rails will be rounded and the roof shape will remain as existing, only metal.

BOARD COMMENTS:

There were no Board comments.

STAFF RECOMMENDATION:

Approval of the construction of a rear addition and alterations to the front porch for the property located at 1023 West 41st 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. Ensure that the construction of the new addition is undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property is unimpaired.**
- 2. Revise the square columns and balusters on the front porch to be rounded.**
- 3. Ensure all siding repair on the historic building is done in-kind, utilizing wood.**
- 4. Remove the eight-foot fence from the final drawings submitted to staff to be stamped for permitting.**
- 5. Include the measurements of the side and rear yard setbacks, east and west inset of the rear addition, and roof pitch and eaves, as well as the side elevations and site plan with the correct roof shape, in the final drawings submitted to staff to be stamped for permitting.**
- 6. Ensure all new wood elements are painted or stained.**

Motion

The Historic Preservation Commission motioned for approval of the construction of a rear addition and alterations to the front porch for the property located at 1023 West 41st 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. Ensure that the construction of the new addition is undertaken in such a manner that, if removed in the

future, the essential form and integrity of the historic property is unimpaired.

2. Revise the square columns on the front porch to be rounded.
3. Ensure all siding repair on the historic building is done in-kind, utilizing wood.
4. Remove the eight-foot fence from the final drawings submitted to staff to be stamped for permitting.
5. Include the measurements of the side and rear yard setbacks, east and west inset of the rear addition, and roof pitch and eaves, as well as the side elevations and site plan with the correct roof shape, in the final drawings submitted to staff to be stamped for permitting.
6. Ensure all new wood elements are painted or stained.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
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	- Not Present

[17. Petition of City of Savannah Code Compliance | 21-003726-COA | 1703 Ogeechee Road | Demolition of a Contributing Building](#)

[☞ Cuyler-Brownville Staff Recommendation 21-003726-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

[☞ HPC Board Decision - July 28th Meeting.pdf](#)

Ms. Olivia Arfuso presented the applicant's requesting approval for the demolition of a contributing building at **1703 Ogeechee Road** in the *Cuyler-Brownville Historic District*.

The City's Inspection Worksheet from **April 7, 2021**, states that there was, "...apparent excessive wall rot, front façade in disrepair and separating from the main structure, possibility of collapse into City right-of-way, remainder of structure in excessive state of neglect and disrepair with minor portions of collapse, open and unsecured." The Inspector recommends demolition.

On **June 9, 2021**, the Recorder's Court of Chatham County ordered the demolition of the structure. At the **July 28, 2021, HPC Regular Meeting**, the Board continued the petition for the demolition of the contributing building in the *Cuyler-Brownville Historic District* located at **1703 Ogeechee Road** to the **August 25th HPC Regular Meeting** so that the *Historic Savannah Foundation (HSF)* was given adequate time to contact all necessary parties, and to perform a formal walk-through of the property with a structural engineer.

The historic multiple-unit dwelling has a construction date of **1920** and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-

Brownville Historic District. Staff determined that there is a building of similar size and configuration on the **1898**, and **1916**, *Sanborn Maps*. There is a high probability that the building visible on the maps was relocated to the front corner of the property and became the building we recognize as **1703 Ogeechee Road**. However, Staff could not locate any conclusive evidence to support this assumption. The **1703 Ogeechee Road** is visible on the **1954 Sanborn Map** as a two-story frame building with a two-story frame front porch, and a two-story rear porch. The roof material is noted as being noncombustible and made of metal. There are no visible changes to the property on the **1973 Sanborn Map**.

On **April 4, 2021**, Officer Joshua Downs responded to a complaint within the area of **1703 Ogeechee Road**. He discovered that the existing building was in violation of multiple housing code violations. The front façade was also determined to be pulling away from the existing frame and falling toward the City of Savannah right-of-way. Due to the findings, a building observation was requested. On **April 7, 2021**, Michael Rose with the City of Savannah conducted a building observation and noted on the City's Inspection Worksheet that there was, "...apparent excessive wall rot, front façade in disrepair and separating from the main structure, possibility of collapse into City right-of-way, remainder of structure in excessive state of neglect and disrepair with minor portions of collapse, open and unsecured." The Inspector recommends demolition.

On **June 9, 2021**, the case went to the Chatham County Recorder's Court; the Plaintiff being *the Mayor and Alderman of the City of Savannah* **verses** the Defendant, *Jimmie William, Robert Bell and Joseph Bell*. The Court made the following findings, "The Defendants are in violation of several sections of the Property Maintenance Ordinance of the City of Savannah and is also in violation of Section 8-1037 (e) of the Code of the City of Savannah" and "The Defendants have consented to demolition of the subject property..."

"The structure located at **1703 Ogeechee Road**, Savannah, Chatham County, Georgia 31415 is dilapidated; structurally unsound; unsafe; unsanitary; is dangerous to human life; is a public nuisance; and constitutes a hazard to safety and health by reason of inadequate maintenance, dilapidation, obsolescence and abandonment." The building was ordered to be demolished on **June 9, 2021**. The petitioner formally applied for the demolition of the contributing building on **June 21, 2021**. On **July 28, 2021**, Staff received a letter of interest from the *Historic Savannah Foundation (HSF)* showing their overall concern and consideration to save the contributing building that is proposed to be demolished.

On **August 17, 2021**, Staff received an update from the *Historic Savannah Foundation (HSF)* informing us that they would no longer be pursuing the procurement of the building located at **1703 Ogeechee Road**.

The demolition is required by court order, to alleviate an immediate threat to public health and public safety. Staff did not require any additional information beyond the documents and photographs provided by the applicant.

PETITIONER COMMENTS:

Officer Joshua Downs stated he is seeking approval of the demolition.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated there are structural issues. There are no structural members tied to the wall. There was a suggestion for stabilization, with an approximate \$50,000 cost. There is also a probate issue, with

uncertain conclusion. They regret they have to walk away, particularly realizing that the building was built in the 1880's, but those issues increases the risk for HSF.

Mr. Bagley-Heath asked if there are any salvageable historic materials. **Mr. Arvay** stated that is a good question and hopes that materials can be salvaged. **Mr. Downs** stated it is not feasible to require the City to facilitate, as the City has a contractor. The contractor may choose to use the non-profit salvagers.

STAFF RECOMMENDATION:

Approve the demolition of the contributing building at 1703 Ogeechee Road as requested.

Motion

The Historic Preservation Commission motioned for the demolition of the contributing building at 1703 Ogeechee Road as requested.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

[18. Petition of Thomas Cribbs | 21-004448-COA | 1509 Martin Luther King, Jr. Blvd. | Demolition of a Non-Contributing Building](#)

[☞ Cuyler-Brownville Staff Recommendation 21-004448-COA.pdf](#)

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

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

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

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

[☞ Staff Research.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request of approval for the demolition of a non-contributing structure at **1509 Martin Luther King, Jr. Blvd.**

Along with many other buildings, a text amendment was recently approved by City Council to add **1509 Martin Luther King, Jr. Blvd.** as a contributing resource to the Cuyler-Brownville Historic Resources Map. However, the text amendment will not go into effect until **September 1, 2021**. Since this non-contributing resource was previously evaluated and deemed to be of contributing status, Staff will be considering the building worthy of preservation and classified as "historic" for purposes hereunder.

On **December 1, 2020**, the City of Savannah's Code Compliance determined that the property was "Condemned" and "Unfit for Human Habitation". On **April 16, 2021**, Staff met with the petitioner on-site. The building was vacant and in a state of deterioration; however, Staff was not made aware of the previous fire or the prior order of condemnation by Code Compliance. Staff examined the building thoroughly from the exterior and did not see exterior evidence of recent fire or roof collapse.

The building was constructed in **1930** and is not currently listed as a contributing resources within the National Register Cuyler-Brownville Historic District or the local Cuyler-Brownville Historic District. A recent Cuyler-Brownville Historic District survey update identified that the building was constructed within the current Period of Significance. The building is visible on the **1954 Sanborn Map** as a small frame structure that is noted as being a "Filling Station." A one-story frame shade structure is added to the front of the property and is visible on the **1973 Sanborn Map**.

A text amendment was recently approved by City Council to add **1509 Martin Luther King, Jr. Blvd.** as a contributing resource to the Cuyler-Brownville Historic Resources Map. However, the text amendment will not go into effect until **September 1, 2021**. Staff will be considering the building worthy of preservation and classified as "historic" for purposes hereunder.

Sufficient evidence has been provided to demonstrate that the application of the standards of this section deprives the petitioner of reasonable economic return on the subject property. An invoice from *Joe Marchese Commercial Construction* quoted the necessary repairs and reconstruction at **\$433,182.30**. *Honey Bear Wrecking* also quoted the petitioner \$5,800 for excavating and to clear the property of two tanks and a hydraulic car lift.

Per the petitioner, he "...had an unexpected fire..." and has now acquired "...a lot of structural issues with the building..." Staff was unable to determine if the cause of the current destruction was from fire, but in the photographs provided a notice from the City of Savannah's Code Compliance determining that the property is "Condemned", and "Unfit for Human Habitation" can be seen among the rubble. When Staff requested further clarification regarding this declaration, the petitioner sent a photograph of the notice. Staff determined that it is dated **December 1, 2020**.

The petitioner must submit plans for the proposed New Construction that will replace the current, contributing building if demolished, *prior* to approval of the demolition. However, a report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration, or rehabilitation, was not provided in the submittal packet. Therefore, there is no official report identifying the existing structural conditions and determining the structural soundness of the contributing resource.

Ms. Michalak explained that at the date of the application submission, it was not considered contributing. Due to the original meeting was to be heard, August 25, 2021 being postponed to September 1, 2021, this meeting is technically the August 25, 2021 meeting. Consultants resurveyed and this structure is one of 80 that meet the requirements as a contributing building, effective as of September 1, 2021. There is much structural damage within the building as well. Staff was not initially aware of the fire and the damage it caused.

PETITIONER COMMENTS:

Mr. Thomas Cribbs, petitioner, stated the building is in poor shape and should be demolished. There is not enough to repair and nothing to salvage.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

Ms. Jackson-Green asked how soon to expect the drawings. **Mr. Cribbs** stated he is not sure how long it will take. He stated it was not bought to demolish; but to expand his business. The extensive rot and fire damage makes it impossible to use the current structure.

STAFF RECOMMENDATION:

Approve the demolition of the building at 1509 Martin Luther King Jr. Blvd. as requested. This approval is contingent upon the following condition:

- 1. The petitioner must submit and have plans approved by the HPC for the proposed New Construction that will replace the current, contributing building prior.**

Motion

The Historic Preservation Commission motioned to approve the demolition of the building at 1509 Martin Luther King Jr. Blvd. as requested. This approval is contingent upon the following condition:

1. The petitioner must submit and have plans approved by the HPC for the proposed New Construction that will replace the current, contributing building prior.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

X. APPROVED STAFF REVIEWS

[19. Acknowledge Approved Staff Reviews](#)

Motion

Acknowledge

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
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	- Not Present

[20. Petition of South Shore Roofing | 21-004433-COA | 1402 Barnard Street | Staff Approved - Roof replacement](#)

☞ [Staff SIGNED Decision 21-004433 - COA 1402 Barnard St..pdf](#)

[21. Petition of Ashley Smith | 21-004421-COA | 520 East 39th Street | Staff Approved - Accessory structure \(shed\)](#)

☞ [Staff SIGNED decision. 21-004421-COA 520 East 39th Street.pdf](#)

[22. Petition of Rayfield Reeves | 21-004663-COA | 506 East 40th Street | Staff Approved - In-Kind Roof and Window replacement with conditions](#)

☞ [21-004663-COA SIGNED Decision Packet.pdf](#)

[23. Petition of Ray Hoover | 21-004678-COA | 2214 Barnard Street | Staff Approved -Windows and Wood siding repair with condition](#)

☞ [staff SIGNED dec. 21-004678-COA 2214 Barnard St..pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[24. Report on Work That Exceeds Scope of Issued COA for the August 25, 2021, HPC Meeting](#)

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

[25. Report on Work Inconsistent With Issued COA for the August 25, 2021, HPC Meeting](#)

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

[26. Report on Work Performed Without A COA for the August 25, 2021, HPC Meeting](#)

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

[27. Stamped Drawings - August Report](#)

☞ [August_REPORT.pdf](#)

[28. COA Inspections - August Report](#)

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

[29. Items Deferred to Staff -August Report](#)

☞ [August 2021 - REPORT.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[30. Next HPC Pre-Meeting: Wednesday, September 22, 2021 at 2:30pm](#)

[31. Next HPC Regular Meeting: Wednesday, September 22, 2021 at 3:00pm](#)

[32. Adjourn](#)

During the petition of 1703 Ogeechee Road, 21-003726-COA, the Commission agreed to have a workshop discussing historic demolition, materials reclamation, and other Ordinance-related issues.

There being no further business to present before the Board, the September 1, 2021 Historic Preservation Commission adjourned at 1:02 p.m.

Respectfully Submitted,

Leah G. Michalak
Director of Historic Preservation

Motion

1:02

Vote Results (Not Started)

Motion: Rebecca Fenwick

Second: Robin Williams

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.