



Historic Preservation Commission

Virtual Meeting
September 22, 2021 3:00 PM
MINUTES

SEPTEMBER 22, 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
Rebecca Fenwick
J. Haley Swindle
Robin Williams

Member Absent:

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

Pre- Meeting Presentation: Forsyth Park Master Plan - Ethos Preservation

Ms. Ellen Harris presented the results of the Forsyth Park Master Plan survey. She highlighted some of the main concerns: additional restrooms, preserving the historic views, bike/jogging paths, and no vehicular parking expansion. The community survey was sent to all zip codes and guidance was received from various professional organizations.

A maintenance shed is proposed, moving the basketball court, adding a children's playground, community gathering space, and refurbishing the tennis courts. The Fragrant Garden is to be upgraded and a Shade Garden is to be installed, as well as a Children's Garden. A new bandshell is proposed with location adjustment. The perimeter walkway is to be expanded for a dedicated bike and jogging lane, with tree and root systems protected. There is a proposal to develop a consistent lighting plan.

The plan is online at FriendsofForsyth.org. Feedback and suggestions are still being accepted.

Mr. Williams complimented incorporating the public feedback. He asked about the stage area. **Ms. Harris** stated the covering will be retractable; the design is not set, just setting parameters; which are defined by funding. **Mr. Williams** asked about additional monuments. **Ms. Harris** stated the guidelines will be set during the design phase.

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

IV. ADOPTION OF THE AGENDA

[1. Adopt the September 22, 2021 Agenda](#)

Motion

Adopt as presented.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[2. Approve the September 1, 2021 Meeting Minutes](#)

[📎 09.01.21 MEETING MINUTES.pdf](#)

Motion

Approve September 1, 2021 Meeting Minutes as presented.

Vote Results (Approved)

Motion: J. Haley Swindle

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	- Aye

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

VII. CONTINUED AGENDA

[3. 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
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	- Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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	- Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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	- Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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	- Aye

[7. 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: Robin Williams

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	- Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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	- Aye

[9. Petition of Corey L. Fuller | 21-005032-COA | 1616 Martin Luther King Jr. Boulevard | Rehabilitation and Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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	- Aye

[10. Petition of James Wubbena | 21-005030-COA | 522 East Henry Street | Rehabilitation, Alterations, and Additions](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

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 - Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

STREETCAR DISTRICT

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

🔗 [Streetcar Staff Recommendation - 21-003225-COA - 302-308 W 38th St .pdf](#)

🔗 [Submittal Packet - Project Description.pdf](#)

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

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

Ms. Aislinn Droski presented the applicant's request of approval for New Construction, Part II: Design Details for six (6) attached single-family residences for the vacant parcels located 302, 306, and 308 West 38th Street. No changes to Part I, Height and Mass are proposed.

The applicant intends to recombine the three existing parcels and then subdivide them into five (5) 20-foot-wide parcels and one (1) 22-foot-wide parcel at the western end (Unit 312). The building is designed with setbacks between every two lots which makes the building read as three detached duplexes. The applicant is in the process of acquiring a portion of the property to the west of this site in order to accommodate the required 3-foot side yard setback for Unit 312.

This project was previously heard at the June 23, 2021 and the July 28, 2021 HPC meetings. The surrounding historic context consists of one- and two-story high residential buildings from one-three family. Directly across 38th Street to the south is the monumental former school building which is currently vacant.

The following materials are proposed to be utilized for the new construction townhouses:

- Roof: Hip Roofs: *Timberline* architectural asphalt shingles
- Valleys Between Hip Roofs: TPO membrane
- Brackets: Wood
- Fascia: Fiber cement

- Exterior Walls: Main Building and Garage Structures: *Hardie* smooth fiber cement siding with a 4" exposure
Recessed Walls: *Hardie* smooth fiber cement siding with an 8" exposure
Protruding Bays: Fiber cement beadboard panel and trim (horizontal except for on the two gabled bays and one bay on the east façade, where it will be rotated 45 degrees)
Corner Board and Trim: Smooth finish fiber cement
- Windows: *Marvin Ultimate, Next Generation 2.0* aluminum clad wood windows with fiber cement trim
- Front Porches: Columns: 8" square wood box columns with cap and base trim
Railing on Porch: Wood with 2" balusters
Steps: Painted KDAT wood stairs with metal handrail
- Doors: Entry Door: *Trustile* mahogany wood panel door
Garage Door: Flush panel overhead garage door, **no material specification provided**
- Foundation: Front Porch Foundation: Smooth stucco finish over CMU piers with pressure treated wood hog penning infill
Main Building: Smooth stucco finish over continuous CMU foundation
- Western Fence: Wood
- Eastern Wall: Stucco

While staff finds the fiber cement beadboard proposed for use on the protruding bays to be visually compatible, this is not a material that has been previously evaluated by staff or the HPC. **Staff recommends that a physical sample of the fiber cement beadboard be submitted to staff for final review and approval.** Additionally, no material specification was provided for the overhead garage doors, to be located on the rear accessory structures. **Staff recommends that the material specification for the garage doors be provided to staff for final review and approval.** Additionally, **ensure all new wood elements are painted or stained.** The materials proposed for the new construction buildings are otherwise visually compatible.

All windows are to be aluminum clad wood with transparent glass. The standards are met, with the exception of the square accent windows on the front façade, to which the standards do not apply. The applicant has indicated that the balusters on the front porch railing are to be spaced 5" on center; this does not meet the standard. **Staff recommends revising the spacing between the balusters to be a maximum of four (4) inches on center.** The standards are otherwise met. The hipped roofs are to be covered in architectural asphalt shingles. The valleys between the hips, which shall not be visible from the public right-of-way, are to be covered with TPO membrane. The western fence is to be constructed of wood; **ensure that it is painted or stained.** The eastern wall is to be constructed of stucco. A condition of the Part I: Height and Mass approval and the applicant has relocated the western fence to allow for a minimum of five (5) feet between the fence and the parallel building. The standard is met.

Ms. Mobley asked if there was an entry way, besides the garage, to the units along the lane in the back.

PETITIONER COMMENTS:

Mr. Joshua Ward, petitioner, stated there was no life-safety requirements known for the garage to have an entry along the lane; thus no entrance was planned. It could be modified to add a side door or work with staff if required.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of Historic Savannah Foundation, complimented the project. They

suggested rounded columns as more effective. The use of exposed brick rather than stucco on the street level. Add crown molding under the eave on the porch. He stated they liked the diagonal beadboard on the bead panels and recommended to have greater detail around the fiber cement beadboard elements on the protruding bays.

BOARD DISCUSSION:

The Board discussed the items presented by Historic Savannah Foundation, and agreed with them. The Board additionally discussed the differing depths of the soffit on the porches and commented that they would like the applicant to re-study this component and submit a different design to staff for final review and approval. The petitioner stated they like the longer overhang as it offers protection from the rain.

STAFF RECOMMENDATION:

Approval for New Construction, Part II: Design Details for six (6) attached townhouses for the vacant parcels located 302, 306, and 308 West 38th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1. Provide a physical sample of the fiber cement beadboard.**
- 2. Provide a material specification for the overhead garage doors.**
- 3. Revise the spacing between the balusters to be a maximum of four (4) inches on center.**
- 4. Ensure all wood elements are painted or stained.**

Motion

ORIGINAL MOTION:

The Savannah Historic Preservation Commission does hereby approve the New Construction, Part II: Design Details for six (6) attached townhouses for the vacant parcels located 302, 306, and 308 West 38th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1) Provide a physical sample of the fiber cement beadboard.
- 2) Provide greater detail around the fiber cement beadboard.
- 3) Replace the stucco pier foundation with brick piers.
- 4) Provide a material specification for the overhead garage doors.
- 5) Revise the spacing between the balusters to be a maximum of four (4) inches on center.
- 6) Revise the square columns to be rounded.
- 7) Re-study the soffit depth on the front porches and revise the design.
- 8) Ensure all wood elements are painted or stained.

REVISED MOTION:

The Savannah Historic Preservation Commission does hereby approve the New Construction, Part II: Design Details for six (6) attached townhouses for the vacant parcels located 302, 306, and 308 West 38th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide a physical sample of the fiber cement beadboard.
2. Provide a material specification for the overhead garage doors.
3. Revise the spacing between the balusters to be a maximum of four (4) inches on center.
4. Ensure all wood elements are painted or stained.

5. Replace the stucco skirting with brick.
6. Addition of and greater detailing of moldings around the diagonal panels.
7. Restudy soffit depths on the front and side elevations of the porch so that they are consistent or equal.
8. Replace square posts with round columns on the porches.

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	- Aye

[12. 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 - Drawings and Narrative.pdf](#)

[☞ Previous Board Decision - 21-003211-COA.pdf](#)

*** Ms. Rebecca Fenwick recused herself from this petition.*

Ms. Aislinn Droski presented the applicant's request of 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].

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.

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 1920s photo of 401 West 37th Street, as well as existing elements on the main building of the house. The new porch roof is to have a soffit and fascia, as well as wood brackets which mimic the style present on 421 West 37th Street. 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.

Additionally, the applicant has redesigned the railings to feature balusters which match those present on the porch and box newel posts, which reference the design of the interior railing. While the railing located on a landing has been revised to show balusters between a top and bottom rail, the descending balusters still appear to be depicted without a bottom rail; staff recommends revising the drawings to show all balusters placed between a top and bottom rail. 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. Staff finds that the preservation standards are met.

The scale of the revised railing is visually compatible with the surrounding railings on historic buildings and all large pieces of wood within the railing have been removed from the design. However, the descending railing appear to lack a bottom rail; staff recommends revising the drawings to show all balusters placed between a top and bottom rail. Additionally, staff finds that the overall scale of the porch roof extension is visually compatible. While no longer present, a similar and visually compatible porch roof at 401 West 37th Street, depicted in a 1920s photo, has been utilized as a reference for the design of this porch roof.

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 and Balusters: Pressure treated and painted wood
- 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 existing porch roof extension was found to be 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 soffit and fascia, a 5:12 pitch, and brackets which will mimic the style found on the main building. 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.

While the railing located on a landing has been revised to show balusters between a top and bottom rail, the descending balusters still appear to be depicted without a bottom rail; revise the drawings to show all balusters placed between a top and bottom rail. The standards are otherwise met. Existing shutters are proposed to be repaired and cleaned in-kind and shall be placed in their original locations. Ensure there is a metal drip edge covering all edges of the new roof; otherwise, the standards are met. The extended porch roof, which is attached to the non-historic porch, is to be pitched at 5:12.

PETITIONER COMMENTS:

Ms. Christine Wacta, petitioner, stated a drawing detailed with the casing, consistent with the historic style, will be submitted. The brackets will be designed as the ones above, just smaller. The porch soffit will be cased in. The ballusters will be replicated to reflect historic style and the current ones will be removed. The porch will be slightly raised.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of Historic Savannah Foundation, commented that the railing on the front steps was inappropriate based on the style of brick pier, which the Board and HSF concurred would have historically had no railing. **Ms. Droski** confirmed proposals were based on structures in the area.

BOARD DISCUSSION:

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 making a decision on this property.

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. Revise the drawings to show all balusters placed between a top and bottom rail.**
- 2. Ensure there is a metal drip edge covering all edges of the new roof.**

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 for a maximum of 90 days in order for the applicant to address the following:

- 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.

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	- Aye

[13. Petition Lominack Kolman Smith Architects | 21-005026-COA | 12 West 41st Street | Addition](#)

[☞ Staff Recommendation - 21-005026 12 West 41st Street.pdf](#)

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

[☞ Sumittal Packet- site plan and drawings.pdf](#)

[☞ Sumittal Packet-photos.pdf](#)

[☞ Staff research.pdf](#)

Ms. Monica Gann presented the applicant's request of an approval for new deck and two sets of stairs to be constructed at the north end of the building at 12 West 41st Street also known as 2421 Desoto Ave. In addition, a window opening on the existing second-floor rear porch is to be converted into a door opening leading to the new proposed deck.

The proposed new deck will be constructed on the roof top of a one-story portion at the rear of the building (14'-7" by 25'- 2" approximately 366 square feet). The proposed deck would be inset off the existing roof edge. The new deck will be accessed from the existing 2nd story rear porch as well as the new stairs from grade. The proposed stairs would be constructed towards the back of building and extending north, in order to not disrupt the mural that currently exists on the side façade. The building is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. Research indicates that this building has been altered throughout the years. The 1916 Sanborn map indicates a wood two-story dwelling with two bay windows facing De Soto Ave occupied this corner. The building was significantly altered in approximately 1932; staff believes this is why the Historic Buildings Map shows a construction date of 1932 and why it is considered non-contributing. All concrete block was added at this time and has remained largely unaltered since its construction. The new deck is proposed on top of the one-story portion of the concrete block building.

The proposed deck over the one-story portion of the building on Desoto Ave. is to be constructed of Azek wood composite roof decking which will be minimally visible from the right-of-way. The new stairs are to be constructed using steel and with a polygal railing. The polygal is a material that been used in the adjacent lot of the Starland Yard project recently and exists on this building as approved in the mid-2000s. The new proposed stairs are to run north on the side of the one-story portion of building in order to preserve the mural on the side façade. Additionally, there is also a small set of stairs to be built to connect the second-floor rear porch with the new proposed deck, which is to be constructed in wood. An existing window opening is to be converted into a new door opening to lead on to the rear porch, also providing access to the new deck.

The proposed work is visually compatible with the contributing buildings and structures to which it is visually related.

The proposed deck over the one-story portion on the rear of building is not to change the current roof configuration. The proposed deck is to be constructed over the current roof of the one-story portion of building. The new proposed guardrail for the new deck and new stairs is to be three (3) feet and six (6) inches, the ordinance states the height of the railing is not to exceed thirty-six (36) inches for a single- and two-family dwelling, however

this property is a commercial structure. Therefore, the ordinance does not apply here. The open deck is to be constructed on the rear of the building, though it can be seen from the public right of way the intent of the ordinance is fulfilled.

PETITIONER COMMENTS:

Ms. Anne Smith, petitioner, stated she agrees with Staff recommendation.

PUBLIC COMMENTS:

There was no public comment

BOARD COMMENTS:

There was no Board discussion.

STAFF RECOMMENDATION:

Approval for the proposed roof deck and new stairs at property 12 West 41st Street, as requested, because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve for the proposed roof deck and new stairs at property 12 West 41st Street, as requested, because the work is visually compatible and meets the standards.

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	- Aye

[14. Petition J. Elder Studio | 21-005033-COA | 302 East Victory Drive | Rehabilitation](#)

[☞ Staff Recommendation - 21-005033-COA 302 East Victory Drive.pdf](#)

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

[☞ Submittal Packet- site plans and drawings.pdf](#)

Ms. Monica Gann presented the applicant's request of approval for rehabilitation for the property located at 302 East Victory Drive. The work includes window repairs and replacement, door replacement including restoring the transom over the front door, front porches repair including repairing and replacing missing balusters, rebuilding the cornice in wood, stucco repair where needed, new TPO roofing, brick to be cleaned and repointed where needed, and adding a new gutter and downspout system to the building.

The applicant provided interior photos of the windows and does show a one-over-one lite

pattern. Windows are proposed to be replaced with “Victorbilt Historic series, wood, double-hung, single pane.” The front door is to be replaced in-kind with “Marvin Ultimate Inswing French Door G2,” white oak painted white. The glass in the door is to be dual pane. There are no configuration changes proposed. The front porches are proposed to be restored. Porch ceilings are to be restored in-kind and painted “haint” blue. The balusters are to be restored and any missing balusters are to be reproduced in-kind. The cornice is to be repaired and replaced in-kind, wood. Above the cornice the stucco is to be cleaned and repaired if needed in-kind, smooth stucco (if historic stucco no longer exists, a suitable replacement should be proposed). The brick is proposed to be cleaned and repointed if needed. Ensure refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.

A 6” aluminum boxed gutter system and rounded downspout are to be installed, painted black. The roofing material is to be replaced with in-kind, TPO. Additionally, the new coping is to be metal. New mechanical equipment is to be installed on the roof, after roof repair, and new laundry vents are to be installed on the east and west facades and be painted the brick color. The mechanical equipment which includes the HVAC system is to be installed on the roof. Ensure once the equipment is installed on the roof that it cannot be seen from the public right of way. Otherwise, mechanical equipment screening would need to be installed.

The historic building was constructed in 1920 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The brick is proposed to be cleaned and repointed if needed. Ensure to provide appropriate historic mortar mixture based on the above information that is appropriate for the historic building at 303 East Victory Drive during the repointing of the brick. Ensure if repointing is necessary a four foot by four-foot test patch of the proposed repointing as it will appear finished (including final finish pointing style and relationship to the brick face) shall be installed in an inconspicuous location on the building and Staff will review.

The historic character and historic defining features of the property is to be retained and preserved. Historic features that are deteriorated are to be repaired without any damage to any historic materials through chemical or physical treatments. All work proposed is visually compatible.

The Board asked if the porch would be opened or enclosed. **Ms. Gann** stated it would be open.

PETITIONER COMMENTS:

Mr. Jerome Elder, petitioner, stated the cornice is wood. The stucco is not visible from the street level, but it is above the cornice. They agree with Staff recommendation. The trash receptacles will be screened to the side of the building. The soffits will be beaded. The Board expressed concern about refuse and recycling accommodations. **Mr. Elder** stated more detail can be provided from the owner in the future.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board stated more detail should be provided regarding parking. **Mr. Elder** stated there was previously no surface parking for the building. The owner is speaking with a neighbor regarding parking, and there is street parking.

STAFF RECOMMENDATION:

Approval for the rehab at property 302 East Victory Drive, with following conditions, to be submitted to staff for review and approval otherwise the work is visually compatible and meets the standards:

1. **Once mechanical equipment is installed on the roof ensure that it cannot be seen from the public right-of-way otherwise mechanical screening is required.**
2. **Refusal storage must be kept in rear or the side of the building and must be screened off from the public right of way.**
3. **Ensure if repointing is necessary, to provide appropriate historic mortar mixture for repointing of the brick.**
4. **Ensure a four foot by four-foot test patch of the proposed repointing, as it will appear finished (including final finish pointing style and relationship to the brick face), is installed in an inconspicuous location on the building and Staff will review.**
5. **In repairing the stucco, if found that historic stucco no longer exists, a suitable replacement should be proposed.**

Motion

The Savannah Historic Preservation Commission does hereby approve the rehab at property 302 East Victory Drive, with following conditions, to be submitted to staff for review and approval otherwise the work is visually compatible and meets the standards:

- 1)Once mechanical equipment is installed on the roof ensure that it cannot be seen from the public right-of-way otherwise mechanical screening is required.
- 2)Refusal storage must be kept in rear or the side of the building and must be screened off from the public right of way.
- 3)Ensure if repointing is necessary, to provide appropriate historic mortar mixture for repointing of the brick.
- 4)Ensure a four foot by four-foot test patch of the proposed repointing, as it will appear finished (including final finish pointing style and relationship to the brick face), is installed in an inconspicuous location on the building and Staff will review.
- 5)In repairing the stucco, if found that historic stucco no longer exists, a suitable replacement should be proposed.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

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

CONSERVATION DISTRICTS

15. Petition of SHAH Architecture, Michael Johnson | 21-005028-COA | 715 Washington Avenue | Demolition of a Contributing Accessory Building

- 🔗 [Staff Recommendation 21-005028-COA.pdf](#)
- 🔗 [Submittal Packet - Application and Checklist.pdf](#)
- 🔗 [Submittal Packet - Narrative and Photographs.pdf](#)
- 🔗 [Submittal Packet - Engineering Report.pdf](#)
- 🔗 [Submittal Packet - Garage Repair Estimate.pdf](#)
- 🔗 [Submittal Packet - 715 Washington Appraisal.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [MPC Documenting Buildings Prior to Demolition Policy.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request of approval for the demolition of a contributing accessory structure located at 715 Washington Avenue, in the *Ardsley Park / Chatham Crescent Conservation District*. The structure proposed to be demolished is a small, one story, detached garage located in the south-west, rear corner of the property.

The historic, principal building was constructed in 1923 and is a contributing resource within the Ardsley Park/Chatham Crescent Conservation District. Staff has determined that the accessory structure was constructed shortly after the principal building. The one story, detached garage is located in the rear of the property. It is built of frame construction; the exterior walls are covered in wood siding, and the cross-gable roof is finished in asphalt shingles. On the *Georgia Architectural and Historical Properties Survey Inventory* form, a notation is visible that dates the "Dwelling + Garage" to 1923-1924. However, Staff was unable to determine what sources of information were used as supporting evidence. Staff has determined that the overall footprint of the garage has remained relatively unchanged from the 1954 *Sanborn Map*. On June 18th Staff met on-site with the petitioner. Staff noted that the garage appeared to be of a similar period as the principal building, if not 5-10 years later. Although far more modest in design than the principal building, original elements such as window and door openings are still visible on the garage's North and East elevations.

Alterations that were not sympathetic to the integrity of the historic structure are apparent; however, the original framing, rafters, and beams are all still intact internally. Staff, also, noted an original sliding entrance system on the side of the garage that abuts the lane. A similar system is still operational on the North façade of the structure.

Historically, Ardsley Park / Chatham Crescent were developed as early residential suburbs for the City of Savannah. The majority of these single-family dwellings were constructed for upper-middle to upper class families. Due to the location of Ardsley Park / Chatham Crescent, it is highly likely that most of these families had at least one automobile. As visible on the 1950s *Sanborn Maps*, most principal buildings in the area had an accompanying garage. Although these garages are not high style in nature, they were often constructed to be sympathetic and compatible to the architectural style of the principal dwelling.

These private auto garages are character defining features of the original Ardsley Park / Chatham Crescent residential properties. They are indicative of Savannah's suburban

development and the need for transportation due to the proximity of the neighborhood(s) from the epicenter of Downtown. Therefore, Staff has determined that this structure is contributing to the integrity and overall historical development of the *Ardsley Park / Chatham Crescent Conservation Districts*. Staff determined that the structure is at least 50 years in age, and still retains historic integrity worthy of preservation and deferred the request for demolition to the HPC for review.

Per the petitioner, “While the garage as it sits on off limits private property is not a threat to public health or safety, it is a threat to the building owners through its regular use and its structural unsound condition.”

A structural assessment was conducted by a Georgia-licensed structural engineer on **July 13, 2021**, and the final report was submitted to Staff. *Per Andy Richardson’s report*, “In conclusion, the vast majority of the building needs either replacement or repair. The entire roof needs replacement. About 30 percent of the siding needs replacement, wall sheathing is needed for lateral stability and a suitable envelope. Approximately 25% of the foundation of the structure needs to be leveled and the rear footings needs retrofit repair. The building does not meet current wind seismic loads. Finally, the building will not allow for any vertical expansion without effectively replacing the existing structure. In short, the building is damaged substantially and is not practically repairable.”

Per the petitioner, “The existing garage is in very poor condition...The existing slab is in failure. The lower 3-4’ of siding is showing substantial rot. The roof framing is failing and poses a real threat of collapse due to the modifications over the years.” An invoice from the *Martin Construction Group, LLC*, dated August 24, 2021, quoted the necessary repairs at **\$48,790**.

A note was included in the *Martin Construction Group, LLC* company’s appraisal that said, “This structure is in poor condition and should be torn down and replaced. These numbers represent not having any additional code conditions, or unforeseen issues. In my opinion. The 50% repair rule will drive this into a higher price once all components are required to be brought up to code. It will be difficult to salvage this structure and made economic sense.”

A fair market value appraisal from *JP Morgan Chase Bank* was submitted to Staff. The market value of the property as of **March 11, 2014**, was **\$578,000**. The appraisal, also, included five comparable sales in the area. The property was purchased by the current owners on **August 31, 2014**, for **\$560,000**. The property is not currently income producing and has not been listed for sale within the previous 2 years.

To summarize, the petitioner feels that the requested demolition qualifies for the following reasons:

- “Repairing the structure along without any interior improvements exceeds 50% of the building value and requires more than 50% of the structure’s replacement.
- Excessive burden has been placed on the owner by the city raising the elevation of the Lane, therefore requiring existing structures to bear the retaining load of that Lane.
- The Owner’s ability to make fair and equal use of their land relative to their neighbor’s. Adding these functions without demolishing the existing garage, results in a design that is either incompatible with the established context (long addition) or results in replacement of the entire structure (adding a story).”

Staff recommends that, if the Commission approves the demolition, that the building be documented per the “MPC Policy for Documenting Buildings Prior to Demolition or Relocation”.

PETITIONER COMMENTS:

Mr. Michael Johnson, petitioner, states the structure is not safe to use, though not a safety hazard to the public. He stated the City's definition require demolition, as more than 50% of the structure needs to be repaired. He stated it is not financially feasible to rehabilitate, particularly as it is only visible from the lane. Demolition would make it usable to the owner.

Mr. David Berkoff, owner, stated the garage devalues the property, with two neighbors abutting it. Both neighbors support the demolition. He states it does not qualify as contributing outside of 50 years of existing, yet the state of the structure qualifies for demolition.

PUBLIC COMMENTS:

Mr. Ryan Arvay, of Historic Savannah Foundation, state they oppose the demolition. This is a result of not being valued as are the larger homes. This is an early garage building type, and is contributing. The building does need repair, not demolition.

Mr. Johnson stated more than 50% needs to be replace, it requires demolition.

Ms. Susie Bole, area resident, stated she favors the demolition.

BOARD COMMENTS:

The Board stated they did not see extenuating circumstances or hardship.

STAFF RECOMMENDATION:

Deny the demolition of the contributing accessory structure at 715 Washington Avenue.

If the Commission approves the demolition, Staff recommends the following condition:

- 1. Document the building per “MPC Policy for Documenting Buildings Prior to Demolition or Relocation”.**

Motion

The Savannah Historic Preservation Commission does hereby deny the demolition of the contributing accessory structure at 715 Washington Avenue.

Vote Results (Approved)

Motion: Rebecca Fenwick

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	- Aye

X. APPROVED STAFF REVIEWS

[16. Petition of YOUR EXTERIOR PROS, Ray Hoover | 21-004678-COA | 2214 BARNARD STREET | Window and wood siding repair](#)

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

[17. Petition of DOLLY BRENNAN | 21-004815-COA | 210 WEST VICTORY DRIVE | Free-standing sign replacement](#)

[☞ STC SIGNED Staff Decision - 21-004815-COA - 210 W Victory Dr.pdf](#)

[18. Petition of MICHAEL ARCANGELO | 21-004905-COA | 107 EAST PARK AVENUE | In-kind wood siding repair](#)

[☞ SIGNED Staff Dec 21-004905 COA 107 E. Park Ave.pdf](#)

[19. Petition of BETHNY DEAN | 21-004818-COA | 405 EAST 34TH STREET | Front door replacement](#)

[☞ STC SIGNED Staff Decision - 21-004818-COA - 405 E. 34th St.pdf](#)

[20. Petition of MICHAEL SMITH | 21-005107-COA | 104 WEST 38TH STREET | Mechanical Screening](#)

[☞ SIGNED Streetcar Staff Decision - 21-005107-COA - 104 W 38th St.pdf](#)

[21. Petition of CITY OF SAVANNAH, Leif Blomberg | 21-005139-COA | 2600 BULL STREET | Mechanical screening installation](#)

[☞ SIGNED Staff Decision - 21-005139-COA - 2600 Bull Street.pdf](#)

[22. Petition of JMS BUILDERS, John Stewart | 21-005160-COA | 210 WEST 39TH STREET | In-kind roof replacement](#)

[☞ SIGNED Decision 21-005160-COA 210 West 39th Street.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[23. Stamped Drawings - September Report](#)

[☞ September_REPORT.pdf](#)

[24. COA Inspections - September Report](#)

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

[25. Report on Work That Exceeds Scope of Issued COA for the September 22, 2021, HPC Meeting](#)

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

[26. Report on Work Inconsistent With Issued COA for the September 22, 2021, HPC Meeting](#)

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

[27. Report on Work Performed Without A COA for the September 22, 2021, HPC Meeting](#)

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

XII. OTHER BUSINESS

XV. ADJOURNMENT

[28. Next HPC Pre-Meeting: Wednesday, October 27, 2021 at 2:30pm](#)

[29. Next HPC Regular Meeting: Wednesday, October 27, 2021 at 3:00pm](#)

[30. Adjourn](#)

Would like volunteers within the next 30 days for a subcommittee to study aspects of the ordinance concerning building details/general issue, to provide to Commission.

Rebecca Fenwick
Robin Williams
Darren Bagely-Heath

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.