



Historic Preservation Commission

112 East State Street - Hearing Room
April 27, 2022 at 3:00 PM
MINUTES

April 27, 2022 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
Darren Bagley-Heath
Mae Bowley
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina

Member Absent: Robin Williams

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[1. Petition of Roy Maynard | 22-001107-COA | 309 West Duffy Street | New Construction, Small, Parts I and II](#)

[☞ VIC Staff Recommendation - 22-001107-COA - 309 W Duffy St.pdf](#)

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

[☞ Staff Research - Sanborn Maps.pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve the petition for New Construction, Small, Parts I and II, for a two-story wood frame building for the property located at 309 West Duffy Street with the following conditions to be submitted to staff for final review and approval:

1. The gable end rakes must overhang at least eight (8) inches.

2. Provide the location of any mechanical equipment or refuse storage.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[2. Petition of Marc Jones Construction | 22-001661-COA | 116 West Anderson Street | Solar Panels](#)

[☞ Staff Recommendation 22-001662-COA .pdf](#)

[☞ Submittal Packet.pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve the solar panels at 116 West Anderson Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

CUYLER-BROWNVILLE DISTRICT

[3. Petition of Ward Architecture + Preservation | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition](#)

[☞ Staff Recommendation 21-006460-COA.pdf](#)

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

[☞ Petitioner's Response to Staff's Recommendation.pdf](#)

Motion

Approval for the rehabilitation of, with alterations to, the building located at 903 West 38th Street, including a rear addition, with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. The existing openings on the historic, full-width rear addition shall be retained so that if the new addition were to be removed, the essential form and integrity of the historic property would be unimpaired.
2. Consider revising the windows on the South elevation of the proposed addition to be compatible with the rhythm of the existing historic windows on the principal building.
3. If the space between piers is proposed to be filled, it shall be with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. The infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
4. If Hardie board is used for the new addition, it must have a smooth finish.
5. The simulated divided lite windows shall have muntins 7/8 inches or less, a muntin profile that simulates traditional putty glazing, a lower sash rail that is wider than the meeting and top rails, and a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted. All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
6. The eaves of the new addition shall extend no less than 12 inches beyond supporting walls.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[4. Petition of Global Investment Traders LLC. | 22-001658-COA | 915 West 40th Street | New Construction, Small, Parts I and II](#)

[📎 CB Staff Recommendation - 22-001658-COA - 915 W 40th St.pdf](#)

[📎 Submittal Packet - Drawing.pdf](#)

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

[📎 Staff Research - Sanborn Maps, Site Photo .pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve of the petition for New Construction, Small, Parts I and II, for a one-story wood frame building for the property located at 915 West 40th Street with the following conditions to be submitted to staff for final approval because the work

is otherwise visually compatible and meets the standards:

1. Provide clarification regarding the window type (manufacturer and series) proposed for the building.
2. Provide the material specifications for the brick and stucco; the stucco must be placed over concrete block.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[5. Petition of PIP Group, LLC. | 22-001382-COA | 632 West 39th Street | Reconstruction / Rehabilitation](#)

[CB Staff Recommendation - 22-001382-COA - 632 W 39th St.pdf](#)

[Submittal Packet - Drawings.pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve the petition for the rehabilitation of the property located at 632 West 39th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

STREETCAR DISTRICT

[6. Petition of J. Elder Studio | 22-001023-COA | 208 West 37th Street | Rehabilitation](#)

- [☞ Staff Recommendation - 22-001023-COA - 208 W 37th St.pdf](#)
- [☞ Submittal Packet - Drawings and Materials.pdf](#)
- [☞ Staff Research - Survey Card.pdf](#)
- [☞ Staff Research - Sanborn Maps and Photo.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve of the rehabilitation and addition to the property located at 208 West 37th Street with the following condition to be submitted to staff for final review and approval:

1. Provide the location of the refuse and mechanical equipment.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[7. Petition of Empwr Solar LLP | 22-001663-COA | 203 West 40th Street | Solar Panels](#)

- [☞ Staff Recommendation-22-001663-COA.pdf](#)
- [☞ Submittal Packet-Application and Checklist.pdf](#)
- [☞ Submittal Packet-Drawings.pdf](#)
- [☞ Submittal Packet-Photographs.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve of the installation of (18) solar panels on the southeastern portion of the roof for the property located at 203 West 40th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye

Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[8. Petition of Ethos Preservation | 22-001679-COA | 506 East 40th Street | Rehabilitation, Amendment to Previous COA](#)

[☞ Staff Recommendation 22-001679-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

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

The Board decided, in the pre-meeting, to move to the Regular Agenda.

****Rebecca Fenwick and Kiersten Connor recused themselves from this item.**

Ms. Olivia Arfuso presented the petitioner's request of approval for an amendment to a previously approved COA [File No. 21-004663-COA] to cover additional exterior repairs / replacements at 506 East 40th Street.

Per the petitioner, “The revised scope of work includes replacing all siding (except on the front façade) with new wood siding to match the exact profile and dimensions of the existing siding. All windows are proposed to be replaced with Marvin Ultimate, wood, double-hung, single-pane, TDL. The proposed light pattern is 5/1 on the ground floor, front façade, and 4/1 on the second floor front façade. All other facades will feature 4/1 light patterns, as evidenced by the existing conditions. They will be sized to match the existing openings.” (p.1) The existing chimney is also proposed to be repaired and repointed with a Type-N, lime-based mortar. *Per the petitioner*, a stained wood shadowbox fence is proposed to enclose the rear yard.

On August 17, 2021, Staff approved in-kind repairs / replacement of the roof and windows at 506 East 40th Street with (4) conditions. One of the conditions stated that “If any additional repairs / replacements are necessary, ensure that a separate *Certificate of Appropriateness (COA)* is applied for” [File No. 21-004663-COA]. On March 4, 2022, Staff met with Mr. Rayfield Reeves on-site and determined that, most of the existing siding and windows are deteriorated due to extensive fire damage. The degree of deterioration requires replacement.

506 East 40th Street was constructed in 1916 and is a contributing resource within the *Thomas Square-Streetcar National Register Historic District* and the local *Streetcar Historic District*. The historic character of the property is proposed to be retained, preserved, and restored, after a fire caused extensive damage. The deteriorated siding is proposed to be replaced with new wood siding that matches the dimension, and profile, of the old siding. The windows are, also, proposed to be replaced with new wood windows that will follow the same lite pattern as the original windows; 5-over-1 on the first floor of the front façade, and 4-over-1 on the upper floor and all secondary facades.

It is Staff’s understanding that no historic materials will be removed (other than the proposed in-kind replacements) and no features / spaces that characterize the property will be altered.

The following materials are proposed:

Siding: Wood siding that matches the exact dimensions and profile of the deteriorated wood siding

Windows: *Marvin*, "Ultimate," wood, double-hung, single-pane, TDL with 5-over-1 and 4-over-1 lite patterns.

Chimney: Type-N, lime-based mortar. *Per the petitioner*, the new mortar will match the existing mortar from the US Heritage Group, or equivalent.

Fence: 6-foot-tall pressure treated wood that will be stained.

The principal building's deteriorated siding is proposed to be replaced in-kind, with new wood siding that matches the dimension, and profile, of the old siding. The existing siding on the front façade is proposed to be retained. The standard is met.

The deteriorated windows on the principal building are proposed to be replaced with new wood windows that follow the same lite pattern as the original windows; 5-over-1 on the first floor of the front façade, and 4-over-1 on the upper floor as well as all secondary facades. The replacement windows will be *Marvin*, "Ultimate," wood, double-hung, single-pane, TDL. This window type has been previously approved by the Board for use on historic buildings in Savannah's local historic districts. **All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.**

Under the previously approved COA [File No. 21-004663-COA] the roof was proposed to be replaced in-kind. The chimney is, now, proposed to be repaired / repointed. A Type-N, lime-based mortar will be used to make the necessary repairs. It is Staff's understanding that the mortar is proposed to match the existing mortar in-kind. The standard is met. A stained wood shadowbox fence is proposed to enclose the rear yard. The fence is proposed to be approximately 6-feet in height and will be located along the side / rear yards. **A minimum of (5) feet must be provided between the fence and any building where they are parallel.**

The chimney is, now, proposed to be repaired / repointed. A Type-N, Lime-based mortar will be used to make the necessary repairs. It is Staff's understanding that the mortar recipe is proposed to match the existing mortar in-kind. **All chimney repointing must match the original mortar in color, texture, and tooling.**

PETITIONER'S COMMENTS:

Ms. Ellen Harris presented the petition before the Board.

Ms. Ledvina asked what percentage of siding needs to be replaced **Ms. Harris** replied that much fire and termite damage occurred; scorched interior and exterior. They will save as much as possible. And agree to staff conditions.

PUBLIC COMMENT:

Ms. Ann Heiss asked about the 5 foot fence - how will it be achieved with the fence line, as there is not enough space.

Mr. Rayfield Reeves, petitioner, confirmed the fence would be from the rear porch to be within the 5 foot requirement. **Ms. Michalak** stated it needs to meet the standard; whatever that looks like.

BOARD COMMENTS:

The Board had concerns regarding the extensive replacement of exterior siding. The Board felt that the condition of the existing siding on the secondary facades did not

warrant replacement in its entirety. The petitioner concurred with Staff that a majority of the siding on the secondary facades has fire damage and/or termite damage.

Motion

The Savannah Historic Preservation Commission does hereby approve an amendment to a previously approved COA [File No. 21-004663-COA] to cover the in-kind replacement of siding, in-kind replacement of windows, and chimney repointing at 506 East 40th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.
2. A minimum of (5) feet must be provided between the fence and any building where they are parallel.
3. All chimney repointing must match the original mortar in color, texture, and tooling.
4. All existing, salvageable siding shall be retained and preserved rather than the full wholesale replacement of the side / rear siding.
5. All existing, salvageable historic window trim shall be retained and preserved in place.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

IV. ADOPTION OF THE AGENDA

[9. Adopt the April 27, 2022 Agenda](#)

Motion

Adopt the April 27, 2022 HPC agenda.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye

Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

10. Approval of March 31, 2022 (Rescheduled) Meeting Minutes

[📎 03.31.22 Special Called MEETING MINUTES.pdf](#)

Motion

Approve March 31, 2022 Rescheduled Meeting Minutes

Vote Results (Approved)

Motion: Mae Bowley
Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

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

VII. CONTINUED AGENDA

11. Petition of Joseph L Sr. & Lydia S. Young | 21-006061-COA | 823 West 39th Street | After-the-Fact Rehabilitation / Alterations and Rear Addition

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick
Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present

Kathy S. Ledvina - Aye

[12. Petition of Ramsay Sherrill Architects | 22-000490-COA | 208 West Waldburg Street | New Construction \(Small\): Parts I and II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[13. Petition of Eco Friendly Contractors | 22-000970-COA | 2308 Florence Street | Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[14. Petition of Heather Halverson | 22-000966-COA | 671-673 West 34th Street | After-the-Fact Rehabilitation and Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[15. Petition of Greenline Architecture, Keith Howington | 22-000930-COA | 1001 Whitaker Street | Demolition of a Non-Contributing Building](#)

WITHDRAWN by petitioner.

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[16. Petition of Merkur Properties LLC, Matt Follis | 22-000896-COA | 1311 Lincoln Street | Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain

Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[17. Petition of Paul Bush | 22-001619-COA | 1712 Ogeechee Road | Rehabilitation / Alterations and Addition](#)

Motion

Continue.

Vote Results (Not Started)

Motion:

Second:

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[18. Petition of Wubbena Architects | 22-001248-COA | Jefferson Street | New Construction, Small, Parts I and II](#)

- [📎 Submittal Packet - Drawings.pdf](#)
- [📎 Submittal Packet - Context Photos and Materials.pdf](#)
- [📎 Submittal Packet - Revised Site Plan.pdf](#)
- [📎 Staff Research - Context Study and Sanborn Maps.pdf](#)
- [📎 VIC Staff Recommendation - 22-001248-COA - Jefferson St.pdf](#)

Ms. Leah Michalak presented the petitioner's request for approval for New Construction, Small, Parts I and II for a new two-story duplex building for the property located at the corner of Jefferson Street and West Gwinnett Lane, here-in referred to as just the Jefferson Street property.

The building coverage is to be 50% and the building frontage is to be 88%. The interior side yard setback is labeled as being 2'-11". **Revise the interior side yard setback to be a minimum of three (3) feet.** Staff otherwise finds the standards to be met. The building is oriented on Jefferson Street, which is a north-south street, and the rear yard setback is proposed to be 18'-0". The corner side-yard setback and front yard setback are comparable with the setbacks on the block. The building is to be two-stories tall, with a collective height (including the rooftop structure) of 32'-8". Several of the surrounding structures are two-stories tall, however context elevations with a height comparison was not provided. **Provide context elevations.** See staff's comments above regarding the setbacks. There is to be parking in the rear, which staff finds to be visually compatible. Otherwise, staff finds the relationship of the building to the open space and adjacent building to be visually compatible.

All windows proposed are to be taller than they are wide. The majority of the windows are to be singular, with one paired window on the north and south side elevations. See below for staff's comments regarding the visual compatibility of the building. The front façade (Jefferson Street) is to feature an awning over the front entry doors. The rear façade (interior of the property) is to feature two porches with an open balcony over the rear entry door. See below for staff's comments regarding the visual compatibility of the building. The roof is to be flat. See below for staff's comments regarding the visual compatibility of the building.

The following materials are proposed to be utilized:

- Exterior Walls: *Acme Brick*, Heritage #782130
- Windows: *Pella Architect Series*, 2/1 traditional wood double hung window, painted
- Doors: *Pella* 2-panel wood entry door, painted
- Awning: Canvas awning with aluminum frame
- Steps: **Not provided**
- Coping/Flashing: Pre-finished metal coping cap with drip edge, and pre-finished metal drip edge flashing
- Rear Porches/Balconies: Wood railing and 10x10 square wood columns, painted
- 'Penthouse' Roof Structure: Roof: Standing seam metal roof, with 1" rib and metal drip edge
- Exterior Walls: Brick veneer
- Windows: *Pella Architect Series*, 2/1 traditional wood double hung window, painted

With regards to the materiality and other visual compatibility elements of this building, staff does not find the building to be visually compatible with the surrounding context. Staff conducted a context study of the block on which this property is located and the five (5) surrounding blocks. See *Staff Research* for more details. Staff finds that the majority of buildings in the vicinity are wood sided. Additionally, staff finds that the building design proposed here does not reference the two historic brick buildings that this building would visually relate to. **Staff recommends revising the materiality of the building to be wood/fiber cement or to reference the design of the historic brick buildings in the surrounding visual context.**

The height of the second story is shown to be 9 feet – **revise the second story to be no less than 10 feet.**

While brick is a permitted material for exterior walls, staff does not find the materiality and design to be visually compatible with the surrounding historic context. See above for staff's comments. **Staff recommends revising the materiality of the building to be wood/fiber cement or to reference the historic brick buildings in the surrounding visual context.**

Ensure the window sashes are inset a minimum of three (3) inches from the façade of the building. The applicant is proposing a canvas awning and steps which lead up to the front façade entry door. Staff finds that this does not constitute a porch or uncovered stoop. **Revise the front façade to feature a porch a minimum of 6 feet in depth and covering 50% of the façade.**

The front step materiality was not provided and does not feature piers or base walls. **Revise the front façade to feature a porch a minimum of 6 feet in depth and covering 50% of the façade.** The standards are met with regards to the porches and balconies proposed for the rear façade.

The standards are met, with regards to the porches and balconies proposed for the rear

façade.

Ms. Mobley asked about the entrance: if it were brought forward with a lesser setback, would that be acceptable. Ms. Michalak stated no, a minimum of 6 feet/50% coverage. Minimum of 50% of front facade. Porch is required on all new construction.

PETITIONER COMMENTS:

Mr. Jim Wubbena stated there are brick building references in the area. Owner is willing to do siding if that's what it will take to get the project moving. Setback will be adjusted. There is already brick on the project site ; a knee-wall. Agrees with continuance. Regarding the porch: problem because the lot is so small with a 6 ft deep and 50% requirement. May have to ask for leniency. Will do what they can and go from there.

Mr. Bagley-Heath asked if a combination of materials is acceptable. **Ms. Michalak** stated the form is not appropriate for the material, not that brick is not acceptable.

PUBLIC COMMENTS:

Mr. Ryan Arvey, HSF, would like to see brick versus fiber cement materials. Would like to see petitioner's redesigned proposal.

STAFF RECOMMENDATION:

Continue the petition for New Construction, Small, Parts I and II for a new two-story duplex building to the May 25, 2022, Historic Preservation Commission meeting for the property located at the corner of Jefferson Street and West Gwinnett Lane in order for the petitioner to address the following:

1. **The interior side yard setback must be a minimum of three (3) feet.**
2. **Provide context elevations.**
3. **Revise the materiality of the building to be wood/fiber cement or to reference elements of the historic brick buildings in the surrounding visual context.**
4. **The second story must be no less than 10 feet.**
5. **The window sashes must be inset a minimum of three (3) inches from the façade of the building.**
6. **Revise the front façade to feature a porch a minimum of 6 feet in depth and covering 50% of the façade.**

Motion

The Savannah Historic Preservation Commission motioned to continue the petition for New Construction, Small, Parts I and II for a new two-story duplex building to the May 25, 2022, Historic Preservation Commission meeting for the property located at the corner of Jefferson Street and West Gwinnett Lane in order for the petitioner to address the following:

1. The interior side yard setback must be a minimum of three (3) feet.
2. Provide context elevations.
3. Redesign the building to reference the form of a historic brick building in the surrounding context.
4. The second story must be no less than 10 feet.
5. The window sashes must be inset a minimum of three (3) inches from the façade of the building.
6. Revise the front façade to feature a porch a minimum of 6 feet in depth and covering 50% of the façade.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

CUYLER-BROWNVILLE DISTRICT

[19. Petition of Julius Mack | 22-001604-COA | 677 West 34th Street | After-the-Fact Alterations](#)

[☞ Staff Recommendation - 22-001604-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

[☞ Violation Report.pdf](#)

[☞ 19-001718-COA.pdf](#)

Ms. Leah Michalak presented the petitioner's request for after-the-fact approval for alterations to the property located at 677 West 34th Street. The work performed without a Certificate of Appropriateness includes the following:

- Roof replacement
- Window replacement
- Door replacement
- Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)
- Complete front porch alterations (columns, railing, foundation walls, steps, and decking)
- Eave brackets removed
- Electrical service relocated from front façade to side façade
- Reconstruction of two rear decks
- Exterior light fixtures installed
- Removal of louver vents into the attic on both side facades

The historic building was constructed between 1888 and 1891 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The owner/applicant received a COA [19-001718-COA] on March 19, 2019, to replace an area of deteriorated siding. It wasn't discovered until May 2019 that all of the above work had been done without COAs or building permits (see attached Violation Report) for additional information. The current owner purchased the property in 2016.

Staff researched the property thoroughly and found that, in 2019, the building underwent many alterations without a Certificate of Appropriateness; Google Street views from May 2019 show the work in progress. It does not appear that a Code Compliance case was ever

triggered, and staff does not recall any discussions during this time about a project at this location. It is likely that the unpermitted work went unnoticed and/or unreported. When comparing the October 2014 and May 2019 Google Street views, this work appears to include:

- Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
- Addition of two rear decks
- Exterior repairs and painting
- Replacement of two rear doors
- Alteration of two rear window openings from rectangular to square
- Removal of at least two rear window openings
- Addition of at least one window opening on the west façade and one window opening on the east façade (on rear additions)

The alterations to the front porch, window and door replacement, removal of eave brackets, siding installation, and louver removal do not meet the standards. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial regarding these items. The windows (staff believes) have been replaced with double-paned vinyl, doors with metal, siding with vinyl/aluminum/fiber cement, and railings with metal which are not appropriate or visually compatible. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request. The eave brackets have been removed. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request. The standards not met as vinyl/aluminum/fiber cement siding are prohibited materials. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request.

All windows have been replaced with vinyl windows which is a prohibited material. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request. The doors have been replaced metal doors. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request.

The front porch configuration has been altered which includes remaining columns, remaining gingerbread detailing, addition of brick deck, foundation walls, stairs and knee walls, and addition of a metal railing. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request. The asphalt shingle roof was not historic and has been replaced with the same material. The existing electrical service was moved from the front façade to the side façade.

The standards are met for the installed light fixtures.

Ms. Fenwick asked if a permit was obtained. **Ms. Michalak** responded no. Street view observation showed the March 2019 COA was exceeded. This project was reported this year; it is a current Code Compliance case under applicant's ownership. **Ms. Fenwick** stated she is concerned this area is not getting the protective attention as other areas are. **Ms. Michalak** stated it's getting better, thus it was reported.

PETITIONER COMMENTS:

Mr. Mack stated he bought it already with work underway and was not aware of his limitations. He stated he is not aware and spent much on repairs, only to find he cannot proceed. He stated he thought he was compliance; tried to be in harmony with the other homes in the area.

Ms. Connor stated she does not think it is fair to deny everything due to the time that has passed.

Ms. Ledvina asked if any of the historic materials were saved. **Mr. Mack** stated some doors were inoperable and one opening had no door at all. It has the same siding as on other structures, Hardi-board; none of the original siding is available.

Mr. Bagley-Heath asked the petitioner if he was made aware that the structure was historic and subject to certain planning requirements. **Mr. Mack** stated he was unaware he was in a historical district at purchase. He regrets no one told him earlier; could have saved money and minimized the damage done.

Ms. Michalak stated Cuyler-Brownville standards haven't changed since 1997. **Mr. Mack** stated he did get a contractor referred by a realtor; he went by the visual characteristics in the area.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, expressed his regret for the situation. This problem seems to be more prevalent in Cuyler-Brownville than in other areas. Unless there is a statute of limitations, where do you draw the line. HSF states all of the historic detail was in the porch; the historic details should be replicated. Ballustrades, gingerbread, tongue and groove. Agrees with Staff's denial. The porch, at a minimum should be restored.

Mr. Mack asked is it only this house that needs the metal columns; new construction by the City has the exact same as he has - he used those as examples. **Ms. Bowley** stated they were referring to the woodwork. **Ms. Fenwick** stated she understands his confusion, as the Housing Authority has unfortunately constructed some like this.

BOARD COMMENTS:

Agrees with HSF; porch is main character of the house. This is a casualty of lack of enforcement. **Ms. Conner** feels all responsibility should not be placed on the applicant. Remove conditions: roof reconfiguration, window alteration, installation of cement fiber board. Leave as conditions porch items and possibly the vents. **Ms. Michalak** state this will need a Special Exception, thus a continuance. Doors were historically accurate and vent, brackets. **Mr. Bagley-Heath** asked if **Mr. Arvay** can provide resources for materials. A COA allows applicant two years to complete the project.

STAFF RECOMMENDATION:

Denial of the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are not visually compatible and do not meet the preservation or design standards:

1. Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
2. Replacement of two rear doors
3. Alteration of two rear window openings from rectangular to square
4. Removal of at least two rear window openings
5. Window replacement
6. Door replacement
7. Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)
8. Complete front porch alterations (columns, railing, foundation walls, steps,

and decking)

9. Eave brackets removed

10. Removal of louver vents into the attic on both side facades

Staff recommends that the applicant return to the May 25, 2022, Historic Preservation Commission meeting with appropriate replacement materials and designs for the above items.

AND

Approval of the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are visually compatible and meet the preservation and design standards:

1. Roof replacement
2. Electrical service relocated from front façade to side façade
3. Addition of and then later reconstruction of two rear decks
4. Exterior light fixtures installed

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for after-the-fact alterations to the property located at 677 West 34th Street to the May 25, 2022 Historic Preservation Commission meeting in order for the petitioner to apply for a Special Exception to allow the retention of the following features:

- 1.Reconfiguration of the original main roof form and removal of roofs of rear additions.
- 2.Removal of two rear window openings.
- 3.Window replacement.
- 4.Installation of fiber cement siding.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

STREETCAR DISTRICT

[20. Petition of Brown Design Studio | 22-000485-COA | 1602 Bull Street | Alterations and Addition](#)

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

[📎 Staff Recommendation - 22-000485-COA -1602 Bull St.pdf](#)

Ms. Aislinn Droski presented the petitioner's request of approval for alterations and

additions for the property located at 1602 Bull Street.

The project description, per the applicant, is as follows:

“This project is the renovation and addition of a very small non-historic utility structure at 1602 Bull Street. Located on the corner of Bull Street and 32nd Street, the site is currently vacant, and the small building is boarded up. The last use of the site was a car wash some years ago, and the site has most of its frontage as a curb cut.

The proposed work seeks to restore the Bull St. fabric and activate the corner site. The curb line and tree canopy are proposed to return along Bull St. and most of 32nd., this will add new parking spots back into the area mix. The existing building is painted brick and is setback from the street in a very suburban manner. The proposal seeks to add a new rear addition to the building while developing outdoor seating area between the building and the sidewalk. A new low wall of concrete breeze block will hold the street edge and define the property boundary. The south side of the outdoor area is provided with a clear roof while the north side uses sun shade fabric.”

The building is a non-contributing resource within the National Register Thomas Square Streetcar Historic District and the local Streetcar Historic District.

The existing building does not maintain a frontage and the proposed outdoor seating/CMU wall will maintain a frontage of at least 70%. There is no minimum side yard setback for properties adjacent to any TC zoning district. The building is to remain one story in height. The existing building is one-story tall and is 194 square feet. The T-shaped addition proposed for the rear of the building is to be one-story tall and to match the overall height of the existing building. The new covered outdoor seating areas are to be located on either side of the “T”, along with a 3’ high breezeblock wall. This will create a visually compatible rhythm of the building along the Bull Street, which is a commercial corridor with buildings mainly fronting along the sidewalk. Staff finds the overall scale, and height, and width, and the rhythm of the new structure to be visually compatible.

The setbacks are visually compatible, particularly with the surrounding commercial buildings which consist of small side-yard setbacks or almost full lot coverage.

Within the existing building, new openings are proposed along the front and rear facades; the front is to feature a new overhead door and the rear will be prepped to connect to the new addition. Two openings on the side facades of the existing building are to be infilled with brick, to match existing. The left side of the new addition is to feature an overhead door to match the one on the existing building and the right side is to feature two new man/entry door openings. An entry door is proposed for the rear portion of the addition facing 32nd Street, and two entry doors are proposed for the rear façade of the new addition/building. No other windows or openings are proposed. Staff finds the openings to be visually compatible. On either side of the “T-shaped” addition, the applicant is proposing covered seating areas. The right side is to feature a clear, permanent roof feature and lighting. The left side is to be a canvas canopy and be more of an open-air seating area. All doors visible from the street are to have a metal awning which will not project over the sidewalk. Staff finds the projections as proposed to be visually compatible.

Materials. *The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The following materials are proposed to be utilized:

-Exterior Walls: *RCP Block & Brick*, precision concrete block (smooth), painted

- Overhead Doors: Aluminum and glass overhead door
- Entry Doors: Hollow metal door with louver by *TRUDOOR*
- Awnings (on building): Aluminum with metal supports
- Canopy (above outdoor seating): *USA Shade* 3-point canvas sail with steel supports
- Roof (on building): *GAF Timberline HDZ* shingles
- Roof (above outdoor seating): *Palram 'SUNSKY'* corrugated polycarbonate (clear) roofing with ~2" rib with steel supports
- Lighting: Building: *WAC LIGHTING* wall mounted cylinder constructed of aluminum
Outdoor Seating: *Energy Light Inc.* 18-inch globe fixture (acrylic) over steel pole
String Lighting: *PLT Solutions* patio string lights with black wire
- Front Wall/Fence: CMU breezeblock, 16" square peg

Staff recommends revising the corrugated polycarbonate roofing to be a more visually compatible and permitted material. Otherwise, staff finds the materials as proposed to be visually compatible. The roof of the addition is to match the hipped roof shape of the existing building. The outdoor seating which has a roof will feature a flat roof. Staff finds the roof shapes as proposed to be visually compatible.

The setbacks standard is not met. See Base Zoning Standards comments. The exterior walls of the addition are to be concrete block, painted. Infill within the existing building is to be brick, to match existing.

No windows are proposed for the addition. See below (***Doors/Entrances***) for staff's comments regarding the new openings proposed for the building.

The applicant is proposing two overhead doors, to be constructed of metal and glass. The remaining doors are to be hollow metal doors with louvers, meeting the standard. Entrances are located on both the Bull Street and 32nd Street facades.

The awnings above the entrances are to be constructed of metal, with metal supports. The awning above the open-air seating is to be constructed of canvas. Staff finds the standard to be met with regards to this awning.

The awning/roof structure over the outdoor seating on the right side of the building is to be constructed of corrugated polycarbonate. Staff finds this material to not meet the intent of the standard. **Staff recommends revising the corrugated polycarbonate roof to be a more visually compatible and permitted material.** The roofing over the existing building and addition is to be asphalt shingle. The applicant has indicated that the pitch of the roof of the addition is to match the pitch of the existing roof. **Ensure that the pitch of the roof on the addition is between 4:12 and 8:12. Ensure the eaves extend no less than 12 inches beyond the supporting walls.**

There is an existing concrete block trash enclosure that the applicant is proposing to retain. The service area is to be located to the rear of the building and will be minimally visible beyond the existing concrete block enclosure which faces 32nd Street. Staff finds the standards to be met.

The wall in the front 'yard' is to be a 32" high breezeblock wall with 42" high stucco over CMU piers. The intent of the standards is met.

PETITIONER COMMENTS:

Eric Brown agrees to staff conditions. The clear corrugated was proposed for light. May pull roofing off - would like to confer with client about that.

BOARD COMMENTS:

The Board stated it appears to be in keeping with the district and history. Remove plastic.

STAFF RECOMMENDATION:

Approve the petition for alterations and additions for the property located at 1602 Bull Street with the following conditions to be submitted to staff for final review and approval:

- 1. Revise the corrugated polycarbonate roofing to be a more visually compatible and permitted material.**
- 2. The pitch of the roof on the addition must be between 4:12 and 8:12.**
- 3. The eaves must extend no less than 12 inches beyond the supporting walls.**

Motion

The Savannah Historic Preservation Commission does hereby approve the alterations and additions for the property located at 1602 Bull Street with the following conditions to be submitted to staff for final review and approval:

- 1.Revise the corrugated polycarbonate roofing to be a more visually compatible and permitted material.
- 2.The pitch of the roof on the addition must be between 4:12 and 8:12.
- 3.The eaves must extend no less than 12 inches beyond the supporting walls.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[21. Petition of Rayfield Reeves | 22-001021-COA | 504 East 40th Street | New Construction, Small \(Parts I and II\)](#)

[📎 Staff Recommendation 22-001021-COA.pdf](#)

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

[📎 March 31st HPC Board Decision 22-001021-COA.pdf](#)

[📎 Previous Submittal Packet - March 31st HPC Meeting.pdf](#)

****Rebecca Fenwick and Kiersten Connor recused themselves.**

Ms. Olivia Arfuso presented the petitioner's request for approval of *New Construction, Small (Parts I and II)* at 504 East 40th Street. 506 East 40th Street has been subdivided;

therefore, what will become, 504 East 40th Street is currently a vacant lot. A two-story, single-family, detached residence is proposed to be constructed. The petitioner is also the owner of the adjacent building, 506 East 40th Street. 506 East 40th Street is a contributing resource and was constructed in 1916.

On August 17, 2021, Staff approved in-kind repairs / replacement of the roof and windows at 506 East 40th Street with (4) conditions. One of the conditions stated that “If any additional repairs / replacements are necessary, ensure that a separate *Certificate of Appropriateness (COA)* is applied for.” Due to extensive fire damage, additional exterior work will be undertaken to restore the building to its previously existing condition. The new construction proposed at 504 East 40th Street will be located to the west of 506 East 40th Street.

At the March 31st HPC Meeting (rescheduled from March 23rd), the Board voted to continue the petition for *New Construction, Small (Parts I and II)* to the April 27th HPC Meeting in order for the petitioner to address the following:

1. Provide floor-to-floor height dimensions for the adjacent buildings (on the context elevation); if the proposed floor-to-floor height is appropriate with the historic context, an application for a Special Exception is required to vary the standard.
2. Increase the fenestration to a minimum of 30% on the ground floor of the west façade.
3. Revise the fenestration of the west elevation’s second floor to incorporate at least (1) window.
4. Revise the foundation material and/or porch pier material so that they are the same; both shall be either brick or CMU with a stucco finish. The infill material between the piers shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
5. Revise the front entrance design to be compatible with the adjacent entrances.
6. The windows must have simulated divided lights; the muntin shall be 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, and there shall be a spacer bar in between double panes of glass.
7. Material specifications for all proposed products must be provided, including but not limited to: doors and shake shingles.
8. Gable end rakes shall overhang at least eight (8) inches.
9. All mechanical equipment, the electrical meter, and refuse storage shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way. Provide screening details.
10. If any fences are planned; submit the entirety of the fence checklist.
11. The columns shall be revised to be rounded and more aligned with the columns on the rest of the street.
12. More ornamentation / detailing shall be incorporated (such as dental-tooth molding).

On April 8th, Ellen Harris with *Ethos Preservation* submitted revisions for the petitioner. Staff determined that a response was provided for each of the (11) conditions listed above. The petitioner felt that with the revisions that were made to meet conditions 1-11, condition 12 was also (indirectly) addressed.

The historic building (located at 506 East 40th Street) was constructed in 1916 and is a contributing resource within the Thomas Square-Streetcar National Register Historic

District and the local Streetcar Historic District. The lot has been subdivided, creating a vacant parcel to the west (506 East 40th Street).

504 East 40th Street has a lot area of 2,681.8-square feet and is 29.15-feet wide. Although the lot area is under the 3,000-square-foot minimum, the dimensions have been approved by the *Chatham County Department of Public Health, Division of Engineering and Sanitations, the City Engineer, and the Metropolitan Planning Commission*. The new construction is proposed to be 23-feet wide by 57'- 4" deep; therefore, the proposed building area is approximately 1,318.67-square-feet. Staff calculated that 504 East 40th Street will have a building coverage of 49%. The proposed building frontage is approximately 78.9%. The front yard is proposed to align with the block face (10-foot setback to the front porch), and the side yards will have a 3'-1" setback. The rear yard setback will be 24'-8". The proposed height (to the top of the gable roof) is approximately 27'-10 ³/₄", and the width is 23-feet. These measurements and, overall scale, are typical of a single-family residence in the vicinity. The standard is met.

The proposed setbacks are compatible with the pre-existing setbacks of the contributing resources to which the New Construction will be visually related. Therefore, the rhythm of the open space between the buildings is also compatible. The standards are met. The overall rhythm and solid-to-void ratio has been revised to be compatible with the adjacent contributing buildings, and the west façade has been updated to adhere to the 30% (minimum) fenestration standard for ground floors. Additionally, a window has been added to the second floor of the west façade. The adjacent contributing resources all have front porches. Two historic buildings across the street have two-story porches. The proposed projections are visually compatible with the contributing buildings to which the New Construction will be visually related.

The new construction is proposed to have an asphalt shingle roof. The exterior walls will be *HardiePlank* smooth lap siding. The gable will be finished in *Hardie* cedar shake. The windows will be *Windsor, Legend Series*, and the doors will be 8-feet all wood doors with ³/₄ glass lites and ³/₄ glass sidelites at the front entrance. All columns, handrails, fences, and porch decks will be painted or stained wood. The roof is proposed to be a front-facing gable shape. Staff has determined that this gable roof is visible on historic buildings in the neighborhood. The standard is met.

The front yard is proposed to align with the block face (10-foot setback to the front porch), and the side yards will have a 3'-1" setback. The rear yard setback will be 24'-8". The standard is met. The new construction is proposed to have a first floor that has an exterior expression of 11'- 4 ¹/₈" and a second story that has an expression of 10'-1 ¹/₈". Staff has determined that the building height is proposed to match the contributing buildings to which the new construction will be visually related.

The new construction is proposed to have a concrete block foundation that will be finished in stucco. The height of the foundation will be 2'-6". CMU piers will also support the front porch and hog's fencing will be located between the piers. The infill is proposed to be recessed at least (3) inches behind the front edge of the pier so that the piers are clearly differentiated. The exterior walls are proposed to be smooth, *HardiePlank* horizontal lap siding, and the gable will be finished in *Hardie* cedar shake. The standard is met.

All windows are proposed to be *Windsor, Legend Series*. It is Staff's understanding that the windows are proposed to be simulated divided lite with muntins that are 7/8 inches or less, muntin profiles that stimulate traditional putty glazing, and will have spacer bars in

between any double panes of glass. A beveled bay window is also proposed on the front façade. **All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and a pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.**

All residential facades visible from a street (including the west façade) are proposed to have a minimum of 30% fenestrations. The entrances are proposed to have all wood doors. The front door will, also, have a transom and sidelites and will align with the height of the adjacent, contributing building's entrances.

The proposed new construction will have (2) front and (1) rear covered porch. The porches will be 8-feet deep at their widest points, decreasing to 6-feet deep at the bay window (on the front façade). The porch decks, rounded columns, and handrails will be constructed of wood that is proposed to be painted or stained. The columns will have 6-inch wood base trim and matching 6-inch cap trim. The handrails will be 36-inches in height, and balusters will be placed between the handrail and bottom rail. CMU piers will support the front porch and hog's fencing will be located between the piers. The infill is proposed to be recessed a minimum of three-inches behind the front edge of the piers. The roof is proposed to be a front-facing gable. The gable will have a pitch of 6:12 and the eaves will overhang 12-inches. The gable end rakes will overhang approximately 24-inches. The roof material will be asphalt shingle.

All mechanical equipment, electrical meter, and refuse storage area will be located in the rear yard and is proposed to be screened from the public right-of-way by a fence. No lighting material specifications were provided to Staff for review.

In December, the petitioner received a parking variance from the *Savannah Zoning Board of Appeals (SZBA)* [File No. 21-006320-ZBA]. Due to the lot conditions / constraints, no off-street parking will be required.

A 6-foot-tall wood privacy fence is proposed to be located along the side yard to the East. The existing 8-foot-tall privacy fence along the western side yard, and the rear, is proposed to remain. **The proposed side yard fence shall be painted or stained.**

PETITIONER COMMENTS:

Ms. Ellen Harris presented the petition to the Board.

Ms. Heiss asked if a second story porch is included, will there be a porch, is it a single family home. **Ms. Harris** replied yes to all of the questions. **Ms. Michalak** stated there is an existing fence; the standard only applies to new fences regarding the 5-foot separation standard.

STAFF RECOMMENDATION:

Approve the petition for New Construction, Small (Parts I and II) with the following conditions because otherwise the work is visually compatible and meets the standards:

- 1. All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and a pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.**
- 2. The proposed side yard fence shall be painted.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small (Parts I and II) with the following conditions because otherwise the work is visually compatible and meets the standards:

- 1.All framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and a pronounced sill where appropriate. Provide Staff with a section drawing of the window, to show the header and pronounced sill.
- 2.The proposed side yard fence shall be painted.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[22. Petition of Ethos Preservation | 22-001683-COA | 507 East 36th Street | Amendment to Previous COA](#)

[☞ Staff Recommendation 22-001683-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ March 24, 2021 Board Decision 21-001195-COA.pdf](#)

[☞ April 28, 2021 Board Decision Packet 21-001195-COA.pdf](#)

[☞ Stamped Drawings.pdf](#)

[☞ Final Inspection Results \(Email\).pdf](#)

****Rebecca Fenwick and Kiersten Connor recused themselves.**

Ms. Olivia Arfuso presented the petitioners request for approval of an amendment to a previously approved COA [File No. 21-001195-COA]. This amendment is proposed to address the inconsistencies noted by Staff during the final inspection of 507 East 36th Street.

The petitioner is requesting the following:

- The Hardie horizontal siding remain in the gables, instead of the previously approved shake shingles.
- The foundation piers remain brick, instead of the previously approved CMU block with a stucco finish.

The front porches on the New Construction were also built with (3) columns instead of the proposed (4); therefore, the petitioner is proposing to keep the (3) column pattern to better align with the contributing resources in the neighborhood. Additionally, a pronounced sill is proposed to be added to the existing windows, and the previously

installed fence specifications were submitted to Staff for review.

On April 28, 2021, the Board approved *New Construction, Small (Parts I and II)* for two detached dwellings located at 507 and 509 East 36th Street [File No. 21-001195-COA and 21-001196-COA]. Please, see attached document(s). On **March 4, 2022**, Staff visited the site to perform a final inspection. At this time, Staff noted the following discrepancies:

- Smooth, Hardie horizontal lap siding in the gables, instead of the approved cedar shake shingles
- Brick / masonry foundation piers, instead of the approved CMU block with white sand stucco finish
- The window trim / sills

Additionally, condition #5 of the previously approved COA [File No. 21-001195-COA] stated that "If fences are to be installed, ensure that the appropriate checklist and all required supplemental information is submitted to Staff prior to installation." Staff noted that both side and rear privacy fences had been installed without Staff's review and/or knowledge. Prior to the New Construction, a historic building was located on the site. The building was constructed in 1900 and was a contributing resource within the *Thomas Square-Streetcar National Register Historic District* and local *Streetcar Historic District*. Persistent neglect of the building resulted in structural deterioration and irreparable decay. On October 7, 2020, the Recorder's Court of Chatham County ordered the demolition of the structure due to dangerous, hazardous, and unsafe conditions. On November 23, 2020, the Board approved the demolition of the contributing structure [File No. 20-005231-COA]. The parcel was subdivided into two lots: 507 East 36th Street and 509 East 36th Street. On April 28, 2021, the Board approved *New Construction, Small (Parts I and II)* for two detached dwellings located at 507 and 509 East 36th Street [File No. 21-001195-COA and 21-001196-COA]. Please, see attached document(s).

The two-story front porches visible on 507 and 509 East 36th Street were constructed with a (3) column rhythm. Staff determined that most of the contributing buildings on the block have similar (3) column front porches. Therefore, the (3) column front porches are appropriate and compatible with the contributing resources to which the New Construction is visually related. The gables were finished with Hardie horizontal siding instead of cedar shakes. The previously approved cedar shake was a character defining feature of these townhouses. However, Staff does concur with the petitioner that horizontal siding is more common on the adjacent contributing resources. If the Hardie horizontal siding is to remain, Staff recommends that a window or gable vent be added to provide an element of visual interest.

The porch foundation piers were approved to be CMU block with a stucco finish; however, they are currently brick. While brick is the predominate porch pier material on the adjacent contributing resources, the foundations of the historic buildings are similarly brick. **Therefore, the porch foundation piers shall be of the same material as the foundation. Please, reference the Design Standard for 'Porches, Stoops, Balconies and Decks.'** The previously installed side / rear yard fences were constructed of 6-foot-tall, stained wood boards.

The foundation was approved to be CMU block with a white sand stucco finish. The height of the foundation was supposed to be 2'-8". Horizontal boards (hog penning) was approved for between porch piers on the front elevation. Similarly, the porch foundation piers were approved to be CMU block with a stucco finish; however, they are currently brick. While brick is the predominate porch pier material on the adjacent contributing

resources, the foundations of the historic buildings are similarly brick. **Therefore, the porch foundation piers shall be of the same material as the foundation. Please, reference the Design Standard for ‘Porches, Stoops, Balconies and Decks.’**

The New Construction was approved to have exterior walls finished in smooth fiber cement horizontal lap siding, while the gables were supposed to be finished in a cedar shake. The gables were finished with Hardie horizontal siding, instead of cedar shakes. The previously approved cedar shake was a character defining feature of these townhouses. However, Staff does concur with the petitioner that horizontal siding is more common on the adjacent contributing resources. **If the Hardie horizontal siding is to remain, Staff recommends that a window or gable vent be added to provide an element of visual interest.**

Staff determined that the framing around the windows (currently) does not meet the standards. A pronounced sill is proposed to be added to the existing windows; however, no example of this revision (on an actual window) was provided to Staff. **An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.**

The two-story front porches visible on **507 and 509 East 36th Street** were constructed with a (3) column rhythm. Staff determined that most of the contributing buildings on the block have similar (3) column front porches. Therefore, the (3) column front porches are appropriate and compatible with the contributing resources to which the New Construction is visually related. The porch foundation piers were approved to be CMU block with a stucco finish; however, they are currently brick. While brick is the predominate porch pier material on the adjacent contributing resources, the foundations of the historic buildings are similarly brick. **The porch piers must be of the same material as the foundation wall(s) facing the street(s). The porch decking and stairs must be painted or stained.** The previously installed side / rear yard fences were constructed of 6-foot-tall wood boards that have been stained. **A minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

PETITIONER COMMENTS:

Ms. Ellen Harris, petitioner, stated they would like to keep the gables as is; first ask of this after being heard three times. Will do windows as requested. Porch piers were approved to be stucco on sides and front; would like to keep as proposed. Other structures in area with front facing gables. Will abide by conditions 2 & 4; ask for consideration for conditions 1 & 3.

PUBLIC COMMENT:

No public comment.

BOARD COMMENTS:

The Board asked about pier design; supports gable feature. Stated floating boards does not have flow from main house to the porch; something should break up siding. The Board concurred that, due to the examples provided by the petitioner, the brick piers may remain. However, the Board members did have concerns regarding the hog penning that appeared to be “floating” on the sides of the porches.

STAFF RECOMMENDATION:

Approve the amendment to a previously approved COA [File No. 21-001195-COA] to address the inconsistencies noted by Staff during the final inspection of 507 East 36th Street with the following conditions, because otherwise the work is

visually compatible and meets the standards:

- 1. If the Hardie horizontal siding is to remain, Staff recommends that a window or gable vent be added to provide an element of visual interest.**
- 2. An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.**
- 3. The porch piers must be of the same material as the foundation wall(s) facing the street(s). The porch decking and stairs must be painted or stained.**
- 4. A minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

Motion

The Savannah Historic Preservation Commission does hereby approve the amendment to a previously approved COA [File No. 21-001195-COA] to address the inconsistencies noted by Staff during the final inspection of 507 East 36th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

- 1.A window or gable vent shall be added to provide an element of visual interest.
- 2.An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.
- 3.A minimum of five (5) feet must be provided between a fence and a building where they are parallel.
- 4.A similar brick pier element shall be introduced at the rear of the porch, where the skirting of the porch meets the foundation.

Vote Results (Approved)

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[23. Petition of Ethos Preservation | 22-001684-COA | 509 East 36th Street | Amendment to Previous COA](#)

[☞ Staff Recommendation 22-001684-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ March 24, 2021 Board Decision 21-001196-COA.pdf](#)

[☞ April 28, 2021 Board Decision Packet 21-001196-COA.pdf](#)

[☞ Stamped Drawings.pdf](#)

[☞ Final Inspection Results \(Email\).pdf](#)

**** Rebecca Fenwick and Kiersten Connor recused themselves.**

Ms. Oliva Arfuso presented the petitioner's request requesting approval for an

amendment to a previously approved COA [File No. 21-001196-COA]. This amendment is proposed to address the inconsistencies noted by Staff during the final inspection of **509 East 36th Street**.

The petitioner is requesting the following:

- The Hardie horizontal siding remain in the gables, instead of the previously approved shake shingles.
- The foundation piers remain brick, instead of the previously approved CMU block with a stucco finish.

The front porches on the New Construction were also built with (3) columns instead of the proposed (4); therefore, the petitioner is proposing to keep the (3) column pattern to better align with the contributing resources in the neighborhood. Additionally, a pronounced sill is proposed to be added to the existing windows, and the previously installed fence specifications were submitted to Staff for review.

On April 28, 2021, the Board approved *New Construction, Small (Parts I and II)* for two detached dwellings located at 507 and 509 East 36th Street [File No. 21-001195-COA and 21-001196-COA]. Please, see attached document(s). On **March 4, 2022**, Staff visited the site to perform a final inspection. At this time, Staff noted the following discrepancies:

- Smooth, Hardie horizontal lap siding in the gables, instead of the approved cedar shake shingles
- Brick / masonry foundation piers, instead of the approved CMU block with white sand stucco finish
- The window trim / sills

Additionally, condition #5 of the previously approved COA [File No. 21-001195-COA] stated that "If fences are to be installed, ensure that the appropriate checklist and all required supplemental information is submitted to Staff prior to installation." Staff noted that both side and rear privacy fences had been installed without Staff's review and/or knowledge. Prior to the New Construction, a historic building was located on the site. The building was constructed in 1900 and was a contributing resource within the *Thomas Square-Streetcar National Register Historic District* and local *Streetcar Historic District*. Persistent neglect of the building resulted in structural deterioration and irreparable decay. On October 7, 2020, the Recorder's Court of Chatham County ordered the demolition of the structure due to dangerous, hazardous, and unsafe conditions. On November 23, 2020, the Board approved the demolition of the contributing structure [File No. 20-005231-COA]. The parcel was subdivided into two lots: 507 East 36th Street and 509 East 36th Street. On April 28, 2021, the Board approved *New Construction, Small (Parts I and II)* for two detached dwellings located at 507 and 509 East 36th Street [File No. 21-001195-COA and 21-001196-COA]. Please, see attached document(s).

The two-story front porches visible on 507 and 509 East 36th Street were constructed with a (3) column rhythm. Staff determined that most of the contributing buildings on the block have similar (3) column front porches. Therefore, the (3) column front porches are appropriate and compatible with the contributing resources to which the New Construction is visually related. The gables were finished with Hardie horizontal siding instead of cedar shakes. The previously approved cedar shake was a character defining feature of these townhouses. However, Staff does concur with the petitioner that horizontal siding is more common on the adjacent contributing resources. If the Hardie horizontal siding is to remain, Staff recommends that a window or gable vent be added to provide an element of visual interest.

The porch foundation piers were approved to be CMU block with a stucco finish; however, they are currently brick. While brick is the predominate porch pier material on the adjacent contributing resources, the foundations of the historic buildings are similarly brick. **Therefore, the porch foundation piers shall be of the same material as the foundation. Please, reference the Design Standard for 'Porches, Stoops, Balconies and Decks.'** The previously installed side / rear yard fences were constructed of 6-foot-tall, stained wood boards.

The foundation was approved to be CMU block with a white sand stucco finish. The height of the foundation was supposed to be 2'-8". Horizontal boards (hog penning) was approved for between porch piers on the front elevation. Similarly, the porch foundation piers were approved to be CMU block with a stucco finish; however, they are currently brick. While brick is the predominate porch pier material on the adjacent contributing resources, the foundations of the historic buildings are similarly brick. **Therefore, the porch foundation piers shall be of the same material as the foundation. Please, reference the Design Standard for 'Porches, Stoops, Balconies and Decks.'**

The New Construction was approved to have exterior walls finished in smooth fiber cement horizontal lap siding, while the gables were supposed to be finished in a cedar shake. The gables were finished with Hardie horizontal siding, instead of cedar shakes. The previously approved cedar shake was a character defining feature of these townhouses. However, Staff does concur with the petitioner that horizontal siding is more common on the adjacent contributing resources. **If the Hardie horizontal siding is to remain, Staff recommends that a window or gable vent be added to provide an element of visual interest.**

Staff determined that the framing around the windows (currently) does not meet the standards. A pronounced sill is proposed to be added to the existing windows; however, no example of this revision (on an actual window) was provided to Staff. **An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.**

The two-story front porches visible on **507 and 509 East 36th Street** were constructed with a (3) column rhythm. Staff determined that most of the contributing buildings on the block have similar (3) column front porches. Therefore, the (3) column front porches are appropriate and compatible with the contributing resources to which the New Construction is visually related. The porch foundation piers were approved to be CMU block with a stucco finish; however, they are currently brick. While brick is the predominate porch pier material on the adjacent contributing resources, the foundations of the historic buildings are similarly brick. **The porch piers must be of the same material as the foundation wall(s) facing the street(s). The porch decking and stairs must be painted or stained.** The previously installed side / rear yard fences were constructed of 6-foot-tall wood boards that have been stained. **A minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

BOARD DISCUSSION:

The Board concurred that, due to the examples provided by the petitioner, the brick piers may remain. However, the Board members did have concerns regarding the hog penning that appeared to be "floating" on the sides of the porches.

STAFF RECOMMENDATION:

Approve the amendment to a previously approved COA [File No. 21-001196-COA] to address the inconsistencies noted by Staff during the final inspection of 509

East 36th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. **If the Hardie horizontal siding is to remain, Staff recommends that a window or gable vent be added to provide an element of visual interest.**
2. **An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.**
3. **The porch piers must be of the same material as the foundation wall(s) facing the street(s). The porch decking and stairs must be painted or stained.**
4. **A minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

Motion

The Savannah Historic Preservation Commission does hereby approve the amendment to a previously approved COA [File No. 21-001196-COA] to address the inconsistencies noted by Staff during the final inspection of 509 East 36th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. A window or gable vent shall be added to provide an element of visual interest.
2. An example of the revised window framing shall be completed and reviewed by Staff prior to the commencement of work.
3. A minimum of five (5) feet must be provided between a fence and a building where they are parallel.
4. A similar brick pier element shall be introduced at the rear of the porch, where the skirting of the porch meets the foundation.

Vote Results (Approved)

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[24. Petition of Michael Story | 22-001691-COA | 217 / 219 West 36th Street | Rehabilitation / Alterations](#)

[☞ Staff Recommendation 22-001691-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

[☞ Additional Photographs from Petitioner.pdf](#)

Ms. Olivia Arfuso presented the petitioners request for approval of the rehabilitation of, with alterations to, the building located at **217 / 219 West 36th Street**.

Per the petitioner, the existing windows will be repaired, the existing doors will be

restored, the porch railing and decking will be repaired, and the roof will be replaced with new GAF architectural shingles. One, non-original door opening is proposed to be infilled on the rear of the second-story, and patched with siding that matches the existing siding on the principal building. One of the (2) front doors is proposed to be replaced with a wood door that will match the adjacent entrance. An existing chain link fence is, also, proposed to be removed.

217 / 219 West 36th Street was constructed in 1902 and is a contributing resource within the *Thomas Square-Streetcar National Register Historic District* and the *Local Streetcar Historic District*. 217 / 219 West 36th Street was built in 1902 for *John F. Tietzen*, as a single-family dwelling. Although the Tietzen family would live in some portion of the building until 1953, the 1916 *Sanborn Map* does list two addresses for the property: 217 and 219 West 36th Street. The 1916 *Sanborn Map* is the earliest map that Staff can reference, due to the date of construction. The map illustrates a two-story, frame constructed building with a one-story full-width front porch that wraps around to the side of the home. A second story is visible above the side porch. The porches and principal building are, both, noted as having a standing seam metal roof. The two, tri-partite bay windows along the front / side façades are indicated, as well. A two-story porch is visible on the south-east corner of the rear façade, and two, one-story frame accessory structures are evident in the backyard. By the 1954 *Sanborn Map*, the building is officially labeled with an "F," which stands for Flats (Apartments). The only obvious change to the property is the removal of a one-story accessory structure located in the east corner of the rear yard. There are no further alterations visible on the 1973 *Sanborn Map*. A 1937 *Savannah Cadastral Survey* supports the information visible on the Sanborn Maps, by describing the building as being a frame constructed, apartment building with a brick foundation. Gable and hip roof shapes are apparent and covered in tin. Wood windows and painted wood trim are observed on the building, as well.

The overall historic character of the building is proposed to be retained and preserved. One door opening on the rear of the building is proposed to be altered. The opening is located on the second floor and faces East. It is adjacent to the door opening that faces South (towards the lane). Staff believes that the rear entrances were likely altered, similar to the original front entrance, to reflect the building's use as a boarding house / apartment. The removal of the first floor, rear porch (that is noted on the Sanborn Maps) may have also impacted the entrance configuration of the rear façade. The East-facing, second floor entrance is an irregularity in the fenestration rhythm visible on the principal building. Additionally, the (2) rear entrances that face South appear to have headers aligned with the original windows and historic transoms visible above each door. However, additional photographic documentation of the East-facing door is necessary to determine whether the opening has any historic integrity worthy of preservation. **Additional photographic documentation of the East-facing door must be provided to Staff to confirm that the opening is not original and does not have historic integrity worthy of preservation.**

Per the petitioner, the existing windows will be repaired, the existing doors will be restored, the porch railing and decking will be repaired, and the roof will be replaced with new GAF architectural shingles. One of the (2) front doors is proposed to be replaced with a wood door that will match the adjacent entrance. An existing chain link fence is, also, proposed to be removed. **All deteriorated features must be repaired in-kind, rather than replaced. If the degree of deterioration requires replacement, the replacement feature must match the original feature in materiality, design, texture, dimension, profile, and other visual qualities.**

Per the petitioner, the existing windows will be repaired, the existing doors will be restored, the porch railing and decking will be repaired, and the roof will be replaced with new GAF architectural shingles. One of the (2) front doors is proposed to be replaced with a wood door that will match the adjacent entrance. An existing chain link fence is, also, proposed to be removed. **All deteriorated features must be repaired in-kind, rather than replaced. If the degree of deterioration requires replacement, the replacement feature must match the original feature in materiality, design, texture, dimension, profile, and other visual qualities. All material specifications must be provided to Staff for review.** It is Staff's understanding that no siding is proposed to be repaired and/or replaced. **If any work that is not outlined in this COA is necessary, the work must be applied for and appropriately reviewed.**

The windows on the principal building are proposed to be repaired. **All window repairs must be made in-kind with appropriate materials (wood and glass, accordingly). The dimensions of the existing window openings shall not be altered in any way.** *Per the petitioner*, the existing doors will be restored. One of the (2) front doors is proposed to be replaced with a wood door that will match the adjacent entrance. One door opening on the rear of the building is proposed to be altered. The opening is located on the second floor and faces East. It is adjacent to the door opening that faces South (towards the lane). Staff believes that the rear entrances were likely altered, similar to the original front entrance, to reflect the building's use as a boarding house / apartment. The removal of the first floor, rear porch (that is noted on the Sanborn Maps) may have also impacted the entrance configuration of the rear façade.

The East-facing, second floor entrance is an irregularity in the fenestration rhythm visible on the principal building. Additionally, the (2) rear entrances that face South appear to have headers aligned with the original windows and historic transoms visible above each door. **However, additional photographic documentation of the East-facing door is necessary to determine whether it obtains any historic integrity worthy of preservation.** *Per the petitioner*, the porch railing and decking will be repaired. It appears to Staff that the porch ceiling boards may also need to be replaced. **All deteriorated features must be repaired in-kind, rather than replaced. If the degree of deterioration requires replacement, the replacement feature must match the original feature in materiality, design, texture, dimension, profile, and other visual qualities. The original porch columns must remain intact and unaltered.**

Per the petitioner, the roof will be replaced with new GAF architectural shingles. After speaking with the petitioner, Staff was made aware that the existing roof is currently shingle and the standing seam metal roof (noted on the Sanborn Maps) no longer remains. **The roof configuration shall not be altered in any way and the deteriorated roofing material must be replaced in-kind.** No information was provided to Staff regarding mechanical equipment and / or refuse.

PETITIONER COMMENTS:

Michael Story, petitioner, presented his petition before the Board.

PUBLIC COMMENTS:

A member of the public asked if the property will be rented. **Mr. Story** stated it will be for sale.

Mr. Arvay stated the application seems to be vague; much is left to interpretation. If unapproved work occurs, that causes problems. What is meant by restoration of both front doors, as one is historic and the other is not. Above the front doors - (window) will

the clear pane remain? These types of details need to be addressed to avoid problematic situations. **Mr. Story** stated the one historic door will be replicated. The one window will replicate the other historic windows. Can submit more details.

BOARD COMMENTS:

There were no Board comments.

STAFF RECOMMENDATION:

Approve the rehabilitation of, with alterations to, the building located at 217 / 219 West 36th Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

- 1. Additional photographic documentation of the East-facing door must be provided to confirm that the opening is not original and does not have historic integrity worthy of preservation.**
- 2. All deteriorated features must be repaired in-kind, rather than replaced. If the degree of deterioration requires replacement, the replacement feature must match the original feature in materiality, design, texture, dimension, profile, and other visual qualities. The roof configuration, and the dimensions of the existing window openings, shall not be altered in any way. The original porch columns must remain intact and unaltered.**
- 3. All material specifications must be provided.**
- 4. *If* any work that is not outlined in this COA is necessary, the work must be applied for and appropriately reviewed.**

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation of, with alterations to, the building located at 217 / 219 West 36th Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Additional photographic documentation of the East-facing door must be provided to confirm that the opening is not original and does not have historic integrity worthy of preservation.
2. All deteriorated features must be repaired in-kind, rather than replaced. If the degree of deterioration requires replacement, the replacement feature must match the original feature in materiality, design, texture, dimension, profile, and other visual qualities. The roof configuration, and the dimensions of the existing window openings, shall not be altered in any way. The original porch columns must remain intact and unaltered.
3. All material specifications must be provided.
4. If any work that is not outlined in this COA is necessary, the work must be applied for and appropriately reviewed.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present

Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[25. Petition of Nathaniel Snyder | 21-001250-COA | 2305 Price Street | Historic Determination](#)

- [☞ Staff Recommendation 22-001250-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ HPC Board Decision 21-002016-COA.pdf](#)
- [☞ Staff Decision 21-004121-COA.pdf](#)
- [☞ 2305 Price Street HPC Additional Information from Petitioner.pdf](#)

****Rebecca Fenwick and Kiersten Connor recused themselves.**

Ms. Olivia Arfuso presented the petitioner's request for approval for a historic determination of the attached garage at 2305 Price Street. On May 26, 2021, the Board approved the rehabilitation of, with alterations to, the building located at 2305 Price Street, including a rooftop addition [File No. 21-002016-COA]. The scope of work did not include the attached garage. 2305 Price Street was constructed in 1915 and is a contributing resource within the *Thomas Square-Streetcar National Register Historic District* and the local *Streetcar Historic District*. The entire footprint of 2305 Price Street (including the attached garage) is noted as being a contributing resource on the *Streetcar Historic Building Map*. Interestingly, 2305 Price Street does not appear on the 1916 *Sanborn Map*. However, both the principal building, and the attached garage, appear on the 1953 *Sanborn Map*. On the Sanborn Maps, the property is associated with (2) addresses; 2305 and 2303 Price Street. The attached garage is listed as an "A+D"; therefore, the first floor housed a garage, and the second floor had a dwelling unit. An internal access point is visible between the principal building (located at the corner of Price Street and East 39th Street) and the garage. The materiality of the accessory building is noted as being a cement block first floor with an upper floor of wood siding. No alterations are visible on the 1966 *Sanborn Map*.

Presently, the principal building (located at the corner of Price Street and East 39th Street) and the attached garage are considered one contributing resource. The accessory building was clearly constructed after the principal building; however, both the principal building and the attached garage appear on the 1953 *Sanborn Map*. On the Sanborn Maps, the property is associated with (2) addresses; 2303 and 2305 Price Street. The attached garage is listed as an "A+D"; therefore, the accessory building was originally constructed to house a garage on the first floor and a dwelling unit on the second floor. An internal access point is noted between the principal building (located at the corner of Price Street and East 39th Street) and the accessory building. The first floor is depicted as cement block with the upper floor consisting of wood siding. No alterations are visible on the 1966 *Sanborn Map*.

While the cement block remains visible along the South-facing façade, the East-facing façade has been covered in a brick veneer and the upper floor, now, has asbestos siding. The original windows and doors have all been replaced, and currently the garage

openings are boarded with plywood. Staff determined that the building's fenestrations may be the only original features that remain intact; however, it is unclear if the first floor openings have been previously altered. Additionally, the *Period of Significance* for the *Streetcar Historic District* is 1799-1935. While the principal building was clearly constructed during the early 20th century, Staff believes the accessory building was constructed after 1935. Staff speculates that the garage was constructed between 1940-1950.

Staff has determined that the accessory building no longer possesses integrity of materials, workmanship, feeling, or association. It is not related with the events that have made a significant contribution to the broad patterns of our history. The accessory building is not associated with the lives of significant persons in our past. It does not embody the distinctive characteristics of a type, period, or method of construction. It does not represent the work of a master or possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction and it has not yielded (or may be likely to yield) information important to history or prehistory.

Although Staff speculates that the accessory building was constructed outside of the district's *Period of Significance*, the garage does not meet the criteria for *Exceptional Importance*. Prior to determining the status of the resource, Staff would like additional information regarding the age and historic integrity of the accessory building to be submitted by the petitioner.

PETITIONER COMMENTS:

Ms. Ellen Harris, petitioner, provided research showing the garage is non-contributing. **Ms. Mobley** asked if staff was aware of this, **Ms. Arfuso** stated they received the information on April 26. **Ms. Ledvina** asked if there is siding, **Ms. Michalak** stated possibly; **Ms. Harris** stated she is not certain. This is not proposed to be a tear down. If deemed as non-contributing, it will still be subject to compatibility standards.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

After listening to Staff's presentation, as well as the additional information presented by the petitioner, the Board concurred that the garage did not meet the *Criteria for Resource Designation* and fell outside of the *Period of Significance* for the *Streetcar Historic District*.

STAFF RECOMMENDATION:

Continue the petition for a historic determination to the May 25th HPC Meeting, in order for the petitioner to address the following:

- 1. Submit additional information regarding the age and historic integrity of the accessory building located at 2305 Price Street.**

Motion

The Savannah Historic Preservation Commission does hereby approve the request to determine the attached garage at 2305 Price Street "non-contributing," because the Criteria for Resource Designation was not met.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[26. Petition of J. Elder Studios | 22-001687-COA | 2613 Montgomery Street | New Construction: Part I, Height and Mass](#)

🔗 [STC Staff Recommendation - 22-001687-COA - 2613 Montgomery St.pdf](#)

🔗 [Submittal Packet - Property Surveys.pdf](#)

🔗 [Submittal Packet - Variance Request.pdf](#)

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

🔗 [Staff Research - Sanborn Maps.pdf](#)

🔗 [Staff Research - Unapproved Demolition of Buildings.pdf](#)

🔗 [Submittal Packet - Updated Property Surveys.pdf](#)

Ms. Leah Michalak presented the petitioner's request for approval for the demolition of two non-contributing structures at 412 West 42nd Street and 414 West 42nd Street, as well as for New Construction, Part I, Height and Mass for a four-story mixed-use building for the property located at 2613 Montgomery Street. The applicant is also requesting a Special Exception from the standard within *5.13.5 Development Standards for Permitted Uses*, which reads:

“TC-1. Building. Building footprint (max sq. ft.): 5,500”

To allow for a larger footprint of 15,570 square feet (subdivided by firewalls into three buildings – per building code - of 5,490 sq. ft., 4,840 sq. ft., and 5,240 sq. ft.).

Additionally, the applicant is requesting a recommendation for a variance to the Zoning Board of Appeals from the standard within *5.13.5 Development Standards for Permitted Uses* which reads:

“TC-1. Height (max). - 3 stories up to 45 ft.”

To allow for four stories within the maximum building height of 45 feet.

The applicant is proposing to demolish two (2) buildings located at 412 and 414 West 42nd Street, in order to establish an off-site parking lot for the proposed mixed-use buildings. However, in addition to the buildings being proposed for demolition, there were several structures on the site, which is now entirely vacant, which never received COAs for demolition. See *Staff Research* for more information regarding these structures. Staff finds that the resources at 412 and 414 West 42nd Street do not meet the standards for a

contributing resource or a resource of exceptional importance. The structures, labeled as Map No. 1446 on the Streetcar Contributing Resources Map, were constructed in 1930, but have been altered over time and do not contain any architectural or historic distinction. The demolition of these structures would be appropriate.

However, no information was provided regarding the previously existing buildings on the site proposed to house the new construction buildings. **Staff requests that the applicant provide information and applications for the after-the-fact demolition of approximately seven (7) buildings on the subject properties.**

The applicant is requesting to increase the maximum building footprint permitted in the TC-1 zoning district from 5,500 to 15,570 square feet. Staff finds that the criteria for a special exception are not met. The Streetcar Historic District Overlay does not provide for an instance in which buildings with firewalls are considered multiple buildings, as is stipulated specifically in the Downtown Historic District, where larger scale development is more appropriate. Therefore, this would be considered a single building, with one large footprint, and the proposed footprint is approximately 10,000 square feet over what is permitted in this district. The current Streetcar zoning overlay district adopted these standards in order to encourage development that is in scale and compatible with the surrounding zoning and historic district. The special exception would not be located, operated, or maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan or Zoning Ordinance. **Staff recommends denial of the special exception to allow for a larger footprint of 15,570 square feet.**

The applicant is requesting a variance to allow for four stories within the 45 feet height restriction, as set by the TC-1 zoning district. This variance would mean that the building is unable to meet the floor-to-floor height design standards, and while it remains within the 45 feet maximum height as set by the Ordinance, staff finds that this is not in character with the district or with the intent of the Ordinance.

Staff finds that there are no special conditions of the site and that the variance would be primarily due to the actions of the applicant and is likely financial in nature. The literal interpretation of the ordinance would not, in this case, deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. No other buildings or properties in this district, under the current zoning ordinance, are as large as is requested. The variance is not necessary to make reasonable use of the land. The variance would confer a special privilege on the property that is denied by the Ordinance to other lands, building, and structures within this zoning district. **Staff recommends denial of the variance.**

The building footprint standard is not met. See staff's comments under 'Special Exception Criteria'. The height standard is not met. The applicant is requesting a variance to allow for 4 stories within the 45 feet. See staff's comments under 'Variance Criteria'. Additionally, the applicant is proposing to establish a parking area where the two buildings are proposed to be demolished. The proposed parking facility is to be screened by landscaping and will be setback from the street.

The new building is proposed to have a 15,570 square foot footprint and 45 feet in height. It is to extend along the entirety of the block facing Montgomery Street and a majority of the block face facing 43rd Street. The adjacent buildings are all one to two stories tall. New construction buildings approved in the recent past of similar scale to the proposed building in the Streetcar District were implemented under the previous ordinance or are under their own section of the ordinance (Victory Village) and do not serve as buildings to which this proposed building visually relates.

Additionally, while there is some articulation along the façade, staff finds that a building fronting this much of the block is not a compatible feature within the Streetcar Historic District. Overall, staff finds the scale and width of the building to not be visually compatible with the surrounding contributing buildings and structures. The setbacks proposed are visually compatible. The roof is to be mainly flat, with a 'hipped' portion on the southern elevation. The roof shape is visually compatible, though staff has concerns about the over extension of the elevator, as well as the connection between roof shapes.

Staff finds that the height and mass standard is not met. The height and mass of the building are not subdivided horizontally so as to reflect the traditional size of buildings nor convey human scale. The standard is not met regarding the first floor, which is proposed to be 10'-8".

The storefront glazing information was not provided. The door and entrance information was not provided to staff; however, the standard appears to be met along Montgomery Street. The majority of the building is to feature a flat roof, which staff finds to be historically appropriate. No other information regarding the roof was provided.

The parking is to be provided at the rear of the building and across the street, at an off-site parking lot created by the demolition of two non-contributing buildings. Both will gain access from 42nd Street and do not have access to a lane.

Staff is recommending denial because additional information is needed and do not approve parking.

PETITIONER COMMENTS:

Mr. Jerome Elder, petitioner, proposed apartments. Lots 4-8 are for parking, they are not developed. Their goal is revitalize the area with commercial business and restaurants.

Ms. Fenwick asked what happened to the buildings? **Mr. Elder** stated the original owner was requested by the City to clear the site. The plans proposed are from the potential owner; sale in progress. **Ms. Fenwick** asked about breaking in the mass into multiple buildings and what historic buildings were used as inspiration? **Mr. Elder** stated multiple buildings were considered; the Sisters Court building on E37th St was used for historical context, as it has a large footprint. They incorporated deep recesses and porches to break it up.

To get more density and needs of the neighborhood, larger footprint/floors were requested, but no larger than needed. **Ms. Mobley** asked who in the neighborhood was reached out to. **Mr. Elder** stated on Facebook; not able to have in-person meetings. Responses have been positive thus far.

PUBLIC COMMENTS:

Mr. Ryan Arvay, HSF, agrees with Staff. Too large for immediate surrounding context.

Ms. Susan Larcy Hiesy asked if this will be a part of an affordability housing or for-profit. **Mr. Elder** stated it will be standard market rate apartments, as well as the duplexes.

Jason Combs, President of Thomas Square Neighborhood Association, state they support the project as a mixed-use project.

Josh Yellin, stated the Ordinance requires variances to be in keeping with the needs and goals of the community, as this projects provides. The ground commercial floor can be

eliminated. Requests approval of variance and special exception. Not a principal use parking structure. The possibility of contamination and tanks will be studied in the future.

BOARD COMMENTS:

Board agrees with Staff, variance are not warranted outside of the needs of the client.

STAFF RECOMMENDATION:

Denial of the demolition of two non-contributing structures at 412 West 42nd Street and 414 West 42nd Street, as well as for New Construction, Part I, Height and Mass for a four-story mixed-use building for the property located at 2613 Montgomery Street because the project is not visually compatible and does not meet the design standards.

AND

Denial of the Special Exception from the standard within *5.13.5 Development Standards for Permitted Uses*, which reads:

“TC-1. Building. Building footprint (max sq. ft.): 5,500”

To allow for a larger footprint of 15,570 square feet, because the special exception does not meet the Special Exception criteria nor the intent of the ordinance.

AND

Denial of the variance from the standard within *5.13.5 Development Standards for Permitted Uses* which reads:

“TC-1. Height (max). - 3 stories up to 45 ft.”

To allow for four stories within the maximum building height of 45 feet because the variance does not meet the variance criteria nor the intent of the ordinance.

Motion

The Savannah Historic Preservation Commission does hereby deny the demolition of two non-contributing structures at 412 West 42nd Street and 414 West 42nd Street, as well as for New Construction, Part I, Height and Mass for a four-story mixed-use building for the property located at 2613 Montgomery Street because the project is not visually compatible and does not meet the design standards.

AND

Deny the Special Exception from the standard within 5.13.5 Development Standards for Permitted Uses, which reads:

“TC-1. Building. Building footprint (max sq. ft.): 5,500”

To allow for a larger footprint of 15,570 square feet, because the special exception does not meet the Special Exception criteria nor the intent of the ordinance.

AND

Deny the variance from the standard within 5.13.5 Development Standards for Permitted Uses which reads:

“TC-1. Height (max). - 3 stories up to 45 ft.”

To allow for four stories within the maximum building height of 45 feet because the variance does not meet

the variance criteria nor the intent of the ordinance.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[27. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | Non-Contributing Demolition and New Construction, Large, Part I](#)

☞ [STC Staff Recommendation - 22-001693-COA - 118, 120 E 34th St.pdf](#)

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

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

☞ [Staff Research - Existing Buildings.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for demolition of non-contributing buildings and New Construction: Part I, Height and Mass for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street. The existing buildings on the site, 118 and 120 East 34th Street, were constructed in 1959 and 1960, respectively, and are non-contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff evaluated the existing buildings on 11/24/2021 and determined that they did not meet the criteria for contributing or exceptionally important status. While the buildings possess some detailing of the mid-century modern period, they do not possess high artistic value and do not embody the distinctive characteristics of the mid-century period. Furthermore, these buildings do not represent nor match the development pattern for this particular area in the Streetcar Historic District. Therefore, the demolition criteria for contributing resources do not apply. 118 and 120 East 34th Street are to both maintain a 70% building frontage, with a building footprint of 3,776 square feet. The two buildings are proposed to be three stories and 42'-9" in height.

An existing adjacent structure is two-stories and ~40' in height. On the other side of the proposed buildings, there will be new housing (previously approved) which will be 40'-9". There are several examples in the direct vicinity of buildings of this scale and configuration along the street, such as the Court Apartments at 1712 Abercorn Street. Staff finds the overall scale and width of the proposed two buildings to be visually compatible. The two new buildings are proposed to feature an appropriate percentage of frontage along the street facing façade. The interior of the building/property is to feature a recessed portion which will create a courtyard element in the middle. This is an element present in the Streetcar District,

and staff finds the rhythm of the building to be visually compatible.

The ground floor of both structures is to contain storefronts, which will provide access to the commercial space. The residential entrance is differentiated through recessing the entrance along the front façade. 118 East 34th Street is to feature four covered porches on the front façade and 120 East 34th Street is to feature four covered porches on the front façade, in different locations. All windows are to be taller than they are wide and align vertically on the front façade. Staff finds the scale and configuration of the projections, entrances, and openings to be visually compatible.

The roofs are to be a hip roof with a front gable and two small gable roofs over projecting portions on the side façade. Staff finds the roof shape to be visually compatible. Hip and gable roofs with dormers or other decorative roof elements are common in the district and the surrounding vicinity. The building divides between the commercial spaces and residential spaces in a way that allows for a human scale on the ground floor and reflects traditional sizing of larger scale apartment buildings in the district. The exterior expression of the first floor is to be 14 feet, and 10 feet for the second and third floor. All windows are taller than they are wide and are acceptable window types. The calculations of transparent features were not provided; however, the standard is clearly met. **Ensure that the storefront glazing is inset a minimum of four (4) inches.**

The hip roof is to be pitched 4:12 and the gable portions are to be pitched 8:12. The facades are 42'-0" in width and feature an entrance for the commercial and residential portions of the building. The building is to feature steps/a sidewalk which extends to the public sidewalk. Vehicular access will be from East 34th Lane. The parking standard does not apply. Ms. Connor asked if the facade/dormer sticking out. Ms. Michalak deferred to the petitioner.

PETITIONER COMMENTS:

Mr. Patrick Shay and **Ms. Meredith Stone**, petitioners, state the proposed design includes a private but publicly accessible courtyard for the walkability of the area. The project was studied and inspired by the nature of the neighborhood entrances. There will be six entrances. The larger panes of glass are for commercial; the recessed for residential. All resident and commercial users will have as much access to outside as possible. Incorporated a design feature for lighting (sun filter), open to the ground.

PUBLIC COMMENT:

Ms. Gretchen Reese, asked about parking. **Mr. Shay** stated the commercial is exempt from off street-parking; however, they have provided some in the lane as it should be. The apartments have required parking.

Mr. Richard Warford, asked are there setbacks? **Mr. Shay** stated the set-backs mirrors the existing structures.

Mr. Ryan Arvay, HSF, stated the buildings are higher than they should be visually. The project should reference residential structures in the area.

Ms. Connor stated there are buildings in the area with this height. The gable dormer looks awkward. **Mr. Shay** stated the dormer does not meet the ridge of the main roof.

Ms. Mobley asked why are commercial uses being put in a residential area? **Mr. Shay** stated many are former residences used for commercial now. There will be six residential units per building, one and two bedroom.

BOARD COMMENTS:

Correct dormers on the front facade.

STAFF RECOMMENDATION:

Approval of the demolition of non-contributing buildings and New Construction: Part I, Height and Mass for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street with the following condition to be submitted with Part II, Design Details, because the work is otherwise visually compatible and meets the standards:

1. **The storefront must be inset four (4) inches from the face of the building.**

Motion

The Savannah Historic Preservation Commission does hereby approve the demolition or deconstruction of the two (2) non-contributing buildings and New Construction: Part I, Height and Mass for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street with the following condition to be submitted with Part II, Design Details, because the work is otherwise visually compatible and meets the standards:

1. The storefront must be inset four (4) inches from the face of the building.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

X. APPROVED STAFF REVIEWS

[28. Acknowledgement and approval of Staff-approved decisions as presented.](#)

Motion

Acknowledge approved Staff reviews.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye

Mae Bowley	- Aye
Kiersten Connor	- Aye
KeyShawn Housey	- Not Present
Kathy S. Ledvina	- Aye

[29. Petition of BEST SIGNS INC., Sean King | 22-001015-COA | 1512 BULL STREET | Three wall signs and one projecting sign](#)

[☞ SIGNED STC Staff Dec - 22-001015-COA 1512 Bull St.pdf](#)

[30. Petition of WILDCRAFTERS SAVANNAH, LLC, Kimberly Ford | 22-001253-COA | 1915A BULL STREET | In-kind repair/replacement of rear porch elements](#)

[☞ SIGNED Decision 22-001253-COA 1915 Bull Street, Unit A.pdf](#)

[31. Petition of AMERICAN EQUITY INVESTORS CONSTRUCTION, Kareem Simmons | 22-001415-COA | Siding repair and window sill replacement](#)

[☞ SIGNED CB Staff Decision - 22-001415-COA - 715 W 41st St.pdf](#)

[32. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-001424-COA | 213 EAST DUFFY STREET | Siding, trim, soffit/fascia repair and replacement](#)

[☞ SIGNED VIC Staff Decision- 22-001424-COA - 213 E Duffy St.pdf](#)

[33. Petition of AMERICAN CRAFTSMAN RENOVATIONS, Cher Norris | 22-001425-COA | 815 WEST 42ND STREET | Windows](#)

[☞ SIGNED CB Staff Decision - 22-001425-COA - 815 W 42nd St.pdf](#)

[34. Petition of JTVS, Kiersten Conner | 22-001564-COA | 406, 408, & 410 SEILER AVENUE | Roof Replacement](#)

[☞ SIGNED SC Decision Packet 22-001564-COA 406, 408, 410 Seiler Avenue.pdf](#)

Kiersten Connor recused.

[35. Petition of JMS BUILDERS, John Stewart | 22-001670-COA | 529 EST 36TH STREET | Rear wooden fence, masonry wall repair, paint foundation](#)

[☞ SIGNED Staff Dec 22-001670-COA 529 E 36th St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[36. Items Deferred to Staff - April Report](#)

[☞ April 2022 Report.pdf](#)

[37. Stamped Drawings - April Report](#)

[☞ April 2022 Report.pdf](#)

[38. COA Inspections - April Report](#)

[☞ April 2022 Report.pdf](#)

[39. Report on Work Inconsistent With Issued COA for the April 27, 2022, HPC Meeting](#)

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

[40. Report on Work That Exceeds Scope of Issued COA for the April 27, 2022, HPC Meeting](#)

[☺ Work That Exceeds Scope of Issued COA_April Report.pdf](#)

[41. Report on Work Performed Without a COA for the April 27, 2022, HPC Meeting](#)

[☺ Work Performed Without a COA_April Report.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[42. Next Pre-Meeting: May 25, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[43. Next Regular Meeting: May 25, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[44. Adjourn](#)

Mr. Ryan Arvay of Historic Savannah Foundation extended his well-wishes for the Board and Savannah. He announced his departure from HSF. The Board thanked him for his service to the City and the historic boards.

There being no further business to present before the Board, the April 27, 2022 Historic Preservation Commission meeting adjourned at 7:10 p.m.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

/bm

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.