



Historic Preservation Commission

Virtual Meeting
December 20, 2021 3:00 PM
MINUTES

DECEMBER 20, 2021 HISTORIC PRESERVATION COMMISSION

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

Members Present: Virginia Mobley, Chair
Chelsea Jackson-Greene, Vice-Chair
Rebecca Fenwick
J. Haley Swindle
Robin Williams

Members Absent: Darren Bagley-Heath

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Chatham 38th St, LLC, Patrick Johnston | 21-006457-COA | 314 West 38th Street | Rehabilitation](#)

[☞ Staff Recommendation - 21-006457-COA 314 West 38th St.pdf](#)

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

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation of property 314 West 38th Street, with the following conditions, for Staff review, otherwise the work is visual compatible and meets the standards:

Provide window specifications

The standing seam metal roof is to have a metal drip edge.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

[2. Petition of Half Moon Custom Homes | 21-006458-COA | 318 West Park Avenue | Additions and New Construction, Small \(Parts I and II\)](#)

- [☞ Staff Recommendation 21-006458-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal Packet - Material Specifications.pdf](#)
- [☞ Submittal Packet - Photographs.pdf](#)
- [☞ Submittal Packet - Revised Site Plan.pdf](#)
- [☞ Response to Staff Concerns \(Email\).pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE the additions (of a screened porch and deck) to the building located at 318 West Park Avenue, as well as New Construction, Small (Parts I and II) (to allow for the construction of a rear garage) with the following conditions, to be submitted to staff for review because otherwise the work is visually compatible and meets the standards.

1. Correct the architectural site plan to indicate a rear yard setback for the new garage of 3 feet.
2. Any infill material shall be recessed a minimum of (3) inches behind the front edge of the piers. CMU piers shall be coated in stucco.
3. Balusters shall be placed between upper and lower rails.
4. If the location of any existing mechanical equipment and / or refuse is proposed to change, provide Staff with the new location(s) and proof of adequate screening from any public right-of-way.
5. Garage openings shall not exceed 12-feet in width.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
-----------------	-------

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

[3. Petition of Sawyer Design | 21-006453-COA | 116 East 36th Street | New Construction, Small, Parts I and II](#)

- [☞ Staff Recommendation - 21-006453-COA - 116 E 36th St .pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Previous COA -19-005256-COA.pdf](#)
- [☞ Staff Site Photos.pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE new construction of a two-story carriage house for the property located at 116 East 36th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

[4. Petition of Michele Perry-Stewart | 21-006459-COA | 508 West 38th Street | Rehabilitation](#)

- [☞ Staff Recommendation 21-006459-COA.pdf](#)
- [☞ Submittal Packet - Application, Checklist, Narrative.pdf](#)
- [☞ Existing Conditions - Photographs.pdf](#)
- [☞ Clarification From Petitioner \(Email\).pdf](#)
- [☞ Staff Research.pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation of the building located at 508 West 38th Street with the following conditions to be submitted to Staff for review, because otherwise the work

is visually compatible and meets the standards:

1. All proposed repairs / replacements must be made in-kind, to match the original materials and textures of this contributing resource. Provide all material specifications to Staff for review and ensure that all wood elements are painted.
2. The restored porch must match the original in design, materiality, dimension, configuration, and other visual qualities. Any remaining Doric porch columns must be salvaged (where possible). If the degree of deterioration requires replacement, the columns on the upper porch must be replaced using identical Doric columns. On the lower porch, the half-columns must be replaced on their existing pedestals. The trim between the two porches shall be appropriately restored.
3. Any window frames that are repaired / reconstructed must match the original window framing in-kind, including the header, surrounds, and pronounced sill. All replacement windows must have a 2-over-2 lite configuration. The proposed window / door installations shall occur within existing openings, and the proposed door configuration / design shall be submitted to Staff for review.
4. A metal drip edge shall cover all edges of the metal roof.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

IV. ADOPTION OF THE AGENDA

[5. Adopt the December 20, 2021 Agenda](#)

Motion

The Historic Preservation Commission motioned to ADOPT the December 20, 2021 HPC Meeting agenda as presented.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Jerry Lominack	- Not Present
Kendra Clark	- Not Present
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

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

[6. Petition of Michael Blakemore | 21-006436-COA | 218 West 37th Street | Rehabilitation](#)

Motion

The Historic Preservation Commission motioned to REMOVE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Robin Williams

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

VII. CONTINUED AGENDA

[7. Petition Sawyer Design | 21-006064-COA | 208 West 37th Street | Rehabilitation](#)

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

J. Haley Swindle - Aye

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

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

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

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

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

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC

Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

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

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

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

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

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

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

[14. Petition of Michelle Wilmore | 21-006053-COA | 905 West 38th Street | Removal of Rear Addition and Alterations](#)

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

Rebecca Fenwick	- Aye
Jerry Lominack	- Not Present
Kendra Clark	- Not Present
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye

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

[15. Petition of A Fox Construction, Inc. | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition](#)

Motion

The Historic Preservation Commission motioned to CONTINUE petition from the December 20, 2021 HPC Agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[16. Petition of Barnard Architects, Robert Portman | 21-006456-COA | 113 East Waldburg Street | Rehabilitation](#)

[☞ Staff Recommendation - 21-006456-COA 113 East Waldburg Street.pdf](#)

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

[☞ Staff Research.pdf](#)

Ms. Monica Gann presented the applicant's request for approval for front porch alterations at property 113 East Waldburg Street. The front porch was altered without a Certificate of Appropriateness; staff found the alterations to be inappropriate and requested a new design; this proposal is a result of that request. The new design includes the removal the existing non historic stairs on each side of the porch and new steps are to be built on the east side of the porch with solid wood stair treads with bullnose edge, new railings and 6" square newels with pyramid caps and 1 x 6 base are proposed to be installed. The west side is proposed to maintain a non-historic wall with new lattice on top for total height of 8'-3" in height. The porch width is proposed on the west side to be reduced approximately by 20" taking it back to its original width before the prior alterations.

The two center columns are proposed to be removed and the existing corner columns are to remain, these columns are required to have metal strap hardware attached their bases and top to the existing structure, to conceal the columns and hardware, 8" square columns will be split then wrapped around the structural columns; rejoined with their joints and finished for final appearance. The columns are proposed to receive new capitals, neck mold and 1 x 8 base, all are proposed to be wood. All the existing railings and turned balusters will be replaced with new wood treated KDAT wood pine, square 2 x 2 pickets. The railing is proposed to be 36" in height.

The foundation brick is proposed to be reconfigured to be symmetrical; the recessed brick between the piers are proposed to be "toothed" in with new brick, in order for the recessed panels to be equal.

The historic building was constructed in 1875 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. Staff researched the front porch configuration; it has changed several times in the past. The design before the alterations without a COA were constructed sometime between 1966 and 1973, therefore, staff determined the porch that was removed was not historic.

The historic character of the property is to be retained and preserved.

The proposed renovation of the front porch and fence are proposed to be in wood which is visually compatible with contributing buildings to which it is visually related. Original configuration of the porch has been lost. The front porch is proposed to be reconstructed with same materials, however a different configuration. The foundation of the front porch is proposed to be re-worked so the recessed panels between the piers are equal and even. The new brick will be "toothed" in. This information regarding infill material was not provided in the submittal packet. The proposed front porch alterations include returning the previous width of the porch on the west side. The proposed wall/fence/screening is forward of the front façade (in the front yard) and is 8'-3" high. Reduce the height to be a maximum of 36 inches.

PETITIONER COMMENTS:

Mr. Robert Portman, petitioner, stated he hopes the Board will accept the proposed design changes that were made to keep in character of the District.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

There were no Board comments.

STAFF RECOMMENDATION:

Approval for the front porch alterations at property 113 East Waldburg Street, with following conditions, to be submitted to Staff for review, otherwise the work is visually compatible and meets the standards:

- 1. Recess the brick inset panels behind the brick piers a minimum of 3 inches.**
- 2. Reduce the front yard wall/fence/screening to a maximum of 36 inches high.**

Motion

The Historic Preservation Commission motioned to APPROVE the front porch alterations at property 113 East Waldburg Street, with following conditions, to be submitted to Staff for review, otherwise the work is

visually compatible and meets the standards:

- 1.Recess the brick inset panels behind the brick piers a minimum of 3 inches.
- 2.Reduce the front yard wall/fence/screening to a maximum of 36 inches high.

Vote Results (Approved)

Motion: J. Haley Swindle

Second: Chelsea Jackson-Greene

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

CUYLER-BROWNVILLE DISTRICT

[17. Petition of Principals of Design | 21-004445-COA | 1025 West 38th Street | After-the-Fact Rehabilitation / Alterations](#)

[☞ Staff Recommendation 21-004445-COA.pdf](#)

[☞ Previous Submittal Packet - Application, Photographs, Drawings.pdf](#)

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

[☞ Staff Research.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval for the rehabilitation of, with alterations to, the building located at **1025 West 38th Street**. The building has been stripped of all exterior elements including siding, trim, windows, doors, the standing seam metal roof, and the front porch. Currently, only the basic building framing remains. Consequently, the petitioner is proposing to install a new metal roof, wood lap siding, hog boards between the foundation piers, wood doors, and 2-over-2 wood windows in all window openings. On the rear, wood stairs, accompanying railings, and a small landing are proposed to provide access to the back door. The front porch is proposed to be reconstructed. The porch roof will be a half-hip shape with a 2 ½:12 pitch, and a front gable over the entrance. The roof's material will be 5V crimp. The porch will have (4) partial-width, tapered, wood, Doric columns on square pedestals / bases. The railing will be 3-feet tall and constructed of wood spindles that are situated between upper and lower rails.

Staff notes that this building was stripped of all remaining, original features prior to the submission of this application. Adequate documentation (before incompatible alterations to the building) does not exist. Therefore, the proposed work better aligns with a reconstruction, or re-creation, rather than a rehabilitation. The only documentation of the front porch is from *Google*; however, incompatible alterations are already visible.

The historic building was constructed in 1920 and has become a newly listed contributing resource within the local Cuyler-Brownville Historic District. Along with many other buildings,

a text amendment was recently approved by City Council to add 1025 West 38th Street as a contributing resource to the Cuyler-Brownville Historic Resources Map. The text amendment went into effect September 1, 2021.

The petitioner is proposing to install a new metal roof, wood lap siding, wood doors, and 2-over-2 wood windows in all window openings. The front porch roof will be a half-hip shape with a 2 ½:12 pitch, and a front gable over the entrance. The porch will have (4) partial-width, tapered, wood, Doric columns on square pedestals / bases. The railing will be 3-feet tall and constructed of wood spindles that are situated between upper and lower rails. Incompatible alterations to the front porch are already visible. Revise (at least) the two porch columns located under the gable roof to be the full-length, Doric columns, like those visible on the earlier street views from *Google*. The balusters proposed for the front railing shall be square. Ensure that all work is undertaken using the gentlest means possible to avoid any further damage to the property. Staff has determined that the building has had all remaining historic materials destroyed; the integrity of the historic property and its environment has been severely impaired. The front elevation differ from the pre-existing conditions that are visible on earlier *Google* street views. Adjust the location of all openings to align with the previously existing openings. The front porch is proposed to be reconstructed. The porch roof will be a half-hip shape with a 2 ½:12 pitch, and a front gable over the entrance. The porch will have (4) partial-width, tapered, wood, Doric columns on square pedestals / bases. The railing will be 3-feet tall and constructed of wood spindles that are situated between upper and lower rails. Revise (at least) the two porch columns located under the gable roof to be the full-length, Doric columns, like those visible on the earlier street views from *Google*. Revise the spindles proposed for the front railing to be square.

Roof: 5V crimp galvanized roof

Exterior Walls: Wood lap siding

Windows: *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL

Doors: Half lite / 1 panel wood front door with side lites and transom.

6 panel wood rear door

Porches / Decks: Wood columns, wood spindles, wood square posts, Zuri decking / treads / risers (on rear)

(All porch / deck elements will be painted or stained)

It was unclear to Staff whether Zuri products were PVC or vinyl. However, both, are listed as prohibited materials. Revise the rear deck materials to be painted or stained wood.

Staff has determined that the standing seam metal roof has been removed, in addition to a majority of the framing members / rafters. The hip roof will be restored and a 5V crimp roof is proposed to be installed. Staff has determined that the original brick foundation piers have since been removed. The existing (or new) CMU piers are proposed to be covered in a textured stucco finish. Hog boards are also proposed to be installed between the piers. Any existing brick piers shall remain intact. The hog boards shall be recessed a minimum of (3) inches behind the front of the piers. Wood siding is proposed to be installed on the exterior of the building.

All window openings are proposed to have *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL windows installed with a 2-over-2 lite configuration. This window type has been previously approved by the Board for use on historic, contributing buildings in Savannah's local historic districts.

Front and rear doors are proposed to be installed. The front entrance will be a half-lite / 1 panel wood front door with side lites and a transom. The rear door will be a 6-panel wood door. Both doors are proposed to be painted. The front porch is proposed to be reconstructed; however, the existing concrete foundation, stairs, and deck will remain. The new porch roof will be a half-hip shape with a 2 ½:12 pitch, and a front gable over the entrance. The roof will be metal, 5V crimp. The porch will have (4) partial-width, tapered, wood, Doric columns on square pedestals / bases. The railing will be 3-feet tall and constructed of wood spindles that are situated between upper and lower rails. Revise (at least) the two porch columns located under the gable roof to be the full-length, Doric columns, like those visible on the earlier street views from *Google*. Revise the spindles proposed for the front railing to be square.

On the rear, wood stairs, accompanying railings, and a small landing are proposed to provide access to the back door. The railing and posts will be wood. The balusters will be placed between upper and lower rails and will be 3-feet in height. The decking material is proposed to be Zuri, as well as the treads and the risers. It was unclear to Staff whether Zuri products were PVC or vinyl. However, both, are listed as prohibited materials. Revise the rear deck materials to be painted or stained wood. Staff has determined that the standing seam metal roof has been removed, in addition to a majority of the framing members / rafters. The hip roof will be restored. It will have a pitch of 5:12 and will be covered in 5V crimp metal. A metal drip edge shall cover all edges. The refuse storage area is proposed to be located in the rear of the structure adjacent to the proposed new deck / landing. The HVAC condenser will also be located in the rear and will be screened using wood that will be painted. Staff has determined that this property does not have any lane access; therefore, the refuse storage area will not be visible from a public right-of-way.

PETITIONER COMMENTS:

Mr. Steve Lieberman, petitioner, stated he agrees with the recommendation. He asked questions of Staff regarding his petition. Staff answered his questions.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:

There was no Board discussion.

STAFF RECOMMENDATION:

Approve the reconstruction of the building located at 1025 West 38th Street with the following conditions, to be submitted to staff for review because otherwise the work is visually compatible and meets the standards:

- 1. Revise (at least) the two porch columns located under the gable roof to be the full-length, Doric columns, like those visible on the earlier street views from *Google*. The balusters proposed for the front railing shall be square.**
- 2. Revise the rear deck materials to be painted or stained wood.**
- 3. Adjust the location of all openings to align with the previously existing openings.**
- 4. Any existing brick piers shall remain intact. The hog boards shall be recessed a minimum of (3) inches behind the front of the piers.**
- 5. A metal drip edge shall cover all roof edges.**

The Savannah Historic Preservation Commission motioned to APPROVE the petition for the reconstruction of the building located at 1025 West 38th Street with the following conditions, to be submitted to staff for review because otherwise the work is visually compatible and meets the standards:

- 1.Revise the porch columns to be the full-length, Doric columns, like those visible on the earlier street views from Google. The balusters proposed for the front railing shall be square. The petitioner must work with Staff to accurately locate all openings on the building using evidence from Google street views.
- 2.Revise the rear deck materials to be painted or stained wood.
- 3.Adjust the location of all openings to align with the previously existing openings.
- 4.Any existing brick piers shall remain intact. The hog boards shall be recessed a minimum of (3) inches behind the front of the piers.
- 5.A metal drip edge shall cover all roof edges.

Vote Results (Approved)

Motion: Robin Williams

Second: J. Haley Swindle

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

STREETCAR DISTRICT

[18. Petition of Chatham 38th St, LLC, Patrick Johnston | 21-006465-COA | 316 West 38th Street | Rehabilitation](#)

[☞ Staff Recommendation - 21-006465-COA 316 West 38th St.pdf](#)

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

Ms. Monica Gann presented the applicant's request for approval to rehabilitate property at 316 West 38th Street. The rehabilitation includes removing the vinyl siding, remove the non-historic brick façade and concrete pad next to the front porch. Patch and repair original wood siding, restore and repair metal hand rails on stairs where necessary. Remove vinyl windows and restore window to original configuration, one over one lite pattern. Front porch railings and balusters will be replaced with replicated railings of next door (314 West 38th Street) which is being worked simultaneously by the same contractor. Repair and restore the bell dome portion and apply hydro-stop coating. The remainder of the roof is to be replaced with architectural shingles.

The historic building was constructed in 1890 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The historic character of property is to be retained and preserved. Ensure the physical treatment of the property, such as the removal the vinyl siding, is done so as to not damage any historic materials.

The proposed repair and replacement of the wood siding is to be in-kind. The front porch

railings and pickets are proposed to be in wood and roof replacement with architectural shingles are visual compatible with the contributing buildings to which this building is visually related.

The original window configuration is to be restored with historic wood windows. Provide Staff with window specifications. The front porch is proposed to be restored in-kind materials, wood. The railing and balusters are to be the same as 314 West 38th Street. The roof is proposed to be replaced with architectural shingles. The bell dome portion of the roof is proposed to be repaired and apply hydro-stop coating. The roof configuration is not to change.

PETITIONER COMMENTS:

Mr. Brent Watts, petitioner, stated all of the metal, excepting the handrailing going up the stairs, is to be replaced with wood. The columns are to be similar to the property next door (314). It's not certain what was there, as no pictures can be found; will leave detailing simple.

Ms. Michalak stated the petitioner only submitted drawings for what is currently existing (per petitioner statement). Staff was not aware that the drawings submitted was not the proposed work, nor do they correlate with the project description. **Mr. Watts** stated they do not have an architect: requested a condition to submit a photo of the column.

PUBLIC COMMENTS:

Ms. Holly Kincannon, with the Historic Savannah Foundation, stated they have been in communication with the applicant. They have concern with lack detail and elevation drawings need to be presented, particularly regarding the porch details. They would like to know how the broken metal posts will be repaired and used. Recommends wooden posts and balustrades. Present the light pattern and windows to be used. Recommends a standing seam roof for compatibility. Request continuance for details to be addressed.

Mr. Watts porch will have no metal, except going up the steps. The porch will be all wood, including columns and balusters. The windows will be the same size as original; speculates the size will be two over two.

BOARD DISCUSSION:

Mr. Williams asked about the dome. **Ms. Gann** stated it is to be repaired. **Mr. Watts** stated the shingled roof will be black.

STAFF RECOMMENDATION:

Approval for rehabilitation for property at 316 West 38th Street, with the following condition, to submitted to Staff for review, otherwise the work is visually compatible and meets the standards:

1. Provide window specifications

Motion

The Savannah Historic Preservation Commission motioned to APPROVE the rehabilitation for property at 316 West 38th Street, with the following conditions, to submitted to Staff for review, otherwise the work is visually compatible and meets the standards:

1. Provide window specifications

2. Provide photo of the interior window frame
3. Revise drawing to show more details of front porch columns, balustrades and railings.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

[19. Petition of Masjid Jihad Inc. | 21-006281-COA | 117 West 34th Street | Carport](#)

[☞ Staff Recommendation - 21-006281-COA - 117 E 34th St.pdf](#)

[☞ Submittal Packet - Drawings, Specs, and Photo.pdf](#)

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

Ms. Aislinn Droski presented the applicant is requesting approval for the replacement of an existing carport for the property located at 117 East 34th Street. There is an existing concrete pad and temporary carport structure at the rear of the property and the applicant is proposing to place a new carport with a metal roof over the existing concrete pad.

The historic building was constructed in 1908 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The new carport is to be 20' by 20' and there is no maximum building coverage on this lot. The carport is to be located over an existing concrete pad, which is not proposed to change in size. It is to be 20' by 20' with a leg height of 11'. The structure is to be located at the rear of the property and shall not be larger than the main building, or any prominent historic elements of the property. Historically, there were several one- and two-story auto and residential dwellings on the lane where the carport is proposed. Currently, there are several one-story structures along the lane. Staff finds the overall scale of the permanent carport to be visually compatible.

The carport is to be located over an existing concrete pad, which maintains appropriate setbacks on all sides. The carport is to be constructed of 14 gauge galvanized steel framing with a metal roof. The materials as proposed are visually compatible. The roof of the carport is to be maintained as a gable roof, with a 3:12 pitch. Staff finds the roof shape of the carport to be visually compatible. The accessory carport structure is to have a ribbed metal roof. The carport is to be located on East 34th Lane, which contains several one-story garage structures. It is unclear to staff if these particular structures are historic, however there were historically several one-story auto structures along this lane, as can be seen pictures on the 1916 Sanborn Map.

The height and mass standard is met. The accessory buildings and structures standard is

met. The carport will maintain a minimum side yard setback of 3-feet. The construction of the carport will require a building permit. The carport is to be located in the rear yard. The TC-1 doesn't have a maximum building coverage and the carport will not exceed 40% of the principal building.

PETITIONER COMMENTS:

There were no petitioner comments.

PUBLIC COMMENTS:

Ms. Holly Kincannon, of the Historic Savannah Foundation, expressed concerns about the metal carport, as visually incompatible. They requested a continuance for the petitioner to present a compatible design.

BOARD COMMENTS:

The Board expressed concern that metal carports are not prohibited . They determined carports are not visually compatible and discussed an amendment to the Ordinance to prohibit them.

STAFF RECOMMENDATION:

Approval of the replacement of an existing carport for the property located at 117 East 34th Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission motioned to APPROVE the replacement of an existing carport for the property located at 117 East 34th Street as requested because it is temporary, though visually incompatible, and meets the standards.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

[20. Petition of Shannon Taylor | 21-006446-COA | 532 East 32nd Street | New Construction, Small, Parts I and II](#)

[☞ Staff Recommendation - 21-006446-COA - 532 E 32nd St.pdf](#)

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

Ms. Aislinn Droski presented the applicant's request for approval for a new construction, two-story carriage house for the property located at 532 East 32nd Street. The carriage

house is to consist of a garage on the first floor and a single bedroom on the second floor, which sits off center from the first floor. The new carriage house is proposed to face East 31st Lane and there are vacant lots on either side of the existing main building.

The main building on the property was constructed in 2018 is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. 60% of the 3,000 square foot lot allows for a building coverage of 1,800 square feet and the total square footage with the new carriage house is to be 1,424 square feet. The side yard setbacks are to be three feet on either side, which is compatible with the side yard setbacks present on the block.

The carriage house is to be two stories tall and 27'-6" in height; the applicant did not provide drawings of the carriage house in context with the main building. It appears that the carriage house will be subordinate to the main building, and staff finds the overall height to be visually compatible; however, **ensure that the height of the carriage house is clearly subordinate to the main building.** The width of the first floor of the carriage house is to be 24'-0" and is to consist of the entirety of the building. The building portion of the second floor is to be 20'-0" in width, with an additional exterior stair that is 4'-0" in width. The second floor is to be off set from the first floor, creating an overhang above the first floor lane facade of the proposed carriage house. Staff finds the overhang of the second floor over the first floor to be visually incompatible. **Staff recommends revising the second floor to be in-line with the dimensions of the first floor of the carriage house.** Otherwise, the elements of the carriage house are in scale with other similar carriage houses in the district.

The setbacks for the carriage house are visually compatible. There are no other accessory structures on the lane and the new carriage house is to be set back 3'-0" from the lane. The area around the new carriage house is currently vacant. The relationship between the new carriage house and the main building is visually compatible.

Staff finds the openings as proposed to be visually incompatible. The east façade features windows that are square or wider than they are tall. **Staff recommends revising all windows to be wider than they are tall, as to be visually compatible with contributing buildings.**

The following materials are proposed to be utilized:

- Roof: Architectural asphalt shingles
- Exterior Walls: *HardiePlank* smooth finish horizontal lap siding with *HardiePlank* trim
- Deck: *Trex* (wood composite) decking and railing
- Doors and Windows: *Kolbe* Heritage Series wood windows
- Garage Door: Overhead garage door – Carriage House Collection, Model 302
- Attached Awning: Wood with standing seam metal roof
- Lighting (in cantilever and awnings): Specification not provided

Provide staff with the lighting specification. The materials proposed are otherwise visually compatible.

The roof shape of the carriage house is to be a hip, which is to match the shape of the roof of the main building. There are no other accessory buildings along the lane, and staff finds the roof shape as proposed to be visually compatible. The setback standards are met. The height and mass standards are met. The exterior walls are to be smooth fiber cement horizontal lap siding.

All windows are to be wood with transparent glass. *Kolbe* Heritage Series are proposed which have previously been approved for use on historic buildings and new construction. The

window standard is not met. The applicant is proposing several windows, which staff finds do not represent accent windows, that are not taller than they are wide. While the square windows and horizontal rectangular window on the building do appear to be fixed, configuration for the windows is noted on the drawing. There additionally appears to be one double-hung window, but this is not clarified either. **Staff recommends restudying the proportions (to be taller than they are wide) and placement of openings on the facades visible from the public right-of-way to be more consistent and visually compatible.** Additionally, **staff recommends that information regarding the configuration of the windows be provided.** While there is framing indicated around the windows, no detailed information about the framing was provided to staff. **Staff recommends providing a detail of the window framing.**

The garage door is the only door that will be visible from the public right-of-way and is to be a wood, carriage house style door. The deck and railing are to be constructed of wood composite. While it appears that the standard is met, no information besides the height of the railing was provided. **Provide staff with a detail of the porch railing.** The uncovered deck is to be located on the façade of the carriage house which faces the interior of the property.

The roof covering is to be architectural asphalt shingle. The small awning attached to the building's south façade (facing main building) is to have a standing seam metal roof. The roof pitch was not provided. **Staff recommends providing the pitch of the roof.** The eave, rakes, and soffits standards are met. The HVAC unit is depicted beneath the stairs on the western façade of the carriage house. The standard is met.

This light fixture information was not provided to staff, despite the drawings referencing lighting within the awning and overhang on the lane facade. **Provide staff with the lighting specifications.**

The lane on which the structure is to be located, East 31st Lane, does not contain any contributing or non-contributing accessory structures on the lane. While the dimension was not indicated on the drawings, the full width of the garage is less than 12 feet. The new carriage house is to have a three foot setback from the lane. The side yard setback standard is met.

The carriage house is to be two stories tall and 27'-6" in height; the applicant did not provide drawings of the carriage house in context with the main building. **Ensure that the new carriage house is clearly subordinate to the principal structure.** While the roof form of the new carriage house is the same as the main building on the site, the overall architectural style of the carriage house is not similar. **Staff recommends revising the second floor to be in-line with the dimensions of the first floor of the carriage house and removing the decorative brackets from the building.** The dwelling is to provide a garage parking space on the first floor.

PETITIONER COMMENTS:

Ms. Shannon Taylor stated she was not able to speak with Staff regarding the concerns addressed. She asked questions regarding Board wishes as she would like to get approval at this meeting.

PUBLIC COMMENTS:

Ms. Holly Kincannon supports Staff's recommendation, with the exception of the floor plan. They support the petitioner's proposal, as it provides interest.

BOARD DISCUSSION:

The Board had concern regarding the carriage house not being aligned with the set back of the principal structure; the relationship needs to be clarified as carriage houses are not usually wider than the principal structure. There is also concern regarding the excessive lack of dimensions prior to coming before the Board. Ms. Michalak stated these concerns were presented to the petitioner as well, however, the petitioner wanted to proceed. The Board stated that carriage houses are a defining feature; what is proposed needs to be simplified.

STAFF RECOMMENDATION:

Continue the petition for a new construction, two-story carriage house for the property located at 532 East 32nd Street to the January 26, 2022, HPC meeting in order for the petitioner to address the following:

1. **Provide evidence (context elevations) that the carriage house is subordinate to the main building.**
2. **Revise the second floor to be in-line with the dimensions of the first floor of the carriage house and remove the decorative brackets.**
3. **Revise the size and placement of openings on the facades visible from the public right-of-way to be taller than they are wide**
4. **Provide the lighting specification.**
5. **Provide information regarding the configuration of the windows and trim.**
6. **Provide a detail of the railing.**
7. **Provide the pitch of the roof.**

Motion

The Savannah Historic Preservation Commission motioned to CONTINUE the petition for a new construction, two-story carriage house for the property located at 532 East 32nd Street to the January 26, 2022, HPC meeting in order for the petitioner to address the following:

1. Provide evidence (context elevations) that the carriage house is subordinate to the main building.
2. Revise the second floor to be in-line with the dimensions of the first floor of the carriage house and remove the decorative brackets.
3. Revise the size and placement of openings on the facades visible from the public right-of-way to be taller than they are wide
4. Provide the lighting specification.
5. Provide information regarding the configuration of the windows and trim.
6. Provide a detail of the railing.
7. Provide the pitch of the roof.
8. Ensure the width of the carriage house does not exceed the width of the principal building.

Vote Results (Approved)

Motion: Robin Williams

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Jerry Lominack	- Not Present
Kendra Clark	- Not Present
Virginia Mobley	- Abstain
Chelsea Jackson-Greene	- Aye

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

[21. Petition of GM Shay Architects | 21-006437-COA | 1716 Montgomery Street | New Construction: Part I, Height and Mass](#)

[☞ Staff Recommendation 21-006437-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the applicant's request for approval for New Construction: Part I, Height and Mass for a two-story mixed-use building for the property located at 1716 Montgomery Street. The request also includes the demolition of a non-contributing building. The building was constructed between 1916 and 1953 and is not a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. This portion of the local district was added with a 2019 text amendment to the Contributing Resources Map and, therefore, very little historic information is known about the building. Photographs in the MPC archives from 2010 show the building as American Legion Post 500.

The historic context facing Montgomery Street is extremely eroded. Remaining historic context consists of wood-framed residential buildings that face the east-west streets; therefore, there isn't appropriate historic context for which to measure this new building.

It is unknown, but not likely, that this building was constructed within the Period of Significance which is 1799-1935. Because this district's significance is because its association with streetcar service, staff finds that an auto-centric building without an architectural style does not qualify for contributing status. Staff does not find that this building rises to the level of Exceptional Importance. Staff does not recommend any conditions.

Building coverage is proposed to be 56%, frontage is 72%, and the footprint is 2,500sf. Front yard setback is 5 feet, side 12 feet, and rear yard is 5 feet. The building is proposed to be 2 stories at 28'-8".

The historic context facing Montgomery Street is extremely eroded. Remaining historic context consists of wood-framed residential buildings that face the east-west streets; therefore, there isn't appropriate historic context for which to measure this new building. Staff finds that the height, width, and scale are appropriate for a street of this size, width, and use.

The setbacks meet the case zoning standards and are appropriate.

The building fills the block; therefore, the open space consists of streets and lanes which is appropriate.

All openings on the second floor are taller than they are wide and spaced appropriately which is visually compatible. The first floor consists of larger storefront openings which is appropriate for the ground floor of a mixed use building.

The building is proposed to have three entrances along Montgomery Street and one entrance on West 34th Street. Multiple entrances on both streets is appropriate for a

mixed use building with commercial on the ground floor. The service entrance is on the lane façade. Three height levels of flat and parapeted roofs are proposed in order to vary the height of the building. Flat and parapeted roofs are appropriate for mixed use buildings. The first floor is 14 feet, and the second floor is 9 feet. All windows are taller than they are wide. Insets are proposed to be 3 inches. Insets are proposed to be 4 inches. Entrances are proposed along both streets and, although dimensions were not provided along Montgomery, the building is 85 feet wide and three entrances are proposed. The standards are met.

The height of the railings at the balconies are proposed to be 36" high. Although balusters are below an upper rail, a lower rail and baluster spacing are not provided. Add a lower rail to the design and provided the baluster spacing with Part II: Design Details. The standards are met for the shading devices proposed over the second floor windows. Staff finds the use of flat roofs appropriate. Electrical meter area, refuse storage area, and equipment screening area are proposed at the rear of the building.

The intent of the parking standard is met. This building does not have a rear yard. The side yard, along the lane, is proposed to accommodate parking. The parking is screened along the Montgomery Street side by a 36 inch high wall. The vehicular access standard is met. The fence and wall standards are met. All existing curb cut are proposed to be removed. No curb cuts are proposed. Access to parking is from the lane which does not require a curb cut.

PETITIONER COMMENTS:

Ms. Meredith Stone, petitioner, stated the structure is beyond repair. There are not many historic structures along this corridor. They are proposing pedestrian interest.

PUBLIC COMMENTS:

Ms. Holly Kincannon, of the Historic Savannah Foundation, stated the proposed structure is in human scale. She provided detail suggestions.

BOARD DISCUSSION:

The Board discussed design details regarding the proposed structure. They prefer the structure to be brick.

STAFF RECOMMENDATION:

Approval for demolition of a non-contributing building and New Construction: Part I, Height and Mass for a two-story mixed-use building for the property located at 1716 Montgomery Street with the following condition to be submitted with Part II: Design Details because the proposed work is visually compatible and meets the standards:

1. **Add a lower rail to the railing design and provided the baluster spacing.**

Motion

The Savannah Historic Preservation Commission motioned to APPROVE demolition of a non-contributing building and New Construction: Part I, Height and Mass for a two-story mixed-use building for the property located at 1716 Montgomery Street with the following conditions to be submitted with Part II: Design Details because the proposed work is visually compatible and meets the standards:

1. Add a lower rail to the railing design and provided the baluster spacing.
2. Require the use of brick as the exterior building material.

Vote Results (Approved)

Motion: Chelsea Jackson-Greene

Second: Robin Williams

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

[22. Petition of J. Eady Construction, LLC | 21-006461-COA | 504A East 34th Street | After-the-Fact Amendments to New Construction](#)

📎 [Staff Recommendation 21-006461-COA.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [Applicant Supplementary Info.pdf](#)

📎 [Staff Research.pdf](#)

📎 [Previous Photos and Specifications.pdf](#)

📎 [Previous Stamped Permit Drawings 504A and B East 34th Street 20-003658-COA.pdf](#)

📎 [Previous Signed HPC Decision 20-003658-COA.pdf](#)

Ms. Leah Michalak presented the applicant's request of an after-the-fact approval for amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 504A East 34th Street [File No. 20-003658-COA]. The applicant is requesting after-the-fact approval for:

1. A change to the roof form from a hip to a clipped front gable with fiber cement shakes in the gable.
2. A reduction in the foundation height (at the front porch) from 30" above grade to a varying height with the highest point at 26" (at the front porch).
3. A change in material and configuration of the front porch deck, foundation, and stairs from stucco piers with wood infill, wood deck, and wood stairs to concrete and brick.
4. A change to the second floor porch railing design to include a decorative panel in the center.
5. Six-panel wood front door instead of half-lite wood front door.

When a COA site inspection was requested for this property staff found the above inconsistencies with the COA as approved by the HPC as well as with the stamped permit drawings. Furthermore, other inconsistencies identified by staff during the site inspection consists of the following; however, the applicant is currently correcting these errors:

1. Railing heights exceeding 36" inches.
2. Porch columns without caps.
3. Incorrect headers, trim, and sills around doors and windows.

4. Windows with between-the-glass muntins.
5. No expressed piers at the front porch.

Staff finds the 6 panel door (instead of the half lite door) to be visually compatible. Both door styles exist on surrounding contributing buildings.

Although not in the immediate vicinity, decorative railing designs similar to the one for this building, do exist in the district and staff finds it visually compatible.

Staff does not find the use of porch brick piers with a main building concrete foundation visually compatible. Porch piers and main building foundation walls on surrounding contributing buildings have the same material for both. Staff recommends that the brick piers (as well as the foundation walls) be covered with stucco. The porch railings have been lowered to 36" high and caps have been added to the columns and both are now visually compatible.

Staff finds the porch foundation height visually compatible; surrounding contributing buildings (in particular, several buildings across the street) have foundation heights well below 30" high. Staff finds the concrete porch deck with brick stairs visually compatible as this condition exists on at least one visually related contributing building. However, staff recommends that the concrete be painted as is the concrete on contributing buildings.

The clipped gable roof form is not visually compatible. The applicant provided one similar roof form; however, it is in the Victorian Historic District and is not visually related to this building. Staff examined several blocks of contributing buildings around this building and could not locate a single example of this roof form. Staff recommends that the roof form be altered to a typical front facing gable in order to be visually compatible. The fiber cement shake siding within the gable is visually compatible. There are three contributing buildings directly across the street from this building that incorporate wood shake shingles.

The new construction materials standard is not met. The foundation is constructed from exposed poured concrete. Staff recommends adding stucco over the concrete and over the brick porch piers. The foundation, at the northeast (rear corner) of the building appears to be 30 inches above grade. The block has contributing buildings which appear to be approximately 30 inches above grade. The foundation, at the northeast (rear corner) of the building appears to be 30 inches above grade.

At staff's first site inspection, the front porch had a continuous concrete foundation; brick piers have now been added. The standard is not met for the porch piers which are brick and the building's foundation is concrete (with stucco recommended to be added). Staff recommends adding stucco over the brick piers as well as the main building's foundation. The porch deck (except the border which is brick) is poured concrete. Staff recommends that the applicant apply for a Special Exception to allow the porch deck to remain concrete as this condition exists on at least one visually related contributing building; however, staff recommends that the concrete be painted as is the concrete on contributing buildings. At staff's first site inspection, the posts did not have caps and the height of the railing exceeded 36"; caps have been added and the railings have been reduced to 36". Between-the-glass muntins had been installed at staff's initial site inspection. Appropriate framing members had not been installed at staff's initial inspection; however, now headers, surrounds, and pronounced sills have been installed on doors and windows.

PETITIONER COMMENTS:

Mr. Juan Eady, petitioner, asked Staff questions regarding the Staff recommendation. He stated he got ideas from houses in the area.

PUBLIC COMMENTS:

Mr. Ron Melander supported the petitioner's projects.

BOARD COMMENTS:

The Board asked if this was one of the petitions that had stamped drawings that were not stamped/approved by Ms. Michalak. **Ms. Michalak** responded yes.

STAFF RECOMMENDATION:

After-the-fact approval for amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 504A East 34th Street [File No. 20-003658-COA] with the following conditions to be met prior to staff approving the final COA inspection:

- 1. Revise the clipped gable roof form to a standard front-facing gable.**
- 2. Apply for a Special Exception to retain the concrete porch deck (with the condition that the concrete be painted).**
- 3. Coat the brick porch piers as well as the main building's concrete foundation with stucco.**

Motion

The Savannah Historic Preservation Commission motioned to APPROVE after-the-fact amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 504A East 34th Street [File No. 20-003658-COA] with the following conditions to be met prior to staff approving the final COA inspection:

- 1.Revise the clipped gable roof form to a standard front-facing gable.
- 2.Paint the concrete porch deck.
- 3.Coat the inset panels between the brick porch piers with stucco.

Vote Results (Approved)

Motion: Robin Williams

Second: J. Haley Swindle

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

☞ [Staff Recommendation 21-006462-COA.pdf](#)

☞ [Submittal Packet.pdf](#)

☞ [Applicant Supplementary Info.pdf](#)

☞ [Staff Research.pdf](#)

☞ [Previous Photos and Specifications.pdf](#)

☞ [Previous Stamped Permit Drawings 504A and B East 34th Street 20-003658-COA.pdf](#)

☞ [Previous Signed HPC Decision 20-003658-COA.pdf](#)

Ms. Leah Michalak presented the applicant is requesting after-the-fact approval for amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 504B East 34th Street [File No. 20-003658-COA]. The applicant is requesting after-the-fact approval for:

1. A change to the roof form from a hip to a front gable on a hip.
2. A reduction in the foundation height (at the front porch) from 30" above grade to a varying height with the highest point at 16" (at the front porch).
3. A change in material and configuration of the front porch deck, foundation, and stairs from stucco piers with wood infill, wood deck, and wood stairs to concrete and brick.
4. A change to the second floor porch railing design to include a decorative panel in the center.
5. Six-panel wood front door instead of half-lite wood front door.

When a COA site inspection was requested for this property staff found the above inconsistencies with the COA as approved by the HPC as well as with the stamped permit drawings. Furthermore, other inconsistencies identified by staff during the site inspection consists of the following; however, the applicant is currently correcting these errors:

1. Railing heights exceeding 36" inches.
2. Porch columns without caps.
3. Incorrect headers, trim, and sills around doors and windows.
4. Windows with between-the-glass muntins.
5. No expressed piers at the front porch.

Staff finds the 6 panel door (instead of the half lite door) to be visually compatible. Both door styles exist on surrounding contributing buildings. Although not in the immediate vicinity, decorative railing designs similar to the one for this building, do exist in the district and staff finds it visually compatible. Staff does not find the use of porch brick piers with a main building concrete foundation visually compatible. Porch piers and main building foundation walls on surrounding contributing buildings have the same material for both. Staff recommends that the brick piers (as well as the foundation walls) be covered with stucco.

The porch railings have been lowered to 36" high and caps have been added to the columns and both are now visually compatible. Staff finds the porch foundation height visually compatible; surrounding contributing buildings (in particular, several buildings across the street) have foundation heights well below 30" high. Staff finds the concrete porch deck with brick stairs visually compatible as this condition exists on at least one visually related contributing building. However, staff recommends that the concrete be painted as is the concrete on contributing buildings.

The front gable on a hip roof form is not visually compatible. The applicant provided two examples of a similar roof form; however, one is in the Victorian Historic District and is not visually related to this building and the second is new construction possibly in the Cuyler-Brownville Historic District. Staff examined several blocks of contributing buildings around this building and could not locate a single example of this roof form. Staff recommends that the roof form be altered to a typical hip roof form in order to be visually compatible.

The foundation is constructed from exposed poured concrete. Staff recommends adding stucco over the concrete and over the brick porch piers. The foundation, at the northeast (rear corner) of the building appears to be 30 inches above grade. The block has contributing buildings which appear to be approximately 30 inches above grade. The foundation, at the northeast (rear corner) of the building appears to be 30 inches above grade. At staff's first site inspection, the front porch had a continuous concrete foundation; brick piers have now been added. The standard is not met for the porch piers which are brick and the building's foundation is concrete (with stucco recommended to be added). Staff recommends adding stucco over the brick piers as well as the main building's foundation.

The porch deck (except the border which is brick) is poured concrete. Staff recommends that the applicant apply for a Special Exception to allow the porch deck to remain concrete as this condition exists on at least one visually related contributing building; however, staff recommends that the concrete be painted as is the concrete on contributing buildings. At staff's first site inspection, the posts did not have caps and the height of the railing exceeded 36"; caps have been added and the railings have been reduced to 36". Between-the-glass muntins had been installed at staff's initial site inspection. Appropriate framing members had not been installed at staff's initial inspection; however, now headers, surrounds, and pronounced sills have been installed on doors and windows.

PETITIONER COMMENTS:

There were no petitioner comments.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

There was no Board discussion.

STAFF RECOMMENDATION:

After-the-fact approval for amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 504B East 34th Street [File No. 20-003658-COA] with the following conditions to be met prior to staff approving the final COA inspection:

- 1. Revise the front gable on a hip roof form to a standard hip roof form.**
- 2. Apply for a Special Exception to retain the concrete porch deck (with the condition that the concrete be painted).**
- 3. Coat the brick porch piers as well as the main building's concrete foundation with stucco.**

Motion

The Savannah Historic Preservation Commission motioned to APPROVE after-the-fact amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 504B East 34th Street [File No. 20-003658-COA] with the following conditions to be met prior to staff approving the final COA inspection:

- 1.Revise the front gable on a hip roof form to a standard hip roof form.
- 2.Paint the concrete porch deck.
- 3.Coat the inset panels between the brick porch piers with stucco.

Vote Results (Approved)

Motion: Robin Williams

Second: J. Haley Swindle

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

[24. Petition of J. Eady Construction, LLC | 21-006463-COA | 506 East 34th Street | After-the-Fact Amendments to New Construction](#)

🔗 [Staff Recommendation 21-006463-COA.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [Applicant Supplementary Info.pdf](#)

🔗 [Staff Research.pdf](#)

🔗 [Previously Signed HPC Decision 20-002988-COA.pdf](#)

🔗 [Previously stamped permit drawings 306 East 34st St 20-002988-COA.pdf](#)

Ms. Leah Michalak presented the applicant's request for after-the-fact approval for amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 506 East 34th Street [File No. 20-002988-COA]. The applicant is requesting after-the-fact approval for:

1. A change to the roof form from a hip to a front-facing gable with a board-and-batten design in the gable.
2. A reduction in the foundation height (at the front porch) from 30" above grade to a varying height with the highest point at 18" and the lowest point approximately 8" (at the front porch).
3. A change in material and configuration of the front porch deck, foundation, and stairs from stucco piers with wood infill, wood deck, and wood stairs to concrete and brick.
4. Six-panel wood front door instead of half-lite wood front door.

When a COA site inspection was requested for this property staff found the above inconsistencies with the COA as approved by the HPC as well as with the stamped

permit drawings. Furthermore, other inconsistencies identified by staff during the site inspection consists of the following; however, the applicant is currently correcting these errors:

1. Railing heights exceeding 36" inches.
2. Porch columns without caps.
3. Incorrect headers, trim, and sills around doors and windows.
4. Windows with between-the-glass muntins.
5. No expressed piers at the front porch.

Staff finds the 6 panel door (instead of the half lite door) to be visually compatible. Both door styles exist on surrounding contributing buildings. Staff does not find the use of porch brick piers with a main building concrete foundation visually compatible. Porch piers and main building foundation walls on surrounding contributing buildings have the same material for both. Staff recommends that the brick piers (as well as the foundation walls) be covered with stucco.

The porch railings have been lowered to 36" high and caps have been added to the columns and both are now visually compatible. Staff finds the concrete porch deck with brick stairs visually compatible as this condition exists on at least one visually related contributing building. However, staff recommends that the concrete be painted as is the concrete on contributing buildings.

Staff does not find the porch foundation height visually compatible; although the southeast corner is approximately 18" above grade, the southwest corner is approximately 8" above grade; although surrounding contributing buildings (in particular, several buildings across the street) have foundation heights well below 30" high, none have porch foundations as low as 8". Staff recommends that the applicant provide a solution to make the porch foundation height taller or appear to be taller.

The front-facing gable roof form is visually compatible; staff located several examples on the same street of contributing buildings with front-facing gable roof forms. The applicant provided one image of a building with a front-facing gable with board-and-batten detailing in the gable; although a contributing building, it has been covered with vinyl board-and-batten detailing and lap siding. Staff recommends that the board-and-batten detailing be removed as it is not visually compatible.

The foundation is constructed from exposed poured concrete. Staff recommends adding stucco over the concrete and over the brick porch piers. The foundation at the rear is obscured by a fence, at the northeast (rear corner) of the building, but appears to be 30 inches above grade. The block has contributing buildings which appear to be approximately 30 inches above grade. The foundation at the rear is obscured by a fence, at the northeast (rear corner) of the building, but appears to be 30 inches above grade. At staff's first site inspection, the front porch had a continuous concrete foundation; brick piers have now been added.

The standard is not met for the porch piers which are brick and the building's foundation is concrete (with stucco recommended to be added). Staff recommends adding stucco over the brick piers as well as the main building's foundation. The porch deck (except the border which is brick) is poured concrete. Staff recommends that the applicant apply for a Special Exception to allow the porch deck to remain concrete as this condition exists on at least one visually related contributing building; however, staff recommends that the concrete be painted as is the concrete on contributing buildings. At staff's first site inspection, the posts did not have caps and the height of the railing exceeded 36"; caps

have been added and the railings have been reduced to 36". Between-the-glass muntins had been installed at staff's initial site inspection. Appropriate framing members had not been installed at staff's initial inspection; however, now headers, surrounds, and pronounced sills have been installed on doors and windows.

PETITIONER COMMENTS:

Mr. Juan Eady, petitioner, stated the site itself allows the structure to be higher than it appears in pictures.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:

The Board stated concerns regarding what would replace the board-and-batten in the gables; that should come back as a staff review that the replacement is compatible. Concerns with the retaining wall; will it help or hurt.

STAFF RECOMMENDATION:

After-the-fact approval for amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 506 East 34th Street [File No. 20-002988-COA] with the following conditions to be met prior to staff approving the final COA inspection:

- 1. Provide a solution to make the porch foundation taller or appear to be taller.**
- 2. Apply for a Special Exception to retain the concrete porch deck (with the condition that the concrete be painted).**
- 3. Remove the board-and-batten detailing from the front-facing gable.**
- 4. Coat the brick porch piers as well as the main building's concrete foundation with stucco.**

Motion

The Savannah Historic Preservation Commission motioned to APPROVE after-the-fact amendments to a previously approved Certificate of Appropriateness for a new construction, two-story, single-family residence for the property located at 506 East 34th Street [File No. 20-002988-COA] with the following conditions to be met prior to staff approving the final COA inspection:

1. Provide a solution to make the porch foundation taller or appear to be taller.
2. Paint the concrete porch deck.
3. Remove the board-and-batten detailing from the front-facing gable and provide staff with a replacement material and design prior to installation.
4. Coat the inset panels between the brick porch piers with stucco.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

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

X. APPROVED STAFF REVIEWS

25. Acknowledge and approve of Staff-approved decisions as presented.

26. Petition of SHIRLEY GEIGER | 21-006439-COA | 704 WEST 36TH STREET | Driveway ribbon repair

[SIGNED Staff Decision-21-006439-COA 704 West 36th Street.pdf](#)

27. Petition of WATERS BUILDING & DESIGN, Josh Waters | 21-006149-COA | 224 WEST CHARLTON STREET | In-kind door replacement

[SIGNED Staff Dec - 21-006149-COA 224 West Charlton St..pdf](#)

28. Petition of WATERS BUILDING DESIGN, Josh Waters | 21-006493-COA | 226 & 228 WEST 38TH STREET | Fence

[SIGNED Staff Dec - 21-006493-COA 226 & 228 W 38th St.pdf](#)

29. Petition of SOUTH SHORE ROOFING | 21-006369-COA | 515 EAST BOLTON STREET | Roof replacement

[SIGNED Staff Decision - 21-0006369-COA - 515 E Bolton St.pdf](#)

30. Petition of BARBARA HOLLAND | 21-006510-COA | 1022 WEST VICTORY DRIVE | Roof repair

[Decision Packet 21-006510-COA 1022 West Victory Drive.pdf](#)

31. Petition of STEVEN BODEK, INC., Ashely Field | 21-006452-COA | 115 EAST 36TH STREET | Window infill, shutters

[SIGNED Staff Decision -21-006452-COA - 115 E 36th St.pdf](#)

32. Petition of YOUR EXTERIOR PROS, Krissy Abney | 21-006282-COA | 1514 LINCOLN STREET | Roof repair

[SIGNED Staff Decision 21-006282-COA 1514 Lincoln St..pdf](#)

33. Petition of SAM CARROLL CONSTRUCTION, Sam Carroll | 21-006256-COA | 206 EAST 39TH STREET | In-kind roof and exterior repairs

[SIGNED Staff Decision 21-006256-COA 206 E 39th St..pdf](#)

34. Petition of ROOFCRAFTERS, Kyle Conaway | 21-006156-COA | 216 EAST BOLTON STREET | Roof replacement

[SIGNED Staff Decision - 21-006156-COA - 216 E Bolton St.pdf](#)

35. Petition of WARM LIVING, LLC., Luciana Warman | 21--006138-COA | 424 EASR 32nd STREET | In-kind replacement of sashes

[SIGNED Staff Decision - 21-006138-COA - 424 E 32nd St.pdf](#)

36. Petition of JAKE BAYFIELD | 21-006154-COA | 538 EAST BOLTON STREET | Roof repairs and replacements

[SIGNED Staff Decision - 21-006154-COA 538 E Bolton St.pdf](#)

37. Petition of WARD ARCHITECTURE, Josh Ward | 21-006151-COA | 112, 114 WEST ANDERSON STREET | Addition of fence and alterations

[☺ SIGNED Staff Dec - 21-006151-COA 112 114 W Anderson Street.pdf](#)

[38. Petition of ROOFCRAFTERS, Kyle Conaway | 21-006182-COA | 213 WEST 34TH STREET | Roof replacement](#)

[☺ SIGNED Staff Decision - 21-006182-COA - 213 W 34th St.pdf](#)

[39. Petition of ROOFCRAFTERS, Kyle Conaway | 21-006183-COA | 37 WHITAKER STREET | Roof replacement](#)

[☺ SIGNED Staff Decision - 21-006183-COA - 37 Whitaker St.pdf](#)

[40. Petition of MIKE KENNY ROOFING COMPANY | 21-006370-COA | 523 WEST 39TH STREET | Roof replacement](#)

[☺ SIGNED Staff Decision 21-006370-COA 523 West 39th Street.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[41. Stamped Drawings - December Report](#)

[☺ December 2021 _REPORT.pdf](#)

[42. Report on Work That Exceeds Scope of Issued COA for the December 20, 2021, HPC Meeting](#)

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

[43. Report on Work Inconsistent With Issued COA for the December 20, 2021, HPC Meeting](#)

[☺ Work Inconsistent With Issued COA December Report.pdf](#)

[44. COA Inspections - December Report](#)

[☺ December 2021 - REPORT.pdf](#)

[45. Items Deferred to Staff - December Report](#)

[☺ December 2021 - REPORT.pdf](#)

[46. Report on Work Performed Without a COA for the December 20, 2021 HPC Meeting](#)

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

XII. OTHER BUSINESS

[47. Nominating Committee to Announce Nominations for Chair and Vice-Chair for 2022 - Commission to Vote](#)

The Nominating Committee stated there is discussion that needs to be had.

Ms. Greene asked Ms. Swindle if she was interested in being nominated as Chair, or Ms. Mobley to retain Chair.

There was question regarding additional Board members. **Ms. Melanie Wilson** stated additional appointments should be made soon.

Ms. Mobley asked Ms. Swindle if she is living in Savannah. **Ms. Swindle** stated she is still out of state until end of 2022. **Ms. Greene** stated she was not aware of that. **Ms. Mobley** stated she would like to continue as Chair until there is additional members of the Commission.

The Board voted to retain Ms. Mobley as Chair.

The Board voted to retain Ms. Greene as Vice-Chair.

[48. Streetcar Contributing Resources Map Update - Text Amendment to Add Contributing Buildings and Adjust](#)

District Boundary

- 📎 [2021 Map - Streetcar with Expansion.pdf](#)
- 📎 [2021 Supplement - Streetcar Contributing Resources.pdf](#)

Ms. Michalak gave an update regarding an expansion to the district as well as adding nine (9) contributing buildings. It will be presented to the MPC on January 8, 2022 for recommendation to City Council.

49. Presentation of 2022 MPC Calendar

- 📎 [Final Calendar - 12.14.2021.pdf](#)

Ms. Michalak presented the 2022 MPC Calendar.

XV. ADJOURNMENT

50. Next HPC Pre-Meeting: Wednesday, January 26, 2021 at 2:30pm

51. Next HPC Regular Meeting: Wednesday, January 26, 2021 at 3:00pm

52. Adjourn

There being no further business to present before the Commission, the December 20, 2022 Historic Preservation Commission adjourned at 5:00 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.