



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room  
July 27, 2022 3:00 PM  
MINUTES

### July 27, 2022 Historic Preservation Commission

A Pre-meeting was held at 2:30 pm. Items on the agenda were presented by staff, as time permitted, and the Commission asked questions. No testimony was received and no votes were taken.

**Members Present:** Virginia Mobley, Chair  
Mae Bowley  
Kiersten Connor  
Rebecca Fenwick  
Robin Williams, virtual

**Member Absent:** Brian Arcudi  
Darren Bagley-Heath  
Kathy Ledvina

**Staff Present:** Pamela Everett, Esq., Assistant Executive Director  
Leah Michalak, Historic Preservation Director  
Caitlin Chamberlain, Senior Planner  
Aislinn Droski, Assistant Planner  
Ethan Hageman, Assistant Planner  
Jamie Zerillo, 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 Shannon Taylor | 22-001662-COA | 108 West Henry Street | After-the-Fact Rehabilitation and Alterations](#)

📎 [Victorian Staff Recommendation 22-001662-COA 108 W Henry St.pdf](#)

📎 [Submittal Packet.pdf](#)

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

📎 [Staff Research .pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve an amendment to 21-005927-COA, for after-the-fact work that was determined to exceed the scope of the previous COA along with the installation of lighting fixtures, doors, and shutters to the building located at 108 West Henry Street with the following condition, because the work is otherwise visually compatible and meets the standards.

1.All the wood elements must be painted

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[2. Petition of Ethos Preservation | 22-002598-COA | 203 West Anderson Street | New Construction, Parts I and II](#)

[📎 STAFF RECOMMENDATION.pdf](#)

[📎 SUBMITTAL PACKET\\_Part1.pdf](#)

[📎 SUBMITTAL PACKET\\_Part2.pdf](#)

[📎 SUBMITTAL PACKET\\_Part3.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby:

Approve New Construction, Small, Parts I and II, for a two-story, over/under duplex property located at 203 West Anderson Street as submitted because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

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

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[3. Petition of Fred Dean Architects | 22-003187-COA | 306 East Park Avenue | Alterations and Addition](#)

- [☞ Staff Recommendation - 22-003187-COA 306 E Park Ave.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Denial Decision 22-000480-COA.pdf](#)
- [☞ Denial Submittal Packet.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve alterations and an addition for the property located at 306 East Park Avenue as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

**CUYLER-BROWNVILLE DISTRICT**

[4. Petition of Lynch Associate Architects | 22-003182-COA | 508 Kline Street | Rehabilitation and Alterations](#)

- [☞ PETITIONER RESEARCH.pdf](#)
- [☞ SUBMITTAL PACKET.pdf](#)
- [☞ STAFF RECOMMENDATION.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for rehabilitation & alterations to the property at 508 Kline Street as submitted because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

**STREETCAR DISTRICT**

[5. Petition of Ellsworth Design Build | 22-003024-COA | 103 East 39th Street | Structural Rehabilitation](#)

[📎 Streetcar Staff Recommendation - 22-003024-COA 103 E 39th.pdf](#)

[📎 Submittal Packet and Application.pdf](#)

[📎 Staff Research.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the structural rehabilitation to the second-floor porch of the property located at 103 East 39th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[6. Petition of Eco Friendly Construction and Design | 22-003177-COA | 324 East 32nd Street | New Construction, Parts I and II](#)

- [☞ Streetcar Staff Recommendation - 22-003177-COA - 324 E 32nd St.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Staff Research - Site Photos.pdf](#)
- [☞ Staff Research - Sanborn Map.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small, Parts I and II for a two-story residential building and two-story carriage house for the property located at 324 East 32nd Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Provide clarification regarding the style of the garage doors.
2. The windows must feature the SDL option of the chosen window, with a muntin which is 7/8" or less.
3. The gable end rakes must overhang at least eight (8) inches

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[7. Petition of Lominack Kolman Smith Architects | 22-003181-COA | 416 West 36th Street | Rehabilitation and Alterations](#)

- [☞ Streetcar Staff Recommendation - 22-003181-COA 416 W 36th St.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research .pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the alterations to all facades of the garage located on the property of 416 West 36th Street with the following condition to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Window sashes must be inset a minimum of three (3) inches from the façade of the building.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
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Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[8. Petition of Greenline Architecture | 22-003175-COA | 411 West 41st Street | Rehabilitations & Alterations](#)

[STAFF RECOMMENDATION.pdf](#)

[SUBMITTAL PACKET.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve alterations at 411 West 41st Street as submitted because the proposed work meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

**IV. ADOPTION OF THE AGENDA**

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

**Motion**

The Historic Preservation Commission motioned to adopt the July 27, 2022 HPC Agenda.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye

Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

**V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

[10. Approve June 22, 2022 HPC Meeting Minutes](#)

[📎 06.22.22 MEETING MINUTES.pdf](#)

**Motion**

The Historic Preservation Commission motioned to approve the June 22, 2022 HPC Meeting Minutes.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

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

**VII. CONTINUED AGENDA**

[11. Petition of J. Elder Studio | 22-003186-COA | 2613 Montgomery Street | After-the-Fact Demolition of Non-Contributing Buildings, New Construction, Part I: Height and Mass, and Special Exception Request](#)

**Motion**

Defer.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye

Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[12. Petition of Savannah Stucco & Contracting | 22-003179-COA | 650 West 34th Street | Rehabilitation & Repair](#)

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

<b>Motion</b>	
Continue.	
<b>Vote Results ( Approved )</b>	
Motion: Kiersten Connor	
Second: Mae Bowley	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[14. Petition of First Mount Bethel Missionary Baptist Church | 22-002169-COA | 124 West Anderson Street | After-the-Fact Fence](#)

<b>Motion</b>	
Continue.	
<b>Vote Results ( Approved )</b>	
Motion: Kiersten Connor	
Second: Mae Bowley	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye



Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[15. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | New Construction, Large \(Part II\)](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[16. Petition of Noble L. Boykin | 22-002599-COA | 217 East 38th Street | Addition and Rehabilitation](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[18. Petition of Road Properties | 22-003185-COA | 1312 - 1314 Price Street | After-the-Fact Rehabilitation and Alterations](#)

[Victorian Staff Recommendation - 22-002185-COA 1312, 1314 Price St.pdf](#)

[Application & Submittal Packet.pdf](#)

[Staff Research .pdf](#)

**Ethan Hageman** presented the applicant's request of approval for after-the-fact rehabilitation and alterations to the exterior facades of the property located at 1312 – 1314 Price Street. Per the applicant, the work includes the following:

*“We replaced all rotten siding with Hardie Plank in error. We also replaced all the rotten studs. We finished most of the replacement of the siding except for about 1/3 of the back of the building. Now, we are replacing the Hardie Plank siding with 1x6 shiplap wood siding to the original. We also replaced 10 rotted windows with vinyl replacements. We will be changing those out to the wood double hung, single pane as attached. These match as close to the original as possible.”*

Exterior work performed without a COA includes removal of original windows and shiplap siding. The applicant then replaced the original siding with Hardie Plank and Vinyl windows. The back façade currently does not have Hardie Plank on it, as renovations and alterations were paused. A Google Street view image from January of 2022 shows wood shiplap siding covering all exterior facades painted light brown while white wood casing borders all exterior windows. A street view image from May of 2012 shows a mix of different window configurations. The southside façade features 2/1 wood windows on the first floor and 2/2 wood windows on the second floor. The front façade features a single-light window on the second floor. Research from the 1916 and 1956-1966 Sanborn maps shows the structure

was originally a framed building used as a flat.

The historic building was constructed in 1913 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. Staff has concluded the historic character of the property was not retained or preserved through the removal of historic siding and windows. The new wood windows and wood siding will attempt to restore the historic character of the property. Staff has concluded the distinctive features and craftsmanship of the historic windows were not preserved. The past windows were a mix of 2/2, 2/1, and 6/6 wood windows. The previous siding was wood shiplap. Many of the historic building's features that were removed were likely still in usable condition. Staff did not inspect the previous windows however from past pictures the historic windows still appeared to be to be in working condition.

The materials used for the after-the-fact rehabilitation and alterations include:

**-Siding-** 1 x 6 Shiplap Wood Siding

**-Windows-** Double Hung Victorbilt Historic wood window 2/2 vertical SSB

glass

Staff has concluded the materials proposed to used will be compatible with surrounding contributing structures and buildings within the Victorian Historic District. 2/2 wood windows existed on the side second floor façade of the building before alterations took place. Exterior walls were replaced rather than repaired and staff was not consulted before alterations began. Currently siding does not exist on the rear façade and the building is exposed to weather elements. The new siding on the exterior walls will be 1 x 6 Shiplap Wood Siding. Given the after-the-fact alterations staff has determined the standards are met. Historic windows were replaced rather than repaired and staff was not consulted before alterations began. The new windows proposed will be the Double Hung, Victorbilt Historic Wood Window 2/2 SSB Glass. The applicant is not proposing any new openings to the building. Staff has concluded given the circumstances; the standard is met in regards to the new windows.

**PETITIONER COMMENTS:**

**Adam Kaminsky**, petitioner, stated they will replace only the windows replaced in error (8).

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no extensive Board comments.

**STAFF RECOMMENDATION:**

**Approval for after-the-fact alterations to the exterior facades of the property located at 1312-1314 Price Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic Preservation Commission does hereby approve the after-the-fact alterations to the exterior facades of the property located at 1312-1314 Price Street with the following condition, because otherwise the work is visually compatible and meets the standards.

1.The first floor, front façade window will not be removed.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Rebecca Fenwick

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[19. Petition of Ethos Preservation | 22-003184-COA | 217 West Anderson Street | New Construction, Parts I and II](#)

📎 [STAFF RECOMMENDATION.pdf](#)

📎 [SUBMITTAL PACKET - 1.pdf](#)

📎 [SUBMITTAL PACKET - 2.pdf](#)

📎 [Public Comment 1.pdf](#)

**\*\* Kiersten Connor recused herself from this petition.**

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

**James Zerrillo** presented the petitioner's request for approval for new construction of a three story, over/under duplex and two-story carriage house at **217 West Anderson Street**. The petitioner is also requesting a special exception from the first-floor height standard (Section 7.9.10.a(3)(a)) to allow a first story height of 9'-6".

**SPECIAL EXCEPTION REQUEST:**

*Floor-to-Floor Heights. In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than 10 feet.*

The petitioner is requesting a special exception for the first-floor height to be 9 feet 6 inches and the second story height to be 11 feet 6 inches. This is due to the unique design of the first story garden level and the second story upper-level stoop porch. The petitioner has stated that their proposal meets the standards for a special exception because:

"... The block features a contributing three story building with raised basement very similar to the proposed. There is also a three story building with raised basement one block away on Henry street."

Staff has determined that the special exception is appropriate in accordance with the criteria for special exceptions outlined in 3.12.7 Review Criteria for Special Exceptions a and b:

- a. Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance;
- b. Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

The special exception proposes a design which will conform to the visual compatibility of the block. The proposed first floor height also conforms to standards set by the City of Savannah's flood management map, though that is not under the purview of this commission it is important context to consider the design limitations imposed on this project. The criteria for a special exception are met.

The garden level heated square footage is 1,602 sq ft. The main floor heated square footage is 1,502 sq ft. The upper floor heated square footage is 1,134 sq ft. The total lot coverage (53.27%) does not exceed the maximum of 60%. The total building frontage (70%) meets the minimum requirement of 70%. The proposed front yard set back is the average of the block face. The proposed side yard interior setback is 3 feet. The proposed rear yard setback of the principal structure is 41 feet 6 inches. The proposed height is 35 feet 4 ½ inches. The standards are met.

The proposed total height of the principal structure is 35' 4 ½". The provided context elevation shows that the height of the structure is visually compatible with the rest of the block. The height of the structure is relatively in line with 214, 211, and 213 West Anderson and is shorter than 207 West Anderson. The proposed width of the principal structure is 21 feet. The width is visually compatible with the rest of the block. The lot width and structure widths vary on this block, with 205-207 being significantly wider than the rest of the block and 203 being thinner. The scale of the structure is visually compatible with the block face. The height of the existing structures on West Anderson ranges from 35.6 feet to 26.4 feet. The proposed structure is to be 35 feet and 4 ½ inches. The scale of the features of the structure is visually compatible. The garden level is slightly taller than the garden level at 205-207 West Anderson due to standards set by the City of Savannah's flood management map. The proposed setback is to align with the adjacent structures on the eastern half of the block.

The rhythm of open space between structure was determined by staff to be appropriate. There is variation of open space between adjacent structures on this block depending on lot width. The open space between the structure and 1402 Habersham is larger than the rest of the block but created by a pre-existing condition of the orientation of the yard of 1402. The ratio of solid-to-voids is compatible with the rest of the contributing structures on the block. The arrangement and number of windows and doorways is consistent with designs found on the rest of block. The inclusion of character defining historic features such as transom windows enhances the compatibility of the proposed design.

The porch projections have been determined by staff to be appropriate with regards to the rest of the block. The entryway projection of the main level stair The proposed materials are visually compatible with the surrounding context. The petitioner is proposing the use of Hardi board, wood, and scored stucco over concrete for the foundation. The proposed hipped roof is appropriate in the surrounding context. There are a variety of hipped, complex, and front facing gable roof forms on the block.

The base zoning standards for a structure in a TN-1 on a block with contributing buildings state that the setback shall be the average of the block face.

The height and mass standards are met. The petitioner is requesting a special exception for the first-floor height to be 9 feet 6 inches and the second story height to be 11 feet 6 inches. This is due to the unique design of the first story garden level and the second story upper-level stoop porch.

Due to the garden level, no piers are proposed to be included in the foundation.

The structure seeks to emulate the three-story, garden level configuration found at 207 West Anderson. Due to standards set by the City of Savannah's flood management map, the floor height at 207 West Anderson cannot be emulated directly. The floor height of the garden level is proposed to be 8 inches high. Piers are utilized on the porch on the garden level as well as second and third stories. The foundation is recessed.

The proposed siding is Hardi board. The proposed garden level exterior material is scored stucco over concrete. The windows are proposed to be Mira Plygem Double-hung sashed windows. The casing and sashes are constructed of wood-clad aluminum. No window tinting or vinyl is proposed. All windows are proposed to be rectangular. The only exception being transom windows which are accent windows. The windows are proposed to be double-hung and fixed in the case of the transom windows. The specified windows are Mira Plygem Premium Double hung windows. Between-the-glass muntins are not proposed. The appropriate trim is proposed. The proposed percentage of transparent features meets the standard and is visually compatible with the block face.

Shutters are not proposed. The standards are not applicable. The doors are proposed to be wood paneled, meeting the standard. No decorative inset is proposed. No sliding door is proposed. There is a single primary entrance facing West Anderson Street. This door is orientated in the same direction as adjacent buildings. No angled entrances are proposed.

A front porch is proposed. The garden level foundation is constructed of a continuous scored stucco wall. This foundation wall is extended upward 8 feet and 8 inches. Due to this design, there are no piers or a separate base wall. Turntec round wood columns and Pagliacco B7 turned wood balusters are proposed. The proposed porch is 6 feet in depth and is full width. Cap and base molding are proposed. Balusters are proposed. The distance between balusters is 4 inches on center. A height was not provided for the railing. The manufacturer details state that the B7 balusters can be manufactured with a height of either 30 inches or 36 inches. Because by design these balusters cannot exceed 36 inches, the standard is met. No enclosure is proposed. There are no proposed uncovered decks.

GAF 3D architectural shingles in charcoal are proposed. The 3rd story porch roof is a hip roof pitched at 4:12. The hip roof is pitched at 4:12. The proposed eaves extend 12 inches. The proposed eaves extend 12 inches. The soffits are not proposed to be sloping. The service pad is proposed to be located on the western side façade. It is to be screened by a fence with operable gates.

No roof mounted equipment is proposed. The proposed accessory structure is to be in the rear yard. There are no accessory structures on the lane. On the other side of West Anderson there are accessory structures present and they are in scale with the proposed accessory structure. The accessory structure does not exceed the height and mass of the

primary structure. The accessory structure is proposed to be two stories tall. The two proposed garage openings do not exceed 12 feet in width. A 5-foot setback is proposed for the ADU. The proposed side yard setback is 3 feet. A concrete private sidewalk is proposed to connect the main entrance to the public sidewalk.

The only proposed parking on the lot is the two car garage in the rear ADU. No other off-street parking is proposed. The primary parking on the lot is located on the lane. The lane is the sole means of vehicular access by way of the two-car garage in the rear yard. No driveway is proposed. The fencing is proposed to be stained wood. No front yard fencing is proposed. The side yard fencing for mechanical screening is proposed to be 4 feet 1 ½ inches. An 8 foot tall privacy fence is proposed in the rear yard, perpendicular to the ADU. A 6 foot privacy fence is proposed in the rear of the primary structure.

The base zoning standards were reviewed and the standards are met.

The proposed side-yard setback is 3 feet. The side yard setback requirement is 3 feet. The ADU is proposed to be 25 feet in height and does not exceed the 25 height max. Therefore, it is not required to be located 20 feet from the rear property line. The ADU calculations were included in the total calculations for maximum building coverage. The proposed ADU's footprint is 480 sq feet and the habitable floor area of the principal building is 1246 square feet. Meaning the footprint of the ADU is 38% of the habitable floor area of the principal building. The unit has a heated floor area which meets the 400 sq ft minimum. One bedroom is proposed.

The designs standards apply and are met. The proposed parking is on the lot. A two-car garage is proposed on the first level of the ADU. 217 West Anderson has access to Anderson Lane.

**PETITIONER COMMENTS:**

**Ms. Ellen Harris**, petitioner, stated she tried to keep as close to being visually compatible as possible.

**PUBLIC COMMENT:**

**Ryan Jarles**, HSF, stated there are concerns with the piers. Used 119 W Park, 204 W Henry as examples. Square piers would be more visually compatible.

**BOARD COMMENTS:**

Agrees with HSF recommendation: square piers on ground floor. Work with staff to determine if wood or masonry.

**STAFF RECOMMENDATION:**

**Approval for new construction of a three story, over/under duplex and two-story carriage house at 217 West Anderson Street as requested because the work is visually compatible and meets the standards.**

**AND**

**Approval for a special exception from the first-floor height standard (Section 7.9.10.a(3)(a)) to a allow a first story height of 9'-6'' because the special exception criteria are met.**

### Motion

The Savannah Historic Preservation Commission does hereby approve for new construction of a three-story, over/under duplex and two-story carriage house at 217 West Anderson Street with the following conditions because otherwise, the work is visually compatible and meets the standards:

1. Modification of the garden level (ground floor) columns to be replaced with square piers in a material of either finished wood or masonry and to be submitted to and approved by staff.

### Vote Results ( Approved )

Motion: Robin Williams

Second: Mae Bowley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Abstain
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

### [20. Petition of Hansen Architects | 22-002727-COA | 509 East Waldburg Street | After-the-Fact Window Replacement](#)

[STAFF RECOMMENDATION.pdf](#)

[SUBMITTAL PACKET.pdf](#)

**James Zerrillo** presented the petitioner's request for an after-the-fact approval for window replacement at **509 East Waldburg Street**.

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



On **October 27th, 2021** the board reviewed alterations to the primary structure as well as the new construction of an ADU. This submission did not include the after-the-fact windows replacement. A condition of approval was that the pending violation be applied for. This application is for the pending violation mentioned in the October 27th, 2021 board decision conditions.

The building was constructed in 1940 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The ratio of solid-to-void was not altered with this window replacement. The materials utilized are visually compatible, as they replicate the existing historic windows on the structure. Marvin G2 Double-hung windows are on the MPC window brochure for previously approved window specifications for new construction, additions, and non-historic buildings. The window glass does not have a tint, the glass is transparent. The windows are rectangular in configuration and are double-hung. The trim is configured to match the historic windows of the structure. They feature the necessary and appropriate trim. The inset meets the minimum of three inches. No change was made to the amount or placement of openings.

**PETITIONER COMMENTS:**

**Erik Puljung**, stated he supports staff recommendation.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

**Ms. Fenwick** stated the character defining features were significantly altered. The period of significance should be expanded.

**STAFF RECOMMENDATION:**

**Approval for after-the-fact window replacement of a non-contributing building located at 509 East Waldburg Street as submitted because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic Preservation Commission does hereby approve after-the-fact window replacement of a non-contributing building located at 509 East Waldburg Street as submitted because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

## CUYLER-BROWNVILLE DISTRICT

### 21. Petition of Lynch Associate Architects | 22-003190-COA | 1811 Martin Luther King Jr. Boulevard | New Construction, Parts I and II

- 🔗 [CB Staff Recommendation - 22-003190-COA - 1811 MLK Jr. Blvd.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Submittal Packet - Narrative and Materials.pdf](#)
- 🔗 [Staff Research - Building Prior to Demolition.pdf](#)
- 🔗 [Petitioner Response to Rear Yard Setback Inquiry.pdf](#)

**Leah Michalak** presented the applicant's request of approval for New Construction, Small, Parts I and II, for a two-story apartment building for the property located at 1811 Martin Luther King Jr. Boulevard. The project description and a history of the site, per the applicant, is as follows:

*"In 1909, a two-story mixed-use building was constructed on the corner (1811 MLK). A city-permit dated January 5, 1909 clearly mentions that the little wood frame building, now located at 508 Kline Street, was spared demolition by rotating it 90 degrees (to front Kline Street) and moving it 40 feet to the West. The two-story building was home to a small corner store and three individual rental units. In 2016, after sitting vacant for many years, and suffering serious deferred maintenance, the City of Savannah filed for a court issued demolition order, and 1811 MLK was razed. HSF partnered with Savannah Technical College to document the building before it was torn down. HSF used much of that data collected to inform our design for the new construction.*

*The proposed design for the replacement two-story new construction project is based upon the historic structure in orientation, mass and scale, along with the proposed elevation drawings by HSF that were a condition of the sale of the property. The proposed two story structure will house four units. HSF maintains a protective easement on the property and all design features will be subject to approval by the Historic Savannah Foundation[']s architectural committee."*

The property at 1811 Martin Luther King Jr. Boulevard is a vacant lot within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. Per the overall lot area (2,415 square feet), the building is permitted 5 apartment units. The lot width is 45 feet and is an existing condition of the site. The building is to be 1,670 square feet and maintain a minimum of 70% lot frontage. It is unclear to staff if the rear yard setback standard is met. The lots at 1811 MLK Jr. Blvd. and 508 Kline were recombined, and the rear property line sits behind 508 Kline Street. The applicant has indicated that due to the recombination, they believe a rear setback is not required. **Prior to the next regular HPC meeting on August 24, 2022, the applicant should get a determination from Zoning regarding the 10 foot minimum rear yard setback requirement; if a rear yard setback is required, this petition must come back with a variance recommendation request.** The side yard interior setback is met, and staff finds the other setbacks to be consistent with the average of the block face and the historical development pattern. The apartment building will be 28'-6".

Staff finds the overall scale of the building, including its height and width on the property, to be visually compatible. The previous historic building on the property maintained a nearly identical massing. The building, and its individual components, is in scale with the previous historic structure and nearby contributing buildings. The setbacks as proposed are visually compatible with the surrounding district and the historic development patterns

on this block. The relationship of the new building to the surrounding buildings is visually compatible and consistent with what occurred on the corner site previous to the demolition of the historic building on the property. All openings on the building are to be taller than they are wide. Staff finds the proportion of the openings, as well as the rhythm of solids to voids within the structure to be visually compatible. The front façade is to feature a two-story porch, which will be under the existing roof, and a recessed porch on the rear façade of the building (left side of the western elevation). The porch is to project at least 6 feet from the building. Staff finds the projections to be visually compatible.

The following materials are proposed to be utilized:

- Foundation: *Old Carolina* brick veneer over 8" CMU block
- Exterior Walls: Wood lap siding with 5" reveal
- Porch/Stairs: Columns: 8" round wood column with cap and base molding Railing: Wood hand and bottom rail with square balusters Stairs: Wood railing with wood square newel post Decking: Tongue and groove decking
- Roof: *McElroy* standing seam metal roof Eave Fascia and Soffit: Wood
- Windows: Custom single pane, wood, true divided lite (2/2) with wood trim
- Doors: Solid wood doors, with single lite panel and transom above
- Fence: Vertical picket wood fence and gate

Staff finds the materials proposed to be visually compatible. The roof is to be a hip shaped roof and visually compatible.

Staff finds the ***Cuyler-Brownville Historic District Design*** standard to be met. The residential building is to be re-constructed at a first floor height of 12'-1" and a second story height of 9'-6", meeting the intent of the standard. The foundation will be brick veneer over concrete block. The exterior walls will be wood lap siding. The windows will be wood with transparent glass. The roof is to be a hip roof with a 4:12 pitch; the standard is met.

The refuse storage area will be located on the rear façade of 1811 MLK Jr. Blvd. and the side façade of 508 Kline and will be screened from the public right-of-way. The electrical equipment is to be located on the secondary façade, away from a street. The fence along Martin Luther King Jr. Blvd. will be vertical wood. The fence will be located forward of the front façade and join with the edge of the porch and will be 5'-0"; the standard is not met. **Revise the fence to be less than 36 inches in height in the front yard or to be behind the front façade of the building.**

**Ms. Fenwick** asked are there rear stairs? **Ms. Michalak** replied there are no rear stairs.

**Ms. Fenwick** asked are the side balusters taller than the front?

#### **PETITIONER COMMENTS:**

**Andrew Lynch**, stated he had a conversation with Marcus Lotson concerning setback. Rear yard, not considering the other. It should go to back of property; no property line as it was recombined. Regarding the fence, the ramp has to be on the first floor to meet grant requirements. It can be lowered as the intent was to obscure the ramp. He is willing to do whatever meets the requirements for the grant.

**Ms. Fenwick** asked what is the distance. **Mr. Lynch** responded five feet meets all the requirements.

#### **PUBLIC COMMENTS:**

**Ryan Jarles**, HSF, stated they have an easement on the property, and agrees with Staff conditions.

**BOARD:**

**Ms. Connor** agrees with HSF.

**Ms. Fenwick** asked if there were options for a shorter fence even if ramp is visible. **Mr. Williams** agreed.

**STAFF RECOMMENDATION:**

**Approval of the petition for New Construction, Small, Parts I and II, for a two-story apartment building for the property located at 188 Martin Luther King Jr. Boulevard with the following condition to be submitted to staff for final review and approval, because the work proposed is otherwise visually compatible and meets the standards:**

- 1. Prior to the next regular HPC meeting on August 24, 2022, acquire clarification from Zoning regarding the 10 foot minimum rear yard setback requirement; if a rear yard setback is required, this petition must come back with a variance recommendation request.**
- 2. Revise the fence to be no more than 36 inches in height in the front yard or to be behind the front façade of the building.**

**Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small, Parts I and II, for a two-story apartment building for the property located at 188 Martin Luther King Jr. Boulevard with the following condition to be submitted to staff for final review and approval, because the work proposed is otherwise visually compatible and meets the standards:

1. Prior to the next regular HPC meeting on August 24, 2022, acquire clarification from Zoning regarding the 10 foot minimum rear yard setback requirement; if a rear yard setback is required, this petition must come back with a variance recommendation request.
2. Revise the fence to be no more than 36 inches in height in the front yard or to be behind the front façade of the building.
3. Revise the balusters on the first floor to be a standardized height.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Robin Williams

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

Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

[22. Petition of Howard Reid | 22-002601-COA | 1003 and 1009 West 36th Street | New Construction, Parts I and II](#)

- [CB Staff Recommendation - 22-002601-COA - 1003 and 1009 W 36th St.pdf](#)
- [Submittal Packet - 1003 W 36th St Drawings.pdf](#)
- [Submittal Packet - 1009 W 36th St Drawings.pdf](#)
- [Submittal Packet - Project Description and Materials.pdf](#)

**Leah Michalak** presented the applicant's request of approval for New Construction, Small, Parts I and II for two (2) one-story, triplex buildings for the properties located at 1003 and 1009 West 36th Street. The two buildings will be separate and located individually on each property but are proposed to be identical. Staff spoke with the applicant regarding concerns with the fire wall that protrudes from the rear of the structure. The architect for the project relayed the following, and the applicant decided to proceed with the project as proposed:

*“While I agree this wall is not the most aesthetically pleasing feature, it is required to meet the Life Safety Code (NFPA2018) requirements for this project. NFPA Life Safety Code considers three (3) attached dwelling units or greater to be apartments and requires a fire protection sprinkler system to be installed. Installing a sprinkler in these small structures would be cost prohibitive but is necessary under the building codes. **The only option available to us to avoid a fire sprinkler is to create an implied separation between two of the units and the one in the rear.** By doing this it mimics the Townhouse 2-hour common wall separation in State Amendment IRC 302.2 In this case the rear apartment would be considered a separate building and the two units in the front would be treated as a duplex, thereby eliminating the need for a fire sprinkler. **This 2 hour rated wall is a "fire wall." and must penetrate the roof. It is necessary to take the wall 30 inches above anything building element within 4 feet of the wall above the roof line.** This is why the parapet is so tall. I have pushed it as far back as possible and from the street, it will be barely visible. I feel this is the best resolution between historical appropriateness and meeting the Life Safety Code that we all must abide by.”*

The properties located at 1003 and 1009 West 36th Street are vacant lots within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The buildings will be located on a street. Both lots are 6,000 square feet and both buildings will cover 38.9% of the lot. **Increase the interior side yard setbacks on the northern side of the buildings to five feet.** The standards are otherwise met. The buildings will be one-story and 19' in height. The parapet of the fire rated wall will be 21'-5".

The height and width of the proposed triplex itself is visually compatible with the surrounding contributing rowhouses and one-story buildings. However, the applicant is proposing a fire-rated wall which will rise above the height of the building by about 2 feet 6 inches. It is to be located at the rear of the structure, to subdivide the third unit in the building. However, staff does not find this element to be visually compatible. It is likely its removal would require a redesign of the building. **Staff recommends redesigning the building to remove the fire rated wall from the exterior of the building. Increase the interior side yard setbacks on the northern side of the buildings to five feet.** The setbacks proposed are otherwise visually compatible with the surrounding historic

structures. Staff finds the relationship of the building to the open space between it and adjacent buildings to be visually compatible. All openings are to be taller than they are wide. Staff finds the proportions and the rhythm of the openings along all facades to be visually compatible. The front façade of the building is to feature two porches/stoops over the front doors. There is to be an additional stoop over the entrance to the third unit, on the side façade. The porches are to project from the building 6 feet. Staff finds the projections, with regards to porches, to be visually compatible. However, staff does not find the projecting parapet of the fire rated wall to be visually compatible and finds that it would be visible from the street. **Staff recommends redesigning the building to remove the fire rated wall from the exterior of the building.**

The following materials are proposed to be utilized:

- Foundation: 8" CMU foundation with brick veneer and 1x4 pressure treated Hog Penning (painted), with a painted wood water table and band board
- Exterior Walls: Smooth Hardie board siding (painted), with a 5" reveal
- Windows: *American Craftsman* single hung vinyl windows
- Door: *Masonite* 6-panel steel exterior door with brickmold
- Roof: *GAF* Timberline HDZ architectural asphalt shingles
- Parapet of Fire Rated Wall: Stucco finish with metal cap to match trim color
- Porches: Columns: Wood 4x4 round chamfer column, painted Railing: P.T. wood railing and square balusters, painted Stairs: P.T. wood risers and chamfered posts, painted

Vinyl windows are not visually compatible, nor a permitted material. **The windows must be made of PVC, metal, wood, or clad wood material; revise the window selection to meet the standards.** Staff otherwise finds the materials to be visually compatible.

The roof is to be a side gable facing West 36th Street, with an attached gable roof facing the rear of the property. Staff finds the roof shapes to be visually compatible. Staff finds the height and mass of the building itself to reflect the traditional size of buildings. However, the parapet, which rises above the roofline, is not. **Staff recommends redesigning the building to remove the fire rated wall from the exterior of the building. The foundation infill material must be recessed a minimum of three inches behind the front edge of the pier;** the standards are otherwise met. Staff finds the foundation to be the average height of the foundation of contributing buildings. The exterior walls will be smooth fiber cement horizontal lap siding. The applicant is proposing a solid vinyl window. **The windows must be made of PVC, metal, wood, or clad wood material; revise the window selection to meet the standards.** The windows are to be single hung. The applicant will need to select a new window; **revise the window selection to meet the standards.** The doors will be steel. The roof will feature asphalt shingles. The buildings will feature gable roofs pitched at 6:12. **The eaves must extend a minimum of 12 inches and the gable end rakes must overhang at least 8 inches; label these dimensions on the drawings.**

**Provide screening for the refuse storage location, which is located in the rear along the lane.** The standards are otherwise met. While the main parking area is in the rear, a driveway is on the side façade, thus, not meeting the standard. See comments below under *Vehicular Access*. The triplex is proposing a parking area from which driveway access will be gained on West 36th Street, not meeting the standard. **Remove the driveway/vehicular access from West 36th Street and the side façade; vehicular access must be from West 36th Lane, with the parking area in the rear.**

**Mr. Williams** asked should the firewall pertain to the front two units? **Ms. Michalak**

stated they should be the same.

**Mr. Williams** asked what is the dimension of porch post? **Ms. Michalak** stated that will be provided in Part II.

**PETITIONER COMMENTS:**

**Mr. Howard Reid**, addressed the firewall, stating it has to be higher. It is not visible to the street and will be compatible to shingles. Everything necessary was not presented prior to this meeting. Requested clear guidance from Staff on what needs to be done.

Staff stated firewall has to go up 30 inches to be part of code.

**Ms. Connor** stated there are other ways to address firewall issue: sheathing or splitting unit.

**Ms. Fenwick** asked the petitioner if the options make sense: sprinklers, detached unit. Mr. Reid responded the sprinkler system is out. Ms. Fenwick asked can windows be 6 over 6 to be in keeping with the neighborhood. Mr. Reid stated it is not a problem.

**Ms. Michalak** stated ADU does not count toward the density, would not have 1800 sq feet. Limited with bedrooms. Has not met with architect. Recommends architect reviews life safety code for firewall issues. If third unit is removed, firewall and driveway issues are removed.

**Mr. Reid** stated the 3 parking spaces are through the lane. **Ms. Michalak** stated ADU does not require parking; two family and an ADU allows street parking.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

Mr. Williams asked about added ventilation/gables. Ms. Michalak stated that is part 2, but it can be added as a condition

**STAFF RECOMMENDATION:**

**Continue** the petition for New Construction, Small, Parts I and II for two (2) one-story, triplex buildings for the properties located at 1003 and 1009 West 36th Street for a maximum of ninety (90) days, **in order for the petitioner to address the following:**

1. Increase the interior side yard setbacks on the northern side of the buildings to five feet.
2. Redesign the building to remove the fire rated wall from the exterior of the building.
3. The windows must be made of PVC, metal, wood, or clad wood material; revise the window selection to meet the standards.
4. The eaves must extend a minimum of 12 inches and the gable end rakes must overhang at least 8 inches; label these dimensions on the drawings.
5. Provide screening for the refuse storage location, which is located in the rear along the lane.
6. The foundation infill material must be recessed a minimum of three inches behind the front edge of the pier.
7. Remove the driveway/vehicular access from West 36th Street and the side façade; vehicular access must be from West 36th Lane, with the parking area

**in the rear.**

**Motion**

Continue the petition for New Construction, Small, Parts I and II for two (2) one-story, triplex buildings for the properties located at 1003 and 1009 West 36th Street for a maximum of ninety (90) days, in order for the petitioner to address the following:

Increase the interior side yard setbacks on the northern side of the buildings to five feet.

Redesign the building to remove the fire rated wall from the exterior of the building OR detach third unit as ADU.

The windows must be made of PVC, metal, wood, or clad wood material; revise the window selection to meet the standards.

The eaves must extend a minimum of 12 inches and the gable end rakes must overhang at least 8 inches; label these dimensions on the drawings.

Provide screening for the refuse storage location, which is located in the rear along the lane.

The foundation infill material must be recessed a minimum of three inches behind the front edge of the pier.

Remove the driveway/vehicular access from West 36th Street and the side fa&ccedil;ade; vehicular access must be from West 36th Lane, with the parking area in the rear.

Front porch posts to match post across the street

Reconfigure window light pattern to be 2o2 or 6o6

Add gables as in

Parking mitigated if third unit is detached

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

**STREETCAR DISTRICT**

[23. Petition of SHEDD Architecture | 22-003081-COA | 317 - 323 East 32nd Street | New Construction, Large, Part I](#)

[☞ Streetcar Staff Recommendation - 22-003081-COA - 317-323 32nd Street.pdf](#)

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



**Leah Michalak** presented the applicant's request of approval for New Construction, Large, Part I (Height and Mass) for a new, three-story, mixed used building for the property located at 317 – 323 East 32nd Street.

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

*“The project as proposed is a 3-story mixed-use structure containing a restaurant with dining mezzanine and lobby on the ground floor, 11 single room occupancy residences on the second floor, and meeting rooms and exterior terrace on the third floor. The building will have brick, stone, and stucco exterior with the main floor utilizing storefront assemblies. Windows at upper floors will be combination and single double hung units. All parking for the project will be located off-site under provisions of the ordinance for remote parking.”*

The lots located at 317 through 323 East 32nd Street, within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District, are currently vacant and do not contain a historic or non-historic building. The building will maintain a minimum of 70% frontage along Habersham Street and is to have a building footprint of 3,951 square feet. The intent of the standard is met for the side yard setback along the lane because it butts a right-of-way. The building is to be 3-stories tall and 43 feet in height. Staff, however, has additional comments regarding the first floor. See standards below.

Staff does not find the height of the expressed first floor to be visually compatible. There is to be a ground floor and a mezzanine within the first floor, for an overall height of 20-feet. The height of this floor is out of scale with the surrounding properties. **Staff recommends decreasing the height of the first floor from to be more in scale with the surrounding buildings.** Additionally, staff does not find the overall configuration of the rooftop structure to be visually compatible. See comments under ‘Roof Shapes’ below. Staff finds the overall width of the building on the corner property to be visually compatible. Staff finds the setbacks to be visually compatible. Staff finds the overall relationship of the building to the open space between it and adjacent structures to be visually compatible.

Staff finds the windows on the second and third floors to be visually compatible; all are to be single or paired double hung windows which are taller than they are wide and are in a visually compatible rhythm. However, staff does not find the openings on the first floor to be visually compatible. **Staff recommends revising the openings on the first floor to have the Habersham façade read more clearly as the front façade (decrease the number of doors on the East 32nd Street façade) and to decrease the number of openings to provide a more solid structure.**

There appears to be a projecting element on the southern side façade, which will be visible from the public right-of-way. **Staff requests clarification regarding the projecting element on the southern elevation.** Between the second and third floor, there is to be an element that projects and forms a terrace for the third floor. It will project 5'-0" from the rest of the building. Staff otherwise finds the projections to be visually compatible. Staff does not find the butterfly roof shape of the roof element to be visually compatible. **Staff recommends revising the butterfly roof shape to be a more compatible roof shape.** Staff does not find the Height and Mass standard to be met, with regards to the subdivision between the first floor and the second and third. **Staff recommends decreasing the height of the first floor from twenty feet to be more in scale with the surrounding buildings.** All windows are to be taller than they are wide, with the exception of an accent window above a storefront window system on the right side of the East 32nd Street façade. The standard is met.

Staff finds that the primary street for this property would be Habersham Street. However, the

majority of the entrances (4 out of a total 5) are to face East 32nd Street. **Staff recommends revising the entrances to have the Habersham façade read more clearly as the front façade (decrease the number of doors on the East 32nd Street façade).**

The applicant is proposing a butterfly roof on the rooftop projecting element. Staff does not find this to meet the standard. Otherwise, the roofs are to be flat, which staff finds to be appropriate. **Staff recommends revising the butterfly roof shape to be a more compatible roof shape.** While not technically a roof deck, the terrace is located on the East 32nd Street façade, which is the secondary façade, which staff finds to meet the intent of the standard. The standard is met for the butterfly roof.

The site plan does not depict any roof mounted equipment proposed.

**Ms. Fenwick** asked about Sanborn research. **Ms. Michalak** stated it not included because its 5 lots facing 32nd St. Not certain when demolished. **Ms. Mobley** stated the last two burned in late 90's.

#### **PETITIONER COMMENTS:**

**Shedrick Coleman** stated the ground floor is a public restaurant. The second and third floor are for club members. It is for temporary resting. Not a social club, it a business club. Restaurant will have access to the club.

**Mr. Williams** stated asked if corner entrance could added to minimize massing.

**Mr. Coleman** stated the entrance was not meant to be off of 32nd Street. Created a definitive Habersham front. Dropped the building seven feet to have mezzanine.

There was discussion regarding design.

#### **PUBLIC COMMENTS:**

**Ryan Jarles**, HSF, agrees with staff conditions 1-5. The ARC decreasing height, fenestration, revision of roofline, recommend continue by Board to review 1 and 2 together.

**Mr. Coleman** responded the conditions are main issue; others are minor factors.

#### **BOARD COMMENTS:**

**Mr. Williams** stated the facade should be restudied.

**Ms. Bowley** stated the building should be lowered, expressed concern with the Habersham St entrance. Does not feel the project belongs in context of the area.

**Mr. Williams** stated considering stucco will provide environmental maintenance issues. Continuous materiality will help it look better.

**Ms. Fenwick** finds the shorter sketch more contextual. Looking at the anomalies in the area for new construction: is that the correct approach. It will be the tallest building in the area.

**Ms. Connor** suggested butterfly roof. **Ms. Michalak** stated the applicant may have other ideas.

The petitioner stated a fence taller than 3 feet will require a special exception. **Ms. Connor** suggested planter landscaping to section off. **Ms. Michalak** stated it can be suggested, will not be reviewed as a fence.

**STAFF RECOMMENDATION:**

**Approval of New Construction, Large, Part I (Height and Mass) for a new, three-story, mixed used building for the property located at 317 – 323 East 32nd Street with the following conditions to be submitted for review with the Part II, Design Details submission, because the work is otherwise visually compatible and meets the standards:**

- 1. Decrease the height of the first floor from 20-feet, to be more in scale with the surrounding buildings.**
- 2. Revise the entrances on the first floor to have the Habersham façade read as the front façade (decrease the number of doors on the East 32nd Street façade).**
- 3. Decrease the amount of fenestration on the first floor.**
- 4. Provide clarification regarding the projecting element on the southern elevation.**
- 5. Revise the butterfly roof shape to be a more compatible roof shape.**

**Motion**

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction, Large, Part I (Height and Mass) for a new, three-story, mixed used building for the property located at 317 – 323 East 32nd Street with the following conditions to be submitted for review with the Part II, Design Details submission, because the work is otherwise visually compatible and meets the standards:

1. Decrease the height of the first floor from 20-feet, to be more in scale with the surrounding buildings.
2. Revise the Habersham Street façade in its entirety to read as the front façade.
3. Decrease the amount of fenestration on the first floor.
4. Provide clarification regarding the projecting element on the southern elevation.
5. Revise the butterfly roof shape to be a more compatible roof shape.
6. Reduce the height of the fence on the East 32nd Street façade.
7. Unify the materiality of the building and remove the stucco.
8. Provide the refuse storage location with the Part II, Design Details submission.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

- ☞ [Staff Recommendation - 22-003188-COA - 1825 Montgomery St.pdf](#)
- ☞ [Submittal Packet - Narrative.pdf](#)
- ☞ [Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Zoning Variances Letter.pdf](#)
- ☞ [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- ☞ [August 26, 2021 ZBA Meeting Minutes.pdf](#)

**Leah Michalak** presented the applicant's request of approval for the demolition of a non-contributing building and New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street. On August 26, 2021, the Savannah Zoning Board of Appeals granted three (3) variances for this site as follows:

- Increased the maximum permitted height to 4-stories up to 55 feet in height (from 3-stories up to 45 feet in height).
- Increased the maximum distance for remote parking from 300 feet to 460 feet.
- 20 parking space reduction.

Historically, two lanes (narrow rights-of-way) divided the block into three sections with the widest along Montgomery; the lanes were still in existence in the 1966 Sanborn Map but do not exist today. Buildings on the site consisted of one and two-story wood framed buildings with wood outbuildings. Some commercial and auto buildings existed on the site between 1916 and 1955. By 1966, the majority of the buildings were gone and the lots vacant. The small non-contributing building shown on the site in the Streetcar Contributing Resources Map no longer exists. Staff found that it was a smoker/bbq building that existed on the site until sometime between 2012-2014. The non-contributing building proposed to be demolished does not appear on the 1966 map and looks as if it is a conglomerate of multiple buildings and building types; the front is a stucco/EIFS structure, the north – a brick veneer, the south and west – at least two different metal buildings.

#### **DEMOLITION FINDINGS:**

The non-contributing building, proposed to be demolished, was not built within the Period of Significance which ends in 1935 and the building does not appear on the 1966 Sanborn Map. The building does not possess integrity of design, materials, or workmanship nor meet any of the other four criteria above.

Staff recommends approval of the demolition with the following conditions:

1. Document the building per “MPC Policy for Documenting Buildings Prior to Demolition.”
2. That any materials with integrity be salvaged and sold, stored on site, or reused in the new construction.

#### **NEW CONSTRUCTION FINDINGS:**

The parcel fronts four streets; the standard is not met for MLK, Jr. Blvd. or 35th Street. Although Future Townhome development is proposed to face 35th Street; the potential of future development does not meet the standard. The standard is not met. Building A is indicated as 9450sf and Building B is indicated as 9600sf; however, an enclosed conditioned “bridge” (described as “Amenity”) at the 2nd, 3rd, and 4th floors connects the two buildings along 34th Street. Just because the building is not connected (although it is

“connected” by a wall and two pair of double doors) by conditioned space at the ground floor does not mean that the standard is met because the standard states “Building footprint.” the Staff recommends that the bridge be removed in its entirety to meet the standard. Staff does not recommend that the applicant apply for a Special Exception to the HPC to exceed this standard as staff does not find a condition that warrants a Special Exception. The Height standard is not met. However, the ZBA granted a variance to increase the maximum permitted height to 4-stories up to 55 feet in height (from 3-stories up to 45 feet in height).

Staff does not find the overall height of the building visually compatible. Visually related contributing buildings consist of raised two-story residential buildings. Staff recommends reducing the height of the building to the greatest extent possible; for example, the floor-to-floor heights exceed the minimum required by the standards. Staff does not find the width of the building visually compatible. Visually related buildings do not span the full width of the block. No other buildings exist on the entire block.

Staff finds the openings and the setbacks visually compatible. Staff does not find the top floor “porch” with the plank-type roof projection visually compatible. Staff does not find the overall scale and the scale of individual components of the building visually compatible with the related contributing buildings. The building is too tall, too wide, the roof shape is not appropriate, it is not divided horizontally and vertically in a manner that reflects the traditional size of buildings nor does it convey human scale. Although new construction within the district is *“not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources”* the proposed building does not complement, reflect, or protect *“the historic integrity of the contributing resources”* neither through the design or the height. Staff finds that the building is not divided horizontally and vertically in a manner that reflects the traditional size of buildings.

The portion of the building labeled ‘Building A’ does not have a “top” neither architectural articulation below the top floor nor a cornice or visible coping at the top of the building. Additionally, the “base” is only distinguished with color (and possibly material). The portion of the building labeled ‘Building B’ does not have a “base”; there is no horizontal articulation until below the top floor which does not convey human scale.

The standard is not met for the footprint. The standards do not apply to multi-family. The standard is met for the residential portion of the ground floor. The framing standard is not met. No framing members are proposed around the windows. A note on the drawings indicates that the inset will be 3” at brick and stucco. For the ground floor residences, the standard is met. Transparent features vary from 34-39%. No retail uses are proposed. The apartment building amenities on the ground floor have transparent features that vary from 62-73%.

The storefront configuration/glazing information was not provided with the submittal packet. The baluster and railing information was not provided with the submittal packet.

9 feet of clearance is proposed for awning. Staff does not find various flat roofs proposed to be historically appropriate, particularly the plank accent roofs over the top level. Staff could not locate visually related examples of flat roofs on contributing buildings and the applicant did not provide examples or context. The parking is within the “U” behind the building and will be visible from 35th Street (there not a lane) which is the rear of the building. There is not access to a lane. The applicant has had an SPR meeting with the City. The fences are proposed to be 8 feet high. The curb cut is proposed along 35th

Street.

**PETITIONER COMMENTS:**

**Ms. Rebecca Lynch**, prior project blocks away had to be approved by Board. Was not in the district at the time; part of the Anderson to Victory project. Presented that there were no historical or historically contributing structures in the area. States recommendation is conflicting with existing approved structures in the area.

**Ms. Fenwick** stated considered having structure have primary face of MLK rather than Montgomery. MLK: was considered, as it is pedestrian unfriendly and has more historic context. Kline Street has less context. Recommends considering MLK. **Ms. Lynch** there are trees on MLK more significant. The Kline St trees will be removed. **Ms. Fenwick** stated she would like trees retained; there are large ones.

**Ms. Connor** asked about the entrance through the courtyard on MLK. **Ms. Lynch** stated there will be entrances on MLK.

**Mr. Williams** stated MLK is primary; **Kline** is the least significant street. Turning back on MLK reinforces the problems of MLK; MLK needs to be reinforced.

**Ms. Bowley** stated the need to emphasize the historic context.

**PUBLIC COMMENTS:**

**Darrell Gartrell**, 35th Street property owner, appreciates the project. Wants MLK side to get proper visibility.

**Ryan Jarles**, HSF, supports staff comments. Should front MLK .

**Robert McCorkle**, did not avoid HPC regarding variance; simply submitted.

**BOARD COMMENTS:**

**STAFF RECOMMENDATION:**

**Approve the request for the demolition of a non-contributing building for the property located at 1825 Montgomery Street with the following conditions because the proposed demolition meets the standards:**

- 1. The demolition permit drawings will not be stamped by staff until the Certificate of Appropriateness for the new construction project is fully approved by the Historic Preservation Commission.**
- 2. Document the building per “MPC Policy for Documenting Buildings Prior to Demolition.”**
- 3. That any materials with integrity be salvaged and sold, stored on site, or reused in the new construction.**

**Continue the request for New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street with the following conditions to be submitted to the Historic Preservation Commission within 90 days of this decision because the proposed building is not visually compatible and does not meet the standards:**

- 1. The height of the building must be reduced.**
- 2. The building must be divided into two or more buildings with 10,000sf**

**maximum footprints and/or completely remove the connection between “Buildings A and B.”**

- 3. The building(s) frontage must be a minimum of 70% along all four streets. However, the width of the building must also be broken down into smaller building widths to be visually compatible; these smaller building widths must have a minimum frontage of 70% along all four streets.**
- 4. The roof shape(s) must be revised (including the plank-type projections removed) to a shape compatible with visually related contributing buildings.**
- 5. Revise the design of top floor “porch” with the plank-type roof projection to be visually compatible.**
- 6. Divide the building horizontally and vertically in a manner that reflects the traditional size of buildings and to convey a human scale, i.e.: base, middle, top.**
- 7. Add framing members around windows and doors, i.e.: headers, surrounds, and pronounced sills where appropriate.**
- 8. Inset the storefront glazing a minimum of 4 inches from the building face.**
- 9. The railings must have balusters between upper and lower rails and the distance between balusters shall not exceed four (4) inches.**

**\*\* Staff Note:** Staff does not find the overall scale and the scale of individual components of the building visually compatible with the related contributing buildings. The building is too tall, too wide, the roof shape is not appropriate, it is not divided horizontally and vertically in a manner that reflects the traditional size of buildings nor does it convey human scale. The proposed building does not complement, reflect, or protect “*the historic integrity of the contributing resources*” neither through the design, height, width, or footprint.

#### **Motion**

Approve the request for the demolition of a non-contributing building for the property located at 1825 Montgomery Street with the following conditions because the proposed demolition meets the standards:

The demolition permit drawings will not be stamped by staff until the Certificate of Appropriateness for the new construction project is fully approved by the Historic Preservation Commission.

Document the building per "MPC Policy for Documenting Buildings Prior to Demolition."

That any materials with integrity be salvaged and sold, stored on site, or reused in the new construction.

Continue the request for New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street with the following conditions to be submitted to the Historic Preservation Commission within 90 days of this decision because the proposed building is not visually compatible and does not meet the standards:

The height of the building must be reduced.

The building must be divided into two or more buildings with 10,000sf maximum footprints and/or completely remove the connection between "Buildings A and B."

The building(s) frontage must be a minimum of 70% along all four streets. However, the width of the building must also be broken down into smaller building widths to be visually compatible; these smaller building widths must have a minimum frontage of 70% along all four streets.

The roof shape(s) must be revised (including the plank-type projections removed) to a shape compatible with visually related contributing buildings.

Revise the design of top floor "porch" with the plank-type roof projection to be visually compatible.

Divide the building horizontally and vertically in a manner that reflects the traditional size of buildings and to convey a human scale, i.e.: base, middle, top.

Add framing members around windows and doors, i.e.: headers, surrounds, and pronounced sills where appropriate.

Inset the storefront glazing a minimum of 4 inches from the building face.

The railings must have balusters between upper and lower rails and the distance between balusters shall not exceed four (4) inches.

#### **Vote Results ( Approved )**

Motion: Robin Williams

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Not Present
Brian Arcudi	- Not Present

#### **X. APPROVED STAFF REVIEWS**

[25. Acknowledge and approve of Staff-approved decisions as presented.](#)

[26. Petition of GREENLINE ARCHITECTURE, John Deering | 22-002644-COA | 408 & 412 WEST 41ST STREET | New six-foot fence in side and rear yard](#)

📎 [SIGNED SC Staff Decision - 22-002644-COA - 408-412 W 41st St.pdf](#)

[27. Petition of LYNCH & ASSOCIATES, Andrew Lynch | 22-002649-COA | 508 KLINE STREET | Exploratory demolition \(approved with conditions\)](#)

📎 [SIGNED CB Staff Decision - 22-002649-COA - 508 Kline St.pdf](#)

[28. Petition of ECO-FRIENDLY CONSTRUCTION & DESIGN, Andre' Gadson | 22-002732-COA | 631 WEST 35TH STREET | Replace metal windows with custom wood windows](#)

📎 [SIGNED Staff Decision - 22-002732-COA - 631 W 35th St.pdf](#)



[29. Petition of 13 SQUARED, LLC, Alexis Levin | 22-002774-COA | 1313 HABERSHAM STREET | \(1\) Non-illuminated painted wall sign/ \(1\) Illuminated wall sign](#)

[☞ V SIGNED Staff Decision - 22-002774-COA - 1313 Habersham St.pdf](#)

[30. Petition of JACQUELINE L. TAYLOR | 22-002897-COA | 613 WEST 35TH STREET | In-kind roof replacement/rear wall reconstruction \(approved with condition\)](#)

[☞ SIGNED CB Staff Decision - 22-002897-COA - 613 W 35th.pdf](#)

[31. Petition of HANSEN ARCHITECTS, Luis Burgos | 22-002932-COA | 1201 HABERSHAM STREET | AMEND: Rehabilitation \(replacing approved integral planters with railing at the exterior\)](#)

[☞ SIGNED V Staff Dec - 22-002932-COA 1201 Habersham St.pdf](#)

[32. Petition of LYNCH & ASSOCIATES, Andrew Lynch | 22-003083-COA | 1313 HABERSHAM STREET | Mechanical screening for refuse storage](#)

[☞ SIGNED V Staff Dec - 22-003083-COA 1313 Habersham St.pdf](#)

[33. Petition of REAL INVESTMENTS SAVANNAH, Inna Adams | 417 WEST BOLTON STREET | 22-003265-COA | Exterior repairs \(approved with conditions\)](#)

[☞ SIGNED V Staff Dec - 22-003265-COA 417 W Bolton St.pdf](#)

#### **XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

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

[☞ Work Inconsistent with COA - July Report.pdf](#)

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

[☞ Exceeds scope of issued COA - Violation Report July.pdf](#)

[36. Stamped Drawings - July Report](#)

[☞ Stamped Drawings Report - July, HPC.pdf](#)

[37. Items Deferred to Staff - July Report](#)

[☞ Items Deferred to Staff - July Report.pdf](#)

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

[☞ Work Performed Without a COA - July Report, HPC.pdf](#)

#### **XII. OTHER BUSINESS**

#### **XV. ADJOURNMENT**

[39. Next Pre-Meeting: August 24, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[40. Next Regular Meeting: August 24, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[41. Adjourn](#)

There being no further business to present to the Commission, the July 27, 2022 Historic Preservation Commission adjourned at 6:45 p.m.

Respectfully submitted,

Leah G. Michalak  
Director, 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.***