



Historic Preservation Commission

112 East State Street - Hearing Room
March 31, 2022 at 1:00 PM
DECISIONS

March 31, 2022 RESCHEDULED Historic Preservation Commission

A Pre-meeting was held at 12:30pm. Items on the agenda were presented by staff, as time permitted, and the Commission asked questions. No testimony was received nor were votes taken.

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

Members Present: Virginia Mobley, Chair
Darren Bagley-Heath
Mae Bowley
Kiersten Connor
Rebecca Fenwick
KeyShawn Housey
Kathy Ledvina

Member Absent: Robin Williams

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

STREETCAR DISTRICT

[1. Petition of Rose Architects PC | 22-000969-COA | 2411 Desoto Avenue | Alterations](#)

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

Motion

Staff recommend approval of the proposed takeout window, entrance relocation, and chimney for Vittoria Pizzeria at 2411 Desoto Avenue within Starland yard as requested because the proposed changes are

visually compatible and meet the standards.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

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

[2. Petition of Rose Architects PC | 22-000974-COA | 120 East 42nd Street | Rehabilitation / Alterations](#)

Motion

Approve the petition for the rehabilitation of, with alterations to, the building located at 120 East 42nd Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All wood must be painted or stained.
2. If any mechanical equipment is proposed to be updated / installed, it shall be (similarly) screened from any public right-of-way.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

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

IV. ADOPTION OF THE AGENDA

[3. Adopt the March 31, 2022 Agenda](#)

Motion

Adopt agenda as revised.

Vote Results (Approved)

Motion: KeyShawn Housey

Second: Rebecca Fenwick

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[4. Approval of the February 23, 2022 HPC Meeting Minutes](#)

Motion

Approve minutes as presented.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

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

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

[5. Staff Initiated Petition | 22-001136-ZA | Victorian Historic District: Various Addresses | Amendment to Contributing Resources Map](#)

Motion

Remove.

Vote Results (Approved)

Motion: KeyShawn Housey

Second: Mae Bowley

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

VII. CONTINUED AGENDA

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

Motion	
Continue.	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

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

Motion	
Continue.	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye

KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

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

Motion

Continue.

Vote Results (Not Started)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

[11. Petition of J. Elder Studio | 22-001023-COA | 208 West 37th Street | Rehabilitation/Alterations and Additions](#)

Motion	
Continue.	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

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

Motion	
Continue.	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: Kathy S. Ledvina	
Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

CUYLER-BROWNVILLE DISTRICT

[13. Petition of Terminus Design Group, LLC | 22-000467-COA | 712-714 West 39th Street | Rehabilitation and Additions with Variance Recommendation Request](#)

Ms. Aislinn Droski presented the petitioner's request
Mr. Hunkele stated Ms. Droski's presentation was appreciated. Ms. Mobley asked why are there no windows on the rear; solid wall does not follow the character of the building. Mr. Hunkele stated they are proposing to put bathrooms there. They will be two-bedroom properties and the bathrooms are toward the rear, specifically the showers. Ms. Bowley was curious about the chimney location/ shape. Mr. Hunkele - it is a firebox on the floor, angled to a small chimney; will improve the fireplace.

Ryan Arvay, HSF, supported the project. It is part of the HSF Revolving Fund project. Working with the owners to rehab and make into affordable housing. Also supports the variance to return the rear additions, per the Sanborn map. The rear did not have windows originally; they were on the side.

BOARD COMMENTS:

The Board supports the project.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for of the demolition of non-historic additions, new additions, and rehabilitation for the rowhouses located at 712 - 714 West 39th Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1. Provide the final brick material specification.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the following standards:

“Section 5.9.5 – Development Standards for Permitted Uses

Building Coverage (max).

Two-Family, Three & Four-Family: 40%

Building Setbacks (ft)., All other housing types & uses.

Rear yard: 20 (min)”

To allow for a building coverage of ~77.4% and a rear yard setback of 8'-0” because the variance criteria are met.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kiersten Conner

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

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

****This item was moved to the Continued Agenda, thus not discussed or voted upon.*

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for the reconstruction of the rear addition for the property located at 2308 Florence Street, to the April 27, 2022, HPC meeting, in order for the petitioner to address the following:

- 1.Redesign the reconstruction of the rear to retain the gable roof in its current location, as well as the historic chimney.
- 2.Redesign the material on all exterior walls on the main building and the historic rear addition (gable roof portion) to be horizontal lap wood siding.
- 3.The infill between the piers must be recessed a minimum of 3 inches from the pier face.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: KeyShawn Housey

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

STREETCAR DISTRICT

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

Ms. Olivia Arfuso presented the petitioner's request.

Mr. Rayfield Reeves, petitioner, declined to present.

Ryan Arvay, HSF, agrees with Staff recommendation, also the building does adhere to the Ordinance, seemingly the easiest construction to get approved by HPC. Applicants should also improve the structures with additional detail of soffits or columns. The bay window does add character: would like more character added to the structure. Mr. Bagley agrees with Arvay: adds character and breaks up the monotony. Staff stated historical research did not support the feature. Ms. Connor stated she thought the columns were to be for character; does not have to be square. Supports the bay window.

Rayfield Reeves stated it is a 12 x 12 column. Willing to incorporate suggestions. Including trim. Ms. Bowlely supported front door with transom as a design feature and bay window. Ms. Fenwick suggests round columns, balance would be achieved with an additional column (4th); symmetrical. Ms. Connor stated the focus on the columns will benefit the neighborhood.

Motion

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction,

- Small (Parts I and II) to the April 27th HPC Meeting in order for the petitioner to address the following:
1. Provide floor-to-floor height dimensions for the adjacent buildings (on the context elevation); if the proposed floor-to-floor height is appropriate with the historic context, an application for a Special Exception is required to vary the standard.
 2. Increase the fenestration to a minimum of 30% on the ground floor of the west façade.
 3. Revise the fenestration of the west elevation's second floor to incorporate at least (1) window.
 4. Revise the foundation material and/or porch pier material so that they are the same; both shall be either brick or CMU with a stucco finish. The infill material between the piers shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
 5. Revise the front entrance design to be compatible with the adjacent entrances.
 6. The windows must have simulated divided lights; the muntin shall be 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, and there shall be a spacer bar in between double panes of glass.
 7. Material specifications for all proposed products must be provided, including but not limited to: doors and shake shingles.
 8. Gable end rakes shall overhang at least eight (8) inches.
 9. All mechanical equipment, the electrical meter, and refuse storage shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way. Provide screening details.
 10. If any fences are planned; submit the entirety of the fence checklist.
 11. The columns shall be revised to be rounded and more aligned with the columns on the rest of the street.
 12. More ornamentation / detailing shall be incorporated (such as dental-tooth molding).

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Conner

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

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

****Ms. Mobley recused herself from this petition.*

Ms. Leah Michalak presented the petitioner's request.

Ms. Ana Manzo, petitioner, supported Staff's recommendation. Stated the fabric was not listed, but it is still included as an approved fabric.

PUBLIC COMMENT:

Ryan Arvay, HSF, supported the project, and commended removing the stucco, suggested all brick. **Ms. Manzo** stated they understand the comments. The intent is to keep as much brick as possible, also with the fence.

BOARD DISCUSSION:

Ms. Bowley stated the cornice element is missing; there are huge hardiplank corner. **Ms. Connor** agreed with **Ms. Bowley** and **Mr. Arvay**: thinks it should all be brick. The siding is too much. **Mr. Bagley-Heath** stated there is a great deal of hardiboard and less brick; thinks it should be reversed. **Ms. Ledvina** agreed that the brick should be greater and less hardiboard. Ms. Fenwick **Ms. Bowley** asked how many times has this been before the Board; **Ms. Michalak** stated this is the third time.

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

- 1.Add a cornice element to the corner building elements.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Conner

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

VICTORIAN DISTRICT

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

Ms. Michalak presented the petitioner's request.

Ms. Connor stated she would like to see the original cornice work incorporated into the new design. Ms. Fenwick had concern with the drawings; not done to scale.

PETITIONER COMMENTS:

Matt Hollis, stated the front doors have not been changed. Regarding the detail, the work was started before the work could be added. The plan is to revert and utilize original footprint. Will revise rear window to be taller than wider.

Ms. Bowley asked if the columns are returning. Mr. Hollis stated they are not original; original were most likely turn posts.

Ryan Arvay, HSF, happy to see home going in a positive direction, particularly the roof line. Concern with lack of detail.

Ms.Ledvina stated they

Ms. Brittany Schaffer, asked if there are plans for parking plans. Ms. Michalak stated there are no parking requirement.

Board Discussion

Kathy Ledvin, stated she preferred the petitioner return to MPC.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for alterations to the property located at 1311 Lincoln Street with the following conditions to be submitted to the HPC for review at the April 27, 2022 meeting:

1. Revise the lite pattern on the addition windows to be 2-over-2 and provide a manufacturer's specification for the windows.
2. Provide a manufacturer's specification for the windows on the main historic building.
3. Revise the window openings on the rear façade to be taller than they are wide.
4. Provide a detail for the window trim that indicates a header, trim surround, and pronounced sill; the detail must match the header, trim surround, and pronounced sill design that existed on this building prior to this project (see photos from 2019).
5. Provide a manufacturer's specification for the front doors that includes the proposed design.
6. Revise the baluster spacing to a maximum of 4" on center.
7. Provide a drawing showing that the refuse storage area will be located behind the fence at the rear of the building, screened from the public right-of-way.
8. Maintain and repair the historic brick piers.
9. The front stoop posts must be a turned design.
10. Provide scaled drawings: floor plan, elevations (with correct window sizes and trim), and porch roof design that matches the historic photos.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

X. APPROVED STAFF REVIEWS

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

Motion

Acknowledge Staff-approved decisions.

Vote Results (Approved)

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain

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

[19. Petition of METALCRAFTS, Katie Lee | 21-0058279-COA | 115 WEST HENRY STREET | Roof replacement](#)

[20. Petition of J. ELDER STUDIO, Jerome Elder | 22-000798-COA | 306 EAST VICTORY DRIVE | In-kind replacement of window trim and shutters, and particle board siding](#)

[21. Petition of TIM WEBER | 22-000850 | 522 EAST 36TH STREET | Remove chain link fence, install wood privacy fence](#)

[22. Petition of GREENLINE ARCHITECTURE, Eric O'Neill | 22-000900-COA | 1815 LINCOLN STREET | Amend 20-005880-COA: install mechanical equipment](#)

[23. Petition of HILTON HEAD SOLAR & ROOFING, Steven Schwartz | 22-000994-COA | 306 WEST 36TH STREET | Roof replacement](#)

[24. Petition of JDH DECKS & FENCES, Charli Walton | 22-001279-COA | 2511 HOPKINS STREET | Opaque board on board fence](#)

[25. Petition of HELLCAT CONSTRUCTION, Matt Follis | 22-000898-COA | 408 EAST 36TH STREET | Siding Replacement](#)

[26. Petition of CLARISSA SAMPSON | 22-001083-COA | 509 WEST 38TH STREET | Window and partial roof replacement](#)

[27. Petition of YOUR EXTERIOR PROS, Ray Hoover | 411 EAST PARK AVENUE | Repaint of exterior facade and fence](#)

[28. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-000794-COA | 512 EAST BOLTON STREET | Exterior wood siding repair and paint](#)

[29. Petition of STEVEN BODEK INC., Ashley Field | 22-000647-COA | 202 WEST PARK AVENUE | Main and carriage houses repair and paint.](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[30. Items Deferred to Staff - March Report](#)

[31. Stamped Drawings - March Report](#)

[32. COA Inspections - March Report](#)

[33. Report on Work Inconsistent With Issued COA for the March 2022 HPC Meeting](#)

[34. Report on Work That Exceeds Scope of Issued COA for the March 2022 HPC Meeting](#)

[35. Report on Work Performed Without a COA for the March 2022 HPC Meeting](#)

XII. OTHER BUSINESS

NEW BUSINESS

[36. Policies and Procedures for Demolition of Properties](#)

[37. Discuss Proposed Stucco Text Amendment](#)

Ms. Fenwick detailed the findings of stucco. Ms. Michalak gave the definition of 'true stucco' and how it applies to our Ordinance. Will be proposed to HDBR in the future.

[38. Discuss Vice-Chairman Nomination](#)

Next month (April 2022) Nominating Committee will be formed.

XV. ADJOURNMENT

[39. Next Pre-Meeting: April 27, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[40. Next Regular Meeting: April 27, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[41. Adjourn](#)

Adjourned key sh darnn 3:54

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.