



## Historic Preservation Commission

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Virtual Meeting  
November 22, 2021 3:00 PM  
MINUTES

### NOVEMBER 22, 2021 HISTORIC PRESERVATION COMMISSION

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

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

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

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [1. Petition of Esteen Williams | 21-006071-COA | 2101 Ogeechee Road | Rehabilitation and Alterations](#)

- 📎 [Staff Recommendation 21-006071-COA.pdf](#)
- 📎 [Submittal Packet - Application, Checklist, Narrative.pdf](#)
- 📎 [Submittal Packet - Additional Narrative.pdf](#)
- 📎 [Submittal Packet - Photographs.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Staff Research - Property Photographs.pdf](#)

#### **Motion**

The Historic Preservation Commission motioned to APPROVE the rehabilitation of, with alterations to, 2101 Ogeechee Road with the following conditions to be submitted to Staff because otherwise the work is visually compatible and meets the standards:

1. Ensure that Staff receives clarification regarding the rear porch dimensions and that the deck is constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. Ensure that the concrete block piers for the new rear deck are finished in stucco, and that if an infill material is proposed to be installed that it is submitted for review.
3. Ensure that the doors do not have a simulated wood grain and / or a decorative diamond or half-moon inset.
4. Ensure that the railings do not exceed 36-inches in height, that the balusters are placed between upper / lower rails and do not exceed 4-inches on center. Ensure that all wood is painted or stained.

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Robin Williams

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

[2. Petition of Ward Architecture + Preservation | 21-006039-COA | 534 East Park Avenue | Rehabilitation and Alterations \(Amendment to Previous COA\)](#)

- 📎 [Staff Recommendation 21-006039-COA.pdf](#)
- 📎 [Submittal Packet - Application, Checklist, Narrative.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [SIGNED Decision 21-005836-COA 534 E Park Avenue.pdf](#)

**Motion**

The Historic Preservation Commission motioned to APPROVE the amendment to a previously approved Certificate of Appropriateness [File No. 21-005836-COA], to allow for the removal of non-historic porch infill, the restoration of the East side porch, and a new wood deck / stairs on the North facade of the building located at 534 East Park Avenue with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. Revise the trim around the new rear window and door to be compatible with the trim around the building's original openings and ensure that it has appropriate header, surround trim, and a pronounced sill.
2. Provide a specification for the new rear window.
3. Ensure that the rear deck is constructed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
4. Ensure that all wood (porch elements, decks, doors, windows, etc.) are either painted or stained.

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene  
Second: Robin Williams

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

[3. Petition Christen Clougherty | 21-006016-COA | 220 East Bolton Street | Addition](#)

- [Staff Recommendation - 21-006016-COA 220 East Bolton Street.pdf](#)
- [Submittal Packet - Drawings and narrative.pdf](#)
- [Staff Research-NEW.pdf](#)

**Motion**

The Historic Preservation Commission motioned to APPROVE a rear second floor addition and a covered first floor porch at property 220 East Bolton Street with following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

Retain the second-floor center window opening in its current location and retain the other window on site to allow the potential for reinstallation at a later date.

Ensure eaves shall extend no less than 12 inches beyond supporting walls.

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene  
Second: Robin Williams

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

**IV. ADOPTION OF THE AGENDA**

[4. Adopt the November 22, 2021 Agenda](#)

**Motion**

The Historic Preservation Commission motioned to APPROVE the November 22, 2021 HPC Agenda as presented.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Chelsea Jackson-Greene

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

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

[5. Approve the October 27, 2021 Meeting Minutes](#)

[10.27.21 MEETING MINUTES.pdf](#)

**Motion**

The Historic Preservation Commission motioned to APPROVE the October 27, 2021 HPC minutes as presented.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Robin Williams

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

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

**VII. CONTINUED AGENDA**

[6. Petition of Michelle L. Willmore | 21-006053-COA | 905 West 38th Street | Addition](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

[7. 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: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

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

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

9. Petition of Shirley Mitchell-Mays | 21-004416-COA | 613 West 41st Street | Rehabilitation

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene  
Second: Rebecca Fenwick

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

10. Petition of Eco-Friendly Contracting | 21-004445-COA | 1025 West 38th Street | After-the-Fact Rehabilitation

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene  
Second: Rebecca Fenwick

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

11. Petition of Eco Friendly Contracting | 21-005411-COA | 616 West 40th Lane | After-the-Fact Addition

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

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

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

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

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Rebecca Fenwick

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

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[15. Petition of Eco Friendly Contracting | 21-006055-COA | 211 West Bolton Street | Addition](#)

- [☞ Staff Recommendation - 21-006055-COA - 211 W Bolton St.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal - Custom Wood Window.pdf](#)
- [☞ Staff Research - Sanborn Maps.pdf](#)

**Ms. Aislinn Droski** presented the applicant's request of approval for a rear addition for the property located at 211 West Bolton Street. The addition is proposed to be located atop an existing bottom floor rear addition and adjacent to an existing second floor rear addition. No increase in the footprint and, therefore, lot coverage, will result from the construction of the addition. 1916 – 1966 Sanborn Maps indicate the rear of this property as having a one-story rear addition which is one room on the eastern side of the rear façade with a stair attached adjacent to the room. Over time, additions and modifications have been made to the rear of the property, the original rear addition appears to be fairly



intact. The rear now presents as the one-story, one room addition on the eastern side, a porch with steps on the western side, and a one room addition above the porch on the western side. Staff has determined that the location in which the new addition is proposed is a historic rear façade of the home and the window and its opening are historic features of the building.

The historic building was constructed in 1883 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The applicant is proposing to remove the entire wall where the new addition is proposed, above the existing addition on the eastern side of the rear façade. A historic window currently sits in this location. In order to reduce the amount of historic material lost with the installation of the addition, **staff recommends revising the window opening into a door, leaving the majority of the wall intact, and retaining the historic window and roof corbels on site.** Staff otherwise finds the preservation standards to be met. The new addition will be visually differentiated from the old through subordination below the historic roofline and modern materials. The new addition is proposed to be 9'-2" in height and is to be the same width and overall scale as the addition below it. Staff finds the overall height, width, and scale of the individual elements and addition itself to be visually compatible.

The following materials are proposed to be utilized:

- Exterior Walls: Fiber cement lap board siding with a 6" exposure by *Hardie*
- Window: Custom built, wood, single pane, 1/1 window
- Roof: Asphalt shingles

The materials proposed are visually compatible.

The roof of the addition is to be subordinate to the roofline of the main building and will be a low slope shed roof shape. . The addition is to feature smooth fiber cement horizontal lap siding. The applicant is proposing a single window opening, facing the rear, which is to contain a custom built, single pane, wood window. While it appears that the standards are met with regards to the custom wood window, no dimensions regarding the window were provided to staff. **Staff recommends providing the overall dimensions of the custom wood window to staff for final review and approval.** The framing standard is met. The roof standard is met. The applicant is proposing a low-slope shed roof for the addition, which is to be pitched at 1:12, which staff finds to be historically appropriate. **Ensure that the eaves extend no less than 12 inches beyond the supporting wall.** The addition will be subordinate to the main building roofline. In order to reduce the amount of historic material lost with the installation of the addition, **staff recommends revising the window opening into a door, leaving the majority of the wall intact, and retaining the historic window and roof corbels on site.**

#### **PETITIONER COMMENTS:**

**Mr. Andre Gadson**, of EcoFriendly Contracting, stated he has no problem with Staff recommendation, with the exception of the wall. He stated the door is to make the room a more functional bedroom; the addition is to be a closet. To leave the wall as it is will leave the room the same size as it currently is. He requested suggestions. To reduce the height to keep the corbels would lose height as required by code. He stated they could build around the corbels, as nothing will be visible from the rear of the property.

#### **PUBLIC COMMENT:**

There was no public comment.

#### **BOARD DISCUSSION:**

The Board discussed how to best retain the corbels in order to increase the reversibility of

the new construction addition. **Ms. Rebecca Fenwick** suggested that the corbels, rather than being removed and preserved on site, are retained within the construction of the new addition, on the interior. 'Building around the corbels' would allow for them to remain attached to the building, while retaining the proposed height of the addition.

**STAFF RECOMMENDATION:**

**Approval for the rear addition for the property located at 211 West Bolton 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 the dimensions of the custom wood window to staff for final review and approval.**
- 2. Revise design to leave the majority of the historic rear wall intact, allowing for the historic window opening to become a door opening, and retain the historic window and roof corbels on site.**
- 3. Ensure that the eaves extend no less than 12 inches beyond the supporting wall.**

**Motion**

The Historic Preservation Commission motioned to APPROVE the rear addition for the property located at 211 West Bolton 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 the dimensions of the custom wood window to staff for final review and approval.
2. Revise design to leave the majority of the historic rear wall intact, allowing for the historic window opening to become a door opening, and retain the historic window on site.
3. Retain the corbels in their existing location, attached to the building, as part of the new addition.
4. Ensure that the eaves extend no less than 12 inches beyond the supporting wall.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Robin Williams

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

**STREETCAR DISTRICT**

[16. Petition of Christine Wacta | 21-004913-COA | 421 West 37th Street | Alterations](#)

🔗 [Streetcar Staff Recommendation - 21-004913-COA - 421 W 37th St.pdf](#)

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

🔗 [Submittal Packet - Revised Railing.pdf](#)

🔗 [Staff Research - Neighborhood Context for Roof.pdf](#)

[Research - Historic Photo from HSF.pdf](#)

[Research - Photos from Code Compliance.pdf](#)

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

**Ms. Aislinn Droski** presented the applicant's request for approval for alterations to the front porch roof and railing and installation of shutters for the property located at 421 West 37th Street. The existing railing and front porch roof extension on the property were after-the-fact alterations which were denied at a previous meeting of the Historic Preservation Commission (see Context). The extension of the front porch roof and railings have been modified.

Sanborn Maps indicate the presence of a wrap around, one-story, wood porch with a metal roof on the structure as far back as 1916. However, the original porch was removed, and the existing wrap-around front porch was re-constructed in 2012 [Permit No. 12-1138B]. The project received a variance to allow for the porch to be constructed in the same footprint as was previously existing, which encroached on the front-yard setback [File No. B-120328-41618-2]. On September 23, 2021, a historic photo of the property, prior to the removal of the front porch, was provided to staff by Historic Savannah Foundation's Ryan Arvay. The photo depicts the porch as a hipped roof with no upper level balcony; the photo depicts that while the existing porch was rebuilt to the dimensions of the historic porch, it was not a rehabilitation of the historic configuration.

This project received a Stop Work Order from Code Compliance and was docketed to be seen at court on June 2, 2021. Staff spoke with the Code Compliance Officer, received photos of the work that had occurred, and verified that the project would require a COA. Staff then spoke with the applicant, who applied for the project to be heard at the June 23, 2021 meeting of the Historic Preservation Commission. Staff continued the petition from this date, to be heard instead at the July 28, 2021 meeting, due to missing information in the initial submittal.

On July 28, 2021, the Historic Preservation Commission denied the petition for the extension of the front porch roof and railing, found on the front and side façade [File No. 21-003211-COA], because the elements, as submitted and installed, were found to be visually incompatible. Specifically, the Board spoke to the visual incompatibility of the wooden railing and the unfinished qualities of the porch roof. The applicant worked with staff to revise the design.

On September 22, 2021, the Historic Preservation Commission continued the petition for the re-designed extension of the front porch roof and the railing, in order for the petitioner to restudy the design of the railing and porch roof details. On October 27, 2021, the Historic Preservation Commission once again continued the petition. During the petitioner's presentation and public comment from Mr. Ryan Arvay of Historic Savannah Foundation, the petitioner relayed that she and Mr. Arvay had evaluated the porch and that she would like to modify her proposal to *only* modify the existing after-the-fact porch roof extension to be finished (install soffit, metal drip edge, etc.) and install a single metal rail on the front stoop. The applicant indicated that she would like to do so because the existing porch was poorly rebuilt in 2012 and causes water damage and she would like to save the money to rebuild the porch as it was historically. The Board discussed the changes and information proposed by Dr. Wacta (the applicant) and concluded that they needed to see updated drawings with these items depicted accurately.

The historic building was constructed in 1914 and is a contributing resource within the

Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The applicant is proposing to redesign the extension of the front porch roof to now include a soffit, fascia, and metal drip edge, so as to present as a finished roof. The applicant is additionally proposing a single iron railing in the middle of the stoop, with a small curve at each end of the hand rail. The applicant is additionally proposing to place shutters and screens on all windows and has indicated that they will use the shutters and screens that were originally located on the house at time of purchase. They will be repaired, cleaned, and placed where they originally were located. Staff finds that the preservation standards are met.

The scale of the revised railing is compatible with the surrounding railings on historic buildings and is visually unobtrusive. The revised porch roof alteration will extend from the

The following materials are proposed to be utilized:

- Roof: Covering: Standing seam metal with a metal drip edge Soffit and Fascia:  
Wood Gutter: Metal
- Railing: Wrought iron adjustable railing
- Shutters and Screens: Existing wood shutters and screens, which will be repaired and cleaned in-kind

Staff finds that the materials as proposed are visually compatible.

The porch roof extension as installed is unfinished and does not present as a roof; thus, staff found it to be visually incompatible with the surrounding contributing buildings and structures to which 421 West 37th Street is related. The applicant is now proposing to “finish” the existing after-the-fact roof with a soffit, fascia, and metal drip edge. Staff finds the roof shape to be visually compatible. A similar porch roof style, in which a shed roof sits between the balcony and roof, exists at 409 West 36th Street.

All new elements on the front porch are to be constructed of wood. **Ensure that all new wood elements are painted or stained.** The adjustable railing is to be placed on an angle down the front stoop and will not exceed 36 inches in height as an individual element. However, the applicant is not proposing a railing for the two steps that lead up to the stoop; **Staff recommends verifying with Development Services whether a railing is required in this location and if it is required, submitting a railing for this location to staff for final review and approval.** Additionally, staff would like to **ensure that the existing after-the-fact wood railing is removed.** The extended porch roof, which is attached to the non-historic porch, is to be pitched at 5:12. **Staff recommends installing a soffit on the entirety of the porch roof.** The standards are otherwise met.

#### **PETITIONER COMMENTS:**

**Ms. Christine Wacta**, petitioner, stated she agreed with Staff recommendation. She asked if she had a timeframe to complete. **Ms. Michalak** stated Code Compliance will assist her in that regard.

#### **STAFF RECOMMENDATION:**

**Approval of the alterations to the front porch roof and railing and installation of shutters for the property located at 421 West 37th Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:**

1. **Ensure all new wood elements are painted or stained.**
2. **Verify with Development Services whether a railing is required in this location**

**and if it is required, submit a railing for this location to staff for final review and approval.**

- 3. Ensure that the existing after-the-fact wood railing is removed**
- 4. Install a soffit on the entirety of the front porch roof.**

#### **Motion**

The Historic Preservation Commission motioned to APPROVE the alterations to the front porch roof and railing and installation of shutters for the property located at 421 West 37th Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

- 1.Ensure all new wood elements are painted or stained.
- 2.Verify with Development Services whether a railing is required in this location and if it is required, submit a railing for this location to staff for final review and approval.
- 3.Ensure that the existing after-the-fact wood railing is removed
- 4.Install a soffit on the entirety of the front porch roof.

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

Motion: Robin Williams

Second: Darren Bagley-Heath

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

#### [17. Petition of Ethos Preservation | 21-006041-COA | 2318 Barnard Street | New Construction \(Small\), Parts I and II and Variance Recommendation Request](#)

🔗 [STC Staff Recommendation - 21-006041-COA - 2318 Barnard St.pdf](#)

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

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

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

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

**Ms. Aislinn Droski** presented the applicant's request for approval for New Construction, Small, Parts I and II for a two-story main house facing Barnard Street and a two-story carriage house facing Howard Street for the property located at 2318 Barnard Street.

The applicant is additionally requesting a recommendation to the Zoning Board of Appeals for a variance from Section 8.7.4.iii – *Accessory Structures and Uses* standard which reads:

*Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that*

*abuts a lane the rear-yard setback requirement shall be at least three (3) feet.*  
To allow for a 0'-0" rear yard setback along Howard Street.

2318 Barnard Street is currently a vacant lot within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The applicant is requesting a variance from a portion of these standards. See **Section 8.7 Accessory Structures and Uses** and the variance recommendation criteria. The size of the lot is 2,986 square feet, which is an existing non-conforming condition, and is 30'-0" wide. The total building coverage proposed is to be 46.4% (1,386 feet of 2,986 total square feet) and both the main and carriage house buildings are to maintain a 70% frontage along the street. The front yard setback is proposed to be 5'-0". The side yard interior setback is to be 4'-0" and the other side yard setback is to be 5'-0".

The main building maintains a rear yard setback of at least 20 feet. The applicant is requesting a variance recommendation to the ZBA for a variance from Standard 8.7.4.iii, which allows for the carriage house fronting Howard Street to have a zero foot setback. The main building and carriage house are both proposed to be two-stories. The carriage house/accessory structure will be located in the rear yard. Both the main building and carriage house are proposed to be two-stories tall. The main building is to be a total of 30'-7" tall and 21'-0" wide. The carriage house is to be 26'-9" tall and 21'-0" wide. 2314 and 2322 Barnard Street, the adjacent buildings, are both two-stories, one of which is slightly taller and one of which is slightly shorter than the proposed new construction building. Staff finds the height and width of the buildings to be visually compatible. Staff finds the overall scale and the scale of individual components on the proposed main building and carriage house to be visually compatible.

The applicant is requesting a variance to allow for a zero foot setback for the carriage house along Howard Street. A 1916 Sanborn Map depicts several lane dwellings along this street at a zero foot setback. The ADU at 2322 Barnard Street is the only accessory dwelling which remains along Howard Street and the variance will allow for these two structures to be in-line with one another. Staff finds the setbacks as proposed, for the main building and the carriage house, to be visually compatible. Staff finds the rhythm of the main building and carriage house to be visually compatible with the open space between the contributing building to which 2318 Barnard Street would be related.

The applicant is proposing several openings on all facades of the new main building and the carriage house, all of which are to be taller than they are wide. Staff finds the rhythm and solid-to-void ratio created by the proposed openings to be visually compatible. The applicant is proposing a full, two-story porch on the front façade, which is a visually compatible feature with the surrounding district. The rear will also have a porch which shall be minimally visible due to the construction of the carriage house. Staff finds the projections to be visually compatible.

The following materials are proposed to be utilized:

- Foundation of Main House: CMU foundation with smooth sand finish stucco
- Porch Foundation: *Acme* brick piers (Brompton, queen size, heritage texture) with smooth sand finish stucco infill
- Siding/Trim: Smooth, *Hardie*, fiber cement lap board siding with a 4" exposure
- Windows: Aluminum clad wood windows by *Sierra Pacific*, double hung, 2/2, SDL
- Doors: Solid wood, ¾ light door by *Rogue Valley*, painted
- Garage Door: *Wayne Dalton 9100 Series* in the Colonial Panel Design, steel
- Roof: Architectural asphalt shingle

- Columns: 6" square wood columns, painted, with Tuscan cap and base by *Turn Craft*
- Light Fixtures: Front Entrance Gas Lantern: *CopperSmith* Gala gas lantern in matte black finish  
Carriage House Exterior Lights: *Julia* Outdoor Wall Lantern in black finish
- Fence: Stained wood

The materials proposed are visually compatible.

The roofs of the two buildings are proposed to be front facing gables. The roof shape proposed is visually compatible. The front porch has expressed brick piers, the foundation is recessed, and the height of the foundation is visually compatible with the surrounding building's foundation heights. The windows are to be clad wood windows with transparent glass. The windows are to be taller than they are wide and 2/2 lite, double hung. With regards to the western façade (front), northern façade, and eastern façade (rear), staff finds the 30% fenestration standard to be met. However, the ground floor of the southern façade does not appear to meet the 30% fenestration requirement on the ground floor. **Staff recommends that the applicant revise the number of transparent features on the ground floor of the southern façade to be at least 30% of the façade.**

The front porch is to be constructed of wood with brick expressed piers and a stucco infill. The foundation of the main building is to be stucco over CMU. The porch is to be 6'-0" in depth and cover almost the entirety of the front façade. The electrical equipment and HVAC units are to be located on the side façade, screened behind the proposed 8'-0" fence. The refuse is to be stored on the south side of the carriage house and will be screened from the public right-of-way by the proposed fence. The new fence is to be constructed of stained wood. There is an existing 3'-0" tall fence located within the front yard which is proposed to remain. The new fencing is to be located within the side and rear yard and to be 8'-0" in height.

*A minimum of five (5) feet must be provided between a fence and a building where they are parallel.*

It is unclear to staff if the standard is met, as this measurement was not provided. **Ensure that there is a minimum of five feet between the side yard fencing and the buildings to which it will be parallel.**

The new carriage house maintains the side-yard setbacks of the principal structure. **Ensure that the carriage house is separated from the principal structure by at least 10 feet.** The applicant is requesting a variance for the setback of the ADU along Howard Street to be 0'-0"; see **Variance Recommendation**. The footprint of the ADU is proposed to be 504 square feet and the habitable floor area of the principal dwelling is to be 2,268 square feet, making the ADU ~22% of the habitable floor area of the principal dwelling. The carriage house is shown to have two bedrooms. **Staff recommends that the applicant revise the carriage house to contain one bedroom.** The architectural style of the ADU is similar to the principal dwelling and is visually compatible. The applicant is proposing a single car garage within the accessory dwelling.

#### **VARIANCE RECOMMENDATION:**

The applicant is requesting a recommendation to the Zoning Board of Appeals from the Section 8.7.4.iii standard which reads:

*Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three (3) feet.*

To allow for a 0'-0" rear yard setback along Howard Street.

The variance criteria are met. In this special condition, Howard Street, which is a north/south street, operates and acts as a lane. This special condition is not financial in nature and did not result from the actions of the applicant. The literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other accessory buildings on lanes throughout the Streetcar Historic District. The variance criteria are met. The variance proposed is the minimum variance necessary and its granting shall not confer any special privilege that is denied to other lands, buildings, or structures within the same zoning and historic district.

**PETITIONER COMMENTS:**

**Ms. Ellen Harris**, petitioner, stated she had no concerns with Staff conditions.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, of the Historic Savannah Foundation, stated they believe the front facade could be softened. Round columns. hipped roof, remove the transom above the first floor window would make the front more visually compatible.

**Ms. Harris** stated they prefer as presented. They will adjust to Board preference.

**BOARD COMMENTS:**

The Board had concerns with the massing of the hipped roof.

**STAFF RECOMMENDATION:**

**Approval of the New Construction, Small, Parts I and II for a two-story main house facing Barnard Street and a two-story carriage house on Howard Street for the property located at 2318 Barnard Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:**

1. **Revise the number of transparent features on the ground floor of the southern façade to be at least 30% of the façade.**
2. **Ensure that there is a minimum of five feet between the side yard fencing and the buildings to which it will be parallel.**
3. **Ensure that the carriage house is separated from the principal structure by at least 10 feet.**
4. **Revise the carriage house to contain one bedroom.**

**AND**

**Recommend approval to the Zoning Board of Appeals for a variance from the Section 8.7.4.iii standard which reads:**

***Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three (3) feet.***

**To allow for a 0'-0" rear yard setback along Howard Street because the variance criteria are met.**

**Motion**

The Historic Preservation Commission motioned to APPROVE the New Construction, Small, Parts I and II for a two-story main house facing Barnard Street and a two-story carriage house on Howard Street for the property located at 2318 Barnard Street with the following conditions to be submitted to staff for final



review and approval, because the work is otherwise visually compatible and meets the standards:

- 1.Revise the number of transparent features on the ground floor of the southern façade to be at least 30% of the façade.
- 2.Ensure that there is a minimum of five feet between the side yard fencing and the buildings to which it will be parallel.
- 3.Ensure that the carriage house is separated from the principal structure by at least 10 feet.
- 4.Revise the carriage house to contain one bedroom.
- 5.Remove the transom feature from the windows on the ground floor of the front façade.
- 6.Revise the gable roof to be a hip roof.
- 7.Modify the square the columns to be rounded.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the Section 8.7.4.iii standard which reads:

Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three (3) feet.

To allow for a 0'-0" rear yard setback along Howard Street because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

[18. Petition of Reardon Design, LLC. | 21-003889-COA | 407 West 35th Street | Rehabilitation / Alterations](#)

- [☞ Staff Recommendation 21-003889-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Narrative and Materials.pdf](#)
- [☞ Submittal Packet - Revised Drawings.pdf](#)
- [☞ Previous Board Decision 21-003889-COA.pdf](#)
- [☞ Previous Submittal Packet - Drawings.pdf](#)
- [☞ Staff Research.pdf](#)

**Ms. Olivia Arfuso** presented the petitioner's request for approval for the rehabilitation of, with alterations to, the property located at **407 West 35th Street**.

All unoriginal exterior aluminum siding is proposed to be removed, and wood siding will be restored. Most windows are proposed to be replaced. The front entry porch is proposed to have all existing handrails and balusters restored / replaced in-kind. The front door is proposed to be replaced, while the existing entrance sidelites and transom are proposed to be restored / repaired in-kind. The brick porch piers and brick lattice infill will be repaired in-kind, as needed. The second-floor balcony will, also, have new handrails installed that match the style and color of the existing.

The roofing material will be replaced in-kind with new asphalt shingles, and the exterior wood fence will be replaced, as well.

Regarding proposed alterations to the property, a metal staircase along the rear (providing access to the second floor) will be removed, as well as an existing rear shed.

*Per the petitioner*, the duplex's current state is because of fire and years of water damage.

On **July 28, 2021**, the Board continued the petition for the rehabilitation of, and alterations to, the property located at 407 West 35th Street to the August 25th HPC Regular Meeting, in order for the applicant to address the following:

1. Ensure that all repairs and / or replacements match the original elements in design, size, color, texture, and materials (when applicable). Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.
2. Ensure that any deteriorated wood siding is replaced in-kind with appropriate wood boards.
3. Ensure that the original openings (on the principal building) are not altered in any way. Revise the drawings to show all original window openings on the principal building accounted for, and unaltered.
4. Submit window specifications to Staff for review.
5. Ensure that all lite configurations are historically appropriate and that all glass is transparent with no dark tints or reflective effects. Ensure that framing members be covered with appropriate trim (trim shall feature a header, surrounds, and a pronounced sill, where appropriate).
6. Ensure that the shutters are sized to fit the window openings and operable. Ensure that the place of the horizontal rail(s) correspond to the location of the meeting rail(s) of the window.
7. Submit the proposed door design / configuration to Staff for review.
8. Ensure that the "service yard" is appropriately screened from any public right-of-way.
9. Ensure that the proposed fence is located within the side or rear yard, behind the front façade of the building (not including the front porch).

On **October 6, 2021**, Staff received revised drawings from the petitioner.

The historic building was constructed in **1912** and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The building first appears on the **1916 Sanborn Map** as a two-story frame dwelling with a one-story front porch that extends the width of the front façade. Along the East-facing

façade is a two-story porch and, on the rear, a small one-story porch is visible. Due to its size, this porch was likely a rear entrance portico. Two, one-story accessory structures are visible in the rear yard. All roofs are noted as being metal.

The 1990s *Georgia Historic Resources Survey* card does note the building as being “Altered – Exterior covered in vinyl siding.” The 2010 *Georgia Historic Resources Survey* card, also, details a one-story, partial width, addition from the South (rear) façade. Therefore, the rear extension is a non-historic portion of the principal building. The rear shed, that is proposed to be removed, is not original to the property nor historic.

The building is proposed to have all deteriorated elements repaired / replaced in-kind; however, *per the submitted drawings*, one window opening on the principal building is proposed to be infilled. Staff has determined that the alteration of any window opening on the principal building will result in the removal of historic materials and the alteration of features that characterize the property; therefore, cannot be supported. However, Staff does believe that this is merely an oversight in the drawings. Revise the drawings to show all original window openings on the principal building accounted for, and unaltered.

The deteriorated siding, windows, doors, porch elements, porch infill, fence, and roofing material are all proposed to be restored, repaired, and / or replaced in-kind with wood, brick, and asphalt shingles, accordingly. Ensure that all repairs and / or replacements match the original elements in design, size, texture, and materials (when applicable). Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials.

*Per the submitted drawings*, (1) window on the second-floor, along the West-facing elevation, is proposed to be infilled.

Staff cannot support the alteration of any window opening on the principal building. The alteration of the window opening will result in the destruction of historic materials that characterize the property and will impair the integrity of the property. However, Staff does believe that this is merely an oversight in the drawings. Revise the drawings to show all original window openings on the principal building accounted for, and unaltered.

All unoriginal exterior aluminum siding is proposed to be removed, and wood siding will be restored. All windows are proposed to be replaced with *Marvin Windows*, “Ultimate,” wood, double-hung, simulated TDL windows with a 2-over-2 lite configuration and fixed, between the glass mullions. The front entry porch is proposed to have all existing handrails and balusters restored / replaced with 36-inch wood balusters. A new wood entry door will be installed, and the existing sidelites and transom will be restored / repaired in-kind. The brick porch piers and brick lattice infill will be repaired in-kind, as needed. The second-floor balcony will, also, have new handrails installed that match the style and color of the existing.

The existing roofing material will be replaced with new GAF designer asphalt shingles, and the exterior fence will be replaced with a new wood fence. Ensure that *Marvin Windows*, “Ultimate,” wood, double-hung, single-pane, TDL windows are used, **instead** of the proposed simulated divided lite. Ensure that the existing roof shape / configuration (including the porch roofs) are not altered in any way. The brick porch piers and brick lattice infill are proposed to be repaired in-kind, as needed. The deteriorated aluminum siding is proposed to be removed and wood siding will be restored. If the degree of deterioration requires replacement, the wood siding will be replaced in-kind. Ensure that any deteriorated wood siding is replaced in-kind with appropriate wood boards that match

the original siding in profile, dimension, and other visual qualities.

All windows are proposed to be replaced. *Marvin Windows*, “Ultimate,” wood, double-hung, SDL windows with a 2-over-2 lite configuration are proposed to be installed. The windows are also proposed to have painted, 5 ½ -inch wood trim. Ensure that the original openings (on the principal building) are not altered in **any** way and that *Marvin Windows*, “Ultimate,” wood, double-hung, single-pane, TDL windows are used, instead of the proposed simulated divided lite (SDL). Ensure that all lite configurations are historically appropriate and that all glass is transparent with no dark tints or reflective effects.

The shutters are proposed to be *Shutterland*, premium, louvered wood shutters. Per the drawings submitted to Staff, the shutters will be operable, sized to fit the window openings, and the horizontal rails will correspond to the location of the windows’ meeting rails.

The front entrance door is proposed to be replaced with a new wood door. Per the drawings submitted to Staff, the door will have a central lite and a bottom panel. The existing sidelites and transom are proposed to be restored / repaired in-kind.

The front entry porch is proposed to have all existing handrails and balusters restored / replaced in-kind using 2 x 2 wood pickets. The second-floor balcony will, also, have new handrails installed that match the style and color of the existing. All handrails / balusters will be placed between upper and lower rails, will not exceed 4-inches on center, and will be 36-inches in height. The standards are met.

The existing roofing material will be replaced in-kind with new GAF designer asphalt shingles. Ensure that the existing roof shape / configuration (including the porch roofs) is not altered in any way. The existing “service yard” located along the East-facing side yard is proposed to remain; however, a new unit (accompanied by mechanical screening) is proposed to be installed. The existing wood fence is proposed to be replaced with a new food fence. *Per the submitted drawings*, Staff has determined that the fence is proposed to be approximately 6-feet in height. Ensure that the proposed fence is located within the side or rear yard, behind the front façade of the building (**not** including the front porch), and that the fence height does not exceed 6-feet as submitted. Ensure that the fence is either painted or stained.

**PETITIONER COMMENTS:**

**Mr. James Reardon**, petitioner, stated he has no objections to Staff recommendations. He stated he indicated a true divided light, not simulated.

**PUBLIC COMMENT:**

There was no public comment.

**BOARD DISCUSSIO:**

There was no Board discussion.

**STAFF RECOMMENDATION:**

**Approve the petition for the rehabilitation of, and alterations to, the property located at 407 West 35th Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:**

- 1. Revise the drawings to show all original window openings on the principal building accounted for, and unaltered.**

2. **Ensure that all repairs and / or replacements match the original elements in design, size, texture, and materials (when applicable). Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials. Ensure that the existing roof shape / configuration (including the porch roofs) are not altered in any way.**
3. **Ensure that any deteriorated wood siding is replaced in-kind with appropriate wood boards that match the original siding in profile, dimension, and other visual qualities.**
4. **Ensure that the original openings (on the principal building) are not altered in any way, and that Marvin Windows, "Ultimate," wood, double-hung, single-pane, TDL windows are used, instead of the proposed simulated divided lite. Ensure that all lite configurations are historically appropriate and that all glass is transparent with no dark tints or reflective effects.**
5. **Ensure that the proposed fence is located within the side or rear yard, behind the front façade of the building (not including the front porch), and that the fence height does not exceed 6-feet as submitted. Ensure that the fence is either painted or stained.**

#### **Motion**

The Historic Preservation Commission motioned to APPROVE the petition for the rehabilitation of, and alterations to, the property located at 407 West 35th Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. Revise the drawings to show all original window openings on the principal building accounted for, and unaltered.
2. Ensure that all repairs and / or replacements match the original elements in design, size, color, texture, and materials (when applicable). Ensure that all work is undertaken using the gentlest means possible to avoid damage to any historic materials. Ensure that the existing roof shape / configuration (including the porch roofs) are not altered in any way.
3. Ensure that any deteriorated wood siding is replaced in-kind with appropriate wood boards that match the original siding in profile, dimension, and other visual qualities.
4. Ensure that the original openings (on the principal building) are not altered in any way, and that Marvin Windows, "Ultimate," wood, double-hung, single-pane, TDL windows are used, instead of the proposed simulated divided lite. Ensure that all lite configurations are historically appropriate and that all glass is transparent with no dark tints or reflective effects.
5. Ensure that the proposed fence is located within the side or rear yard, behind the front façade of the building (not including the front porch), and that the fence height does not exceed 6-feet as submitted. Ensure that the fence is either painted or stained.

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

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

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

Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[19. Petition Sawyer Design | 21-006065-COA | 529 East 36th Street | Rehabilitation](#)

[☞ Staff Recommendation 21-006065-COA 529 EAST 36TH STREET.pdf](#)

[☞ Submittal Packet - Drawings, narrative and materials.pdf](#)

[☞ Submittal Packet - Photos.pdf](#)

[☞ Staff Research-NEW.pdf](#)

**Ms. Monica Gann** presented the applicant's request for approval for rehabilitation and alterations at property 529 East 36th Street. The proposed rehabilitation and alterations include, repairing existing windows, repairing existing wood siding and replace where needed, repointing existing brick piers and reinforcing them with CMU, a new covered front porch, roof replacement on the main house and covered porch with architectural shingles, new shutters, replace wood railings and pickets for front and rear porches.

The proposed covered porch is to be added to the front exterior of the house. The covered porch is to be constructed in wood, 1 x 4 T&G decking; roof form is to be hip with architectural shingles. The columns are to be 8" round wood with a Tuscan cap and base. The proposed front and rear porches railings are to be 1x1 railings. The front brick steps are to be repointed and repaired in-kind. In addition, it is proposed 1 x 6 painted wood hog pen batter boards are to be inserted between the brick piers all sides of the house. Brick piers are proposed to be repointed and repaired if needed.

The existing wood siding, which is currently covered with rolled faux brick asphalt, is proposed to be repaired and if needed replaced with like kind siding. Windows and window trim are proposed to be repaired with like kind materials. Windows on the rear façade are proposed to be removed and infilled with closed shutters.

The existing CMU wall on the east side of the property on East Broad Street is to remain as is.

Based on Staff research of the 1916 Sanborn map, the house originally had a covered porch on the front exterior. Staff photos from 2010 show the covered porch with a hip roof and architectural shingles. Also, photos show rounded tapered columns and square pickets. Since 2010, a previous owner had demolished the porch. The current owner is proposing to reconstruct as it was. The historic building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The repointing mortar of the brick piers are to be compatible with the existing mortar. The rear façade windows are proposed to be removed and infill with closed shutters, not meeting the standard. The examples of craftsmanship that characterize the property is to be preserved. Any deteriorated features of the property are to be repaired with like kind materials than be replaced. Ensure all work undertaken including cleaning is done using the gentlest means possible to has not to damage any historic material. Exterior alterations are not to destroy any historic materials that characterize the property.

The proposed covered front porch is to be constructed in wood, the exterior facades are to be repaired in-kind, windows are to be repaired in-kind, the proposed wood hog pen batter boards are to be inserted between the brick piers all sides of the house and repointing of the brick piers are to be in-kind repairs, which is visually compatible with the contributing buildings and structures to which it is visually related.

The proposed covered front porch roof is to be a hip roof and the main house roof replacement with architectural shingles, which is visually compatible the contributing buildings to which it is visually related. The foundational brick piers are to be repaired and repointed with like kind and 1 x 6 painted wood hog pen batter boards are to be inserted between the brick piers all sides of the house. The exterior walls are proposed to be repaired with like kind materials, wood siding. The configuration is not to change.

The front, east and west sides windows are to be repaired with like kind materials. The configuration is not to change. The rear façade windows are proposed to be infilled with closed shutters. In addition, one window on the east side second floor is also proposed to be infill with closed shutters. Staff will not support the removal of historic windows. The standard is not met. Shutters are proposed to be installed. Ensure exterior shutters shall consist of a durable wood species. Shutters shall be sized to fit the window opening and operable (hinged and able to be closed over the window).

The proposed door repairs are to be in-kind repairs. Configuration is not to change. The proposed reconstruction of a covered front porch to the front façade is rebuilding what was once lost based on historical photographs. The reconstruction of the covered front porch will be similar to the original configuration and materials. The covered porch is to be construct in wood, 1 x 4 T&G decking; roof is type is to be hip with architectural shingles. The columns are to 8" round wood with a Tuscan cap and base. The proposed railings are to be 1 x1 railings. The front brick steps are to be repointed and repaired in-kind. The railings on the front porch, including the top and bottom rail as well as the baluster sizes, do not match those that can be seen in the photo from 2010. Redesign the railings to replicate the railings that can be seen in the 2010 photo.

The proposed roof replacement on the main house is to be architectural shingles. The proposed roof for the reconstructed covered porch is based on historical photographs. The configuration of the roof is proposed to be constructed as shown in historical photograph, which is a hip roof with architectural shingles.

Ensure eaves are not to extend no less than 12 inches beyond supporting walls.

**Mr. Williams** stated there are historically fluted columns.

**PETITIONER COMMENTS:**

**Mr. John Leonard**, petitioner, stated he supports Staff recommendations. No issue about the columns being round or fluted.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, of Historic Savannah Foundation, stated they agree with the fluted columns. Recommends the windows on the north and east facades have operable shutters.

**Mr. Leonard** stated he has no problems with the suggestions. The window trim will remain, but no windows will be behind the shutters.

**BOARD COMMENTS:**

**BOARD DISCUSSION:**

Board discussed the type of columns for the front porch reconstruction and an image on google maps 2012 street view, showing the front porch and the original columns before the front porch was demolished. Board agreed to add a condition to reflect that discussion. In addition, Board discussed and removed original condition #2, *Retain the three (3) historic windows that are proposed to be removed and infilled with shutters*, and allowed the removal of three historic windows and added a condition for operatable shutters to be added to the east and north facades of the house.

**STAFF RECOMMENDATION:**

**Approval for rehabilitation and alterations at property 529 East 36th Street, with following conditions, otherwise work is visually compatible and meets the standards:**

- 1. Redesign the railings to replicate the railings that can be seen in the 2010 photo.**
- 2. Retain the three (3) historic windows that are proposed to be removed and infilled with shutters.**
- 3. If the Board does not include Condition #2 above, ensure exterior shutters shall consist of a durable wood species. Shutters shall be sized to fit the window opening and operable (hinged and able to be closed over the window).**
- 4. Ensure eaves of the proposed front porch roof extend no less than 12 inches beyond supporting walls.**

**Motion**

The Historic Preservation Commission motioned to APPROVE for rehabilitation and alterations at property 529 East 36th Street, with following conditions, otherwise work is visually compatible and meets the standards:

- 1.Redesign the railings to replicate the railings that can be seen in the 2010 photo.
- 2.Ensure exterior shutters shall consist of a durable wood species. Shutters shall be sized to fit the window opening and operable (hinged and able to be closed over the window).
- 3.Ensure eaves of the proposed front porch roof extend no less than 12 inches beyond supporting walls.
- 4.Redesign front porch columns to reflect the image found on Google maps 2012 street view, that shows tapered, round columns that are fluted on the top two-thirds of the column.
- 5.Add operatable shutters to the East and North facades of the house.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Rebecca Fenwick

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



Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[20. Petition of Ethos Preservation | 21-006015-COA | 517 East 39th Street | New Construction \(Small\), Parts I and II](#)

[☞ Staff Recommendation 21-006015-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Sanborn Maps.pdf](#)

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

**Ms. Leah Michalak** presented the applicant's request for approval for New Construction (Small): Parts I and II for a two-story carriage house (garage apartment) for the property located at 517 East 39th Street. A non-contributing shed structure at the rear of the property is proposed to be demolished. The parcel is 63 feet wide with the main historic building situated on the west side of the parcel; the new carriage house is proposed to be situated on the east side of the parcel. Therefore, although it is at the rear of the property, it is not behind the main historic building.

The main historic building was constructed in 1915 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The construction date of the shed structure at the rear of the property is unknown; however, it is listed as non-contributing on the Contributing Resources Map.

Although the Sanborn Maps as early as 1916 show a wood auto garage with a metal roof in the location of the current garage building, it appears to staff that if this is the "original" building shown in the maps then it has been altered to a point where it has lost its historic integrity. Therefore, it does not qualify for contributing status and staff recommends approval of the demolition.

The lot is an existing condition. 30% is proposed. The building frontage is a pre-existing non-conforming condition.

The new building is in the rear yard. The scale, setbacks, rhythm, openings, projects, and materials are visually compatible. Staff recommends revisions to the proposed roof shape to be more compatible with the roof shape of the main historic building. Revise the eyebrow to have partial return to match the width of those found on the main historic building. The proposed exterior wall material is wood lap siding.

The windows are proposed to be Sierra Pacifica Premium clad. All windows are proposed to be taller than they are wide. They will be double-hung with a 6-over-1 lite pattern to match the main building. The SDLs will be 7/8" wide with a putty glazed profile.

Although the elevations appear to show the correct trim, the window section details do not, therefore not meeting the standard. Revise the window framing members to feature a header, surrounds, and pronounced sill.

The side and rear facades will not be visible from the street; the front façade meets the standard. The human doors will not be visible from the street. The garage doors are proposed to be steel. Asphalt shingles are proposed. The gable is proposed to have a 5:12 pitch. The soffits are perpendicular, and the eaves and rakes are proposed to be 12 inches deep.

The electrical service is on the main building and the HVAC units are behind the new building. Refuse storage is not indicated in the submittal packet. Ensure that the refuse storage area is within the new building or is located to the side of rear of the building and screened from the public right-of-way. Parking is proposed in the side yard behind the front façade of the main building and within the carriage house. The driveway is shown as solid. Revise the driveway design to be no wider than 12 feet with a ribbon strip design. Ensure that grass is planted between the strips. An 8 foot high wood fence is proposed to align with the front façade of the main building (set back from the front porch). Ensure the fence is painted or stained.

**PETITIONER COMMENTS:**

**Ms. Ellen Harris**, petitioner, stated they will address Staff concerns regarding the eyebrow and refuse drawings. Requested Condition 4 to include "if replaced"; the owner feels they can use the driveway as is.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD DISCUSSION:**

There was no Board discussion.

**STAFF RECOMMENDATION:**

**Approval for New Construction (Small): Parts I and II for a two-story carriage house (garage apartment) for the property located at 517 East 39th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

- 1. Revise the roof's eyebrow to have a partial return to match the width of those found on the main historic building.**
- 2. Revise the window framing members to feature a header, surrounds, and pronounced sill.**
- 3. Ensure that the refuse storage area is within the new building or is located to the side of rear of the building and screened from the public right-of-way.**
- 4. Revise the driveway design to be no wider than 12 feet with a ribbon strip design. Ensure that grass is planted between the strips.**
- 5. Ensure the fence is painted or stained.**

**Motion**

The Historic Preservation Commission motioned to APPROVE New Construction (Small): Parts I and II for a two-story carriage house (garage apartment) for the property located at 517 East 39th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1.Revise the roof's eyebrow to have a partial return to match the width of those found on the main historic building.
- 2.Revise the window framing members to feature a header, surrounds, and pronounced sill.
- 3.Ensure that the refuse storage area is within the new building or is located to the side of rear of the building and screened from the public right-of-way.
- 4.Revise the driveway design to be no wider than 12 feet with a ribbon strip design. Ensure that grass is planted between the strips.

5.Ensure the fence is painted or stained.

**Vote Results ( Approved )**

Motion: Chelsea Jackson-Greene

Second: Robin Williams

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

[21. Petition of Sawyer Design | 21-006062-COA | 219 East 32nd Street | New Construction \(Small\), Parts I and II and Variance Recommendation Request](#)

🔗 [Staff Recommendation 21-006062-COA 219 E 32nd St.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [Staff Research.pdf](#)

**Ms. Leah Michalak** presented the applicant's request for approval for New Construction (Small), Parts I and II for a two-story single-family dwelling for the vacant parcel located at 219 East 32nd Street. The parcel does not have access to a lane; therefore, the required parking is accessed from East 32nd Street.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the Base Zoning District standard as follows: *Building frontage (min): 70%* in order to allow for the building frontage to be 60%.

Since 1898, which is the earliest Sanborn Map of this area, the buildings on the parcel have consisted of secondary structures such as a stable, shed, auto garage, and a small repair shop. This was one parcel with the two-story dwelling that still exists to the east. At some point in the recent past, this parcel was divided off from the main building parcel.

The existing lot size is 43 feet wide and 67 feet deep for a total of 2,881sf. This is a pre-existing non-conforming condition. 39% building coverage is proposed. In order to accommodate the required parking on site and to be consistent with the building width of contributing single-family buildings on the block face the frontage is 60%. Staff recommends approval of a variance from the standard; the applicant must apply to the Zoning Board of Appeals. See further evaluation of the variance criteria within this report. The two-story building is 30'-8" high.

The height, width, and scale of the building is visually compatible. Due to the wide lot width and the need for off-street parking accessed from the street, the setbacks and open space between the buildings is visually compatible. All openings are taller than they are wide. However, increase the number of openings on the east façade to meet the 30% minimum fenestration requirement. The front entrance is proposed to be a pair of doors

with a transom; this configuration is common on contributing buildings on this block and is visually compatible. The proposed front stoop depth and width is common on contributing buildings on this block and is visually compatible.

All proposed materials and textures are visually compatible. See Design Standards for specific information.

The main roof shape is hipped which is common on contributing buildings on this block and is visually compatible. Over the box window and the stoop 6:12 pitched front-facing gables are proposed. Although front-facing gables are not common on this block, staff recommends approval because they help to differentiate this building from the contributing buildings while still being visually compatible.

The foundation is proposed to be continuous concrete block covered with stucco. A raised slab foundation is proposed; however, the height was not provided. Ensure that the foundation has been built up to a minimum of 30 inches above grade. The height of the foundation was not provided. Ensure that it is a minimum of 30 inches above grade. The front porch has a continuous foundation rather than expressed piers. Revise to piers and provide the appropriate infill between the piers. The exterior is proposed to be fiber cement siding with a smooth finish and a 5" exposure.

The drawings state that the windows are "Jeld Wen" but it does not state which series. The Jeld Wen, Siteline Series is the only Jeld Wen window that has previously been approved by the Commission for use on the construction. Clarify that the clad wood Jeld Wen Siteline Series is proposed. All windows are proposed to be double-hung and are taller than they are wide. A 2-over-2 lite pattern is proposed with SDLs with a 7/8" wide simulated putty glazed muntin profile. The standards are met. The detail on drawing A-101 illustrates the appropriate trim, including a header and pronounced sill. The box window on the front façade is proposed to extend to the ground.

The standard is not met for the east façade. Incorporate additional fenestration to meet the 30% minimum ground floor standard on the east façade. The doors are proposed to be wood.

A covered stoop is proposed at the entrance. The stoop foundation is proposed to be brick while the main building is proposed to be stucco. The stoop floor is proposed to be bare concrete and the foundation wall is brick without a wood apron or overhang.

The railing is proposed to be 36" high with a top and a bottom rail. Ensure that the balusters do not exceed 4 inches on center and increase the balusters to a minimum of 1.5 square inches (1 inch square is proposed).

The roof is proposed to be shingle. The gable and hip roof pitches are 6:12.

The electrical meter information was not provided with the submittal packet. Both HVAC and refuse are proposed in the rear yard and screened. No lighting is indicated in the submittal packet.

The site does not have access to a lane. A 10 foot wide driveway is proposed from the street in a ribbon strip design. Ensure that the area between the strips is planted with grass.

**VARIANCE RECOMMENDATION:**

The applicant is requesting a recommendation to the Zoning Board of Appeals for a

variance from the Base Zoning District standard as follows: *Building frontage (min): 70%* in order to allow for the building frontage to be 60%.

**The following standards from the Sec 3.21.10 Variance Criteria apply:**

***Variance Criteria.***

***Criteria for Approval.*** *The responsible review authority shall make a finding that the variance criteria does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be provided:*

***General Consistency.*** *The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.*

***Special Conditions.***

*Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.*

*The special conditions and/or circumstances do not result from the actions of the applicant.*

*The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.*

***Literal Interpretation.*** *Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unreasonable hardship on the applicant.*

***Minimum Variance.*** *The variance, if granted, shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.*

***Special Privilege Not Granted.*** *The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.*

The criteria are met. Off-street parking is required for this new construction project and, if the building covered 70% of the frontage of the property along the street the site would not be able to accommodate the off-street parking because there is no lane access. Additionally, this lot is wider than the typical lot and meeting the standard would make a single-family unusually wide and not visually compatible.

**PETITIONER COMMENTS:**

**Mr. John Leonard**, petitioner, stated they agree with Staff recommendations. He stated the meter location is shown in the back corner, on the driveway side for accessibility and discretion. Willing to move if needed. He stated all of the sidewalk and curb cuts will be retained.

**Ms. Michalak** stated the minimum rear yard setback is currently right where it should be, based on the Zoning Ordinance.

**PUBLIC COMMENT:**

**Ms. Katie Jones**, area resident, asked about the window placement.

**Ms. Michalak** encouraged a conversation with the petitioner. **Mr. Leonard** stated some windows will have to be added to comply with requirements, but there is some room for placement flexibility.

**Mr. Ryan Arvay**, of Historic Savannah Foundation, stated an eight-inch square column on the porch would be better visually. Suggests a hipped roof over the bay for visual compatibility. Inset trim or corner medallions should be added to recessed panels. The eaves of the main hipped roof and soffits look boxy and flat; add crown molding and trim.

**BOARD DISCUSSION:**

The Board agreed with Mr. Arvay's comments - details should be added. There was concern regarding the number of windows, though the Standard is understood. A blank facade was a concern.

**STAFF RECOMMENDATION:**

**Approval for New Construction (Small), Parts I and II for a two-story single-family dwelling for the vacant parcel located at 219 East 32nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

1. Ensure that the raised slab foundation height is a minimum of 30 inches above grade (the dimension was not provided).
2. Revise to stoop piers to match the stucco foundation material and provide the appropriate infill between the piers.
3. Ensure that the Jeld Wen window is the Sitaline Series and increase the openings on the ground floor of the east façade to a minimum of 30%.
4. Redesign the stoop floor so that it does not include concrete.
5. Ensure that the balusters do not exceed 4 inches on center and increase the balusters to a minimum of 1.5 square inches (1 inch square is proposed).
6. Locate the electrical meter on a secondary or rear façade.
7. Ensure that the area between the strips is planted with grass.

**AND**

**Recommend approval to the Zoning Board of Appeals for a variance from the Base Zoning District standard as follows: *Building frontage (min): 70%* in order to allow for the building frontage to be 60% because the variance criteria are met.**

**Motion**

The Historic Preservation Commission motioned to APPROVE New Construction (Small), Parts I and II for a two-story single-family dwelling for the vacant parcel located at 219 East 32nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that the raised slab foundation height is a minimum of 30 inches above grade (the dimension was not provided).
2. Revise to stoop piers to match the stucco foundation material and provide the appropriate infill between the piers.

- 3.Ensure that the Jeld Wen window is the Siteline Series and increase the openings on the ground floor of the east façade to a minimum of 30%.
- 4.Redesign the stoop floor so that it does not include concrete.
- 5.Ensure that the balusters do not exceed 4 inches on center and increase the balusters to a minimum of 1.5 square inches (1 inch square is proposed).
- 6.Locate the electrical meter on a secondary or rear façade.
- 7.Ensure that the area between the strips in planted with grass.
- 8.Add greater detail to the paneling on the box window.
- 9.Add greater detail and molding to the cornices below the pediments.
- 10.Revise the skirt roof between floors 1 and 2 on the box window to be a hip shape.
- 11.Reduce the columns from 10 inches square to 8 inches square.
- 12.Recommend to the City's Transportation Engineering Department that the granite curb, where the new curb cut will be installed, be retained but recessed into the ground.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the Base Zoning District standard as follows: Building frontage (min): 70% in order to allow for the building frontage to be 60% because the variance criteria are met.

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

Motion: Robin Williams

Second: Rebecca Fenwick

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

## **CONSERVATION DISTRICTS**

[22. Petition of City of Savannah, Code Compliance | 21-006019-COA | 818 Cubbedge Street | Carver Village: Demolition of a Contributing Building](#)

🔗 [Staff Recommendation - 21-006019-COA - 818 Cubbedge St.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [GNAHRGIS Survey Report and Photos.pdf](#)

🔗 [Contributing Resources Map.pdf](#)

🔗 [Contributing Resources Supplement.pdf](#)

**Ms. Leah Michalak** presented the applicant's request for approval to demolish a contributing building located at 818 Cubbedge Street within the Historic Carver Village – Flatman Village Conservation District.

The historic building was constructed in 1948 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville

Historic District.

The building is listed as contributing on the Contributing Resources Map created on December 19, 2020. Therefore, staff has referred the request to the Historic Preservation Commission. On April 17, 2021, this building suffered a fire; the building was boarded and unoccupied at the time. The fire was all-consuming, and little-to-nothing remains of the historic building (see attached photos in the submittal packet). In Recorder's Court on October 13, 2021, a demolition order was issued stating the following: "The structure ... is dilapidated; structurally unsound; unsanitary; is dangerous to human life; is a public nuisance; and constitutes a hazard to safety and health ..." Additionally, it is staff's professional opinion that, to repair the building, would be undue economic hardship. Staff recommends approval of the demolition.

Staff does not recommend any additional stipulations; the building was documented as part of the 2012-2013 CLG grant survey project (see attached).

**PETITIONER COMMENTS:**

**Mr. Downs**, of Code Compliance, stated he agreed with Staff recommendations.

**PUBLIC COMMENTS:**

There was no public comments.

**BOARD DISCUSSION:**

The Board expressed concern regarding condemnation/demolition in the Carver Village district; if in relation to new development. Ms. Michalak stated there is a protection in Carver Village that prohibits lot recombinations, which is not in other districts. Mr. Downs stated there is currently only one other demolition requested in Carver Village (Carter Street).

**STAFF RECOMMENDATION:**

**Approval to demolish a contributing building located at 818 Cubbedge Street within the Historic Carver Village – Flatman Village Conservation District as requested because the demolition is a threat to public health and safety and is necessary to avoid undue hardship for the owner.**

**Motion**

The Historic Preservation Commission motioned to APPROVE to demolish a contributing building located at 818 Cubbedge Street within the Historic Carver Village - Flatman Village Conservation District as requested because the demolition is a threat to public health and safety and is necessary to avoid undue hardship for the owner.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Chelsea Jackson-Greene

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



Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

## X. APPROVED STAFF REVIEWS

[23. Acknowledgement of Staff-approved decisions as presented.](#)

[24. Petition of CRAFTON COMMUNICATION GROUP, Megan McGinnis | 21-006173-COA | 315 BULL STREET | Existing cell tower modification](#)

[☞ SIGNED Decision Packet 21-006173-COA 1315 Bull Street.pdf](#)

[25. Petition of OAKHURST SIGNS, Candy Simmons | 21-006048-COA | 1501 Montgomery St | Illuminated signs \(2\)](#)

[☞ SIGNED Decision Packet 21-006048-COA 1501 Montgomery Street.pdf](#)

[26. Petition of LAVAL & DAUGHTERS PROPERTIES, Valerie Boykin | 21-006022-COA | 221 WEST HENRY STREET | Awnings](#)

[☞ SIGNED Staff Dec - 21-006022-COA 221 W Henry St..pdf](#)

[27. Petition of JP ROOFING | 21-005931-COA | 520 E 40th St | Roof Repair](#)

[☞ SIGNED Amended Staff Decision - 21-005931-COA - 520 E 40th St.pdf](#)

[28. Petition of DAVID R. SMITH | 21-005934-COA | 1815 BARNARD STREET | Repairs](#)

[☞ SIGNED Decision 21-005934-COA 1815 Barnard St.pdf](#)

[29. Petition of RAY, ELLIS, & LaBRIE CONSULTING, Brian LaBrie | 21-005878-COA | 101 WEST ANDERSON STREET | AMENDMENT \(19-006836-COA\):Demolition and in-kind stair replacement](#)

[☞ SIGNED Decision - 21-005878-COA - 101 W Anderson St.pdf](#)

[30. Petition of RAY, ELLIS, & LaBRIE CONSULTING, Brian LaBrie | 21-005881-COA | 215 -219 EAST WALDBURG STREET | AMENDMENT \(19-006841-COA\):Demolition and in-kind stair replacement](#)

[☞ SIGNED Staff Decision - 21-005881-COA - 215 - 219 E Waldburg St.pdf](#)

[31. Petition of RAY, ELLIS, & LaBRIE CONSULTING, Brian LaBrie | 21-005883-COA | 503 EAST PARK AVENUE | AMENDMENT \(19-006840-COA\):Demolition and in-kind stair replacement](#)

[☞ SIGNED Staff Decision - 21-005883-COA - 503 E Park Ave.pdf](#)

[32. Petition of RAY, ELLIS, & LaBRIE CONSULTING, Brian LaBrie | 21-005886-COA | 538 EAST PARK AVENUE | AMENDMENT \(19-006843-COA\):Demolition and in-kind stair replacement](#)

[☞ SIGNED Staff Decision 21-005886-COA 538 E Park Ave.pdf](#)

[33. Petition of RAY, ELLIS, & LaBRIE CONSULTING, Brian LaBrie | 21-005888-COA | 1101 - 1111 HABERSHAM STREET | AMENDMENT \(19-006844-COA\):Demolition and in-kind stair replacement](#)

[☞ SIGNED Staff Decision 21-005888-COA 1101 - 1111 Habersham St.pdf](#)

[34. Petition of VINCENT PARUSO | 21-005783-COA | 23 WEST DUFFY ST | Window Repair](#)

[☞ SIGNED Staff Dec - 21-005783-COA 23 W Duffy St..pdf](#)

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[35. Stamped Drawings - November Report](#)

📎 [November\\_REPORT.pdf](#)

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

📎 [Work Inconsistent With Issued COA\\_November Report.pdf](#)

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

📎 [Work That Exceeds Scope of Issued COA\\_November Report.pdf](#)

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

📎 [Work Performed Without a COA\\_November Report.pdf](#)

[39. COA Inspections- November Report](#)

📎 [November 2021 - REPORT.pdf](#)

[40. Items Deferred to Staff - November Report](#)

📎 [November 2021 - REPORT.pdf](#)

**XII. OTHER BUSINESS**

[41. Sub-Committee Discussion](#)

**SUB-COMMITTEE MEETINGS**

**Ms. Fenwick** stated the sub-committee meeting discussed deconstruction ordinance, legacy/long-term homeowner ordinances provision, weathering of buildings, and definition of true stucco. Research is being done to present to the Board for language for an Ordinance modification within six months. Will be meeting monthly at 1:00 p.m. prior to the scheduled HPC meetings.

No meeting in December 2021. Next meeting to resume January 2022.

**NOMINATING COMMITTEE**

**Ms. Mobley** appointed *Chelsea Green, Darren Bagely-Heath, and Hailey Swindle* as the Nominating Committee.

**XV. ADJOURNMENT**

[42. Next HPC Pre-Meeting: MONDAY, December 20, 2021 at 2:30pm \(NOTE THE DATE CHANGE\)](#)

[43. Next HPC Regular Meeting: MONDAY, December 20, 2021 at 3:00pm \(NOTE THE DATE CHANGE\)](#)

[44. Adjourn](#)

There being no further business to present before the Board, the November 22, 2021 Historic Preservation Commission adjourned at 5:22 p.m.

Respectfully submitted,

Leah G. Michalak  
Director of Historic Preservation  
/bm

***The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested***

***party.***