



## Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street  
February 22, 2023 3:00 PM  
MINUTES

### February 22, 2023 Historic Preservation Commission Meeting

A Pre-meeting was held at 1:30pm. Items on the agenda were presented by staff, as time permitted, and the Commission asked questions. No testimony was received, and no votes were taken.

**Members Present:** Kathy Ledvina, Chair  
Darren Bagley-Heath  
Mae Bowley  
Kiersten Connor  
Kathy Ledvina  
Jeff Notrica  
Robin Williams

**Members Absent:** Virginia Mobley

**Staff Present:** Pamela Everett, Assistant Executive Director  
Leah Michalak, Historic Preservation Director  
Ethan Hageman, Assistant Planner  
Jamie Zerillo, Assistant Planner  
Bri Morgan, Administrative Assistant  
Warren Durrer, Administrative Assistant  
Roger Beall, Systems Analyst

#### I. CALL TO ORDER AND WELCOME

##### [1. Vote for Chair \(Kathy Ledvina\) and Vice-Chair \(Robin Williams\)](#)

###### **Motion**

Kathy Ledvina as Chair

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

Motion: Robin Williams

Second: Kiersten Connor

Rebecca Fenwick - Aye

Virginia Mobley - Not Present

Robin Williams - Aye

Darren Bagley-Heath - Aye

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

**Motion**

Robin Williams as Vice Chair

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Rebecca Fenwick

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

**II. SIGN POSTING**

**III. CONSENT AGENDA**

**CUYLER-BROWNVILLE DISTRICT**

[2. Petition of ADT Solar, Amanda Cude | 22-005850-COA | 640 West 31st Street | Solar Panels, After-the-Fact](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the after-the-fact solar panels on the roof of the non-contributing building located at 640 West 31st Street because the project is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Robin Williams

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

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

### [3. Petition of Ward Architecture + Preservation | 23-000448-COA | 505 - 507 West 38th Street | Rehabilitation](#)

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve rehabilitation to the two contributing single-family attached residences located at 505 – 507 West 38th Streets as requested, because the proposed work is visually compatible and meets the standards.

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

Motion: Mae Bowley

Second: Robin Williams

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

### [4. Petition of Ward Architecture + Preservation | 23-000453-COA | 509 West 38th Street | Rehabilitation](#)

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve rehabilitation to the contributing single-family house and non-contributing accessory dwelling unit located at 509 West 38th Street as requested because the proposed work is visually compatible and meets the standards.

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

Motion: Mae Bowley

Second: Robin Williams

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

Brian Arcudi

- Not Present

## STREETCAR DISTRICT

### [5. Petition of Greenline Architecture \(Eric O'Neill\) | 23-000589-COA | 403-405 West 41st Street | Rehabilitations and Alterations](#)

#### Motion

The Savannah Historic Preservation Commission does hereby approve the request for alterations and rehabilitations to 403-405 West 41st Street with the following conditions to be submitted to staff for final review because the work otherwise meets the standards and is visually compatible:

1. Provide dimensions for the height of the railing and the distance between the balusters of the front and rear porch and the new rear stair.

#### Vote Results ( Approved )

Motion: Mae Bowley

Second: Robin Williams

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

## IV. ADOPTION OF THE AGENDA

### [6. Adopt the February 22, 2023 Agenda](#)

**\*\*\*Ms. Fenwick** recused herself from this vote, as she was not in attendance of the previous meeting.

#### Motion

The Savannah Historic Preservation Commission motioned to adopt the February 22, 2023, HPC agenda as presented.

#### Vote Results ( Approved )

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

## V. APPROVAL OF MINUTES OF PREVIOUS MEETING

### 7. Approve January 25, 2023 HPC Meeting Minutes

#### **Motion**

Approve

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

Motion: Robin Williams

Second: Kiersten Connor

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

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

## VII. CONTINUED AGENDA

8. Petition of Heather Halverson | 22-000966-COA | 671-673 West 34th Street | After-the-Fact Rehabilitation and Alterations

9. Petition of Juan Eady | 23-000545-COA | 513 East 34th Street | New Construction, Small (Parts I and II)

10. Petition of Empwr Solar, Jesse Adams | 22-005833-COA | 511 East Anderson Street | Solar Panels

11. Petition of Empwr Solar, Jesse Adams | 22-005824-COA | 308 East 41st Street | Solar Panels

12. Petition of VP2 Design, LLC. | 23-000062-COA | 306 East 34th Street | New Construction: Small (Parts I & II)

13. Petition of Juan Eady | 22-005445-COA | 503 East 34th Street | Rehabilitation and Alterations

## VIII. REQUEST FOR EXTENSION

14. Petition of Southern Pine Company, Kelsey Kirpich | 21-000661-COA | 410 East 37th Street | Rehabilitation

#### **Motion**

Approval for a 6-month extension for a previously approved Certificate of Appropriateness 21-000661-COA as requested, because there are no proposed changes, and this is the first time the petitioner has asked for an extension.

### Vote Results ( Approved )

Motion: Kiersten Connor

Second:

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

## IX. REGULAR AGENDA

### VICTORIAN DISTRICT

[15. Petition of Ethos Preservation - Kim Campbell | 23-000587-COA | 538 East Bolton Street | Rehabilitations and Alterations](#)

**\*\*Mae Bowley, Kiersten Connor, and Rebecca Fenwick** recused themselves from this petition.

**Mr. James Zerillo** presented the applicant's request for rehabilitation, additions, and new construction, small (parts I and II) at 538 East Bolton Street. All rehabilitations are proposed to be in-kind. The existing, non-historic rear addition is proposed to be demolished and replaced with the new proposed addition. The new addition will be recessed from the principal building.

Per the petitioner the scope of work is as follows:

#### Main House:

- Decking, railings, and columns at the front porches to be repaired and replaced in kind as needed.
- The front door (not original) to be replaced with a custom historically accurate door to match original side lite.
- The front door at second story porch (not original) to be replaced with a full lite door.
- Existing Windows to be repaired or replaced in kind as needed.
- Window sashes to be painted SW 6235 Foggy Day
- Window trim to be painted SW 7004 Snowbound
- Two windows in the proposed kitchen will be shortened to match a previously shortened window in the home to allow for countertops – no altered windows are visible from the street or the lane.
- Existing siding and corner boards to be repaired and replaced in kind as needed.
- Siding and Trim to be painted SW 7004 Snowbound

- Existing roof structure to remain and repaired as needed – Roofing to be replaced with 5V metal to reflect original tin roof noted in the 1937 Cadastral Survey
- Addition and Carriage House

#### **Addition and Carriage House**

- The homes original addition from the 50s is in extremely poor condition and is to be removed and replaced with a new construction addition.
- There will be a break in the façade to express the separation between the original home and the new addition.
- Windows will be casement windows sized to reflect the original windows of the home.
- Windows to be Aluminum Clad, Color Bronze
- Window Trim to be painted SW 6236 Grays Harbor
- Siding to be Hardie Artisan Shiplap siding with a 9” exposure which will be double the scale of the original home’s siding.
- Siding to be painted SW 6235 Foggy Day
- The roof of the addition and Carriage house will be a low slope TPO roof with a parapet.
- An adjustment is requested for the Carriage House stair, which extends 1' into the side setback and will be fire rated.

This petition was initially heard on February 22nd, 2023. At the meeting, the Historic Preservation Commission voted to continue the petitioner to address the following conditions:

1. Revise the height of the accessory dwelling unit to be subordinate to the addition and principal building, as well as visually compatible in height to the surrounding lane context.
2. Revise the height of the new addition, so that it is subordinate in height to the principal building.
3. Provide a dimension for the height of the railing on the rear stair and ensure it meets the standard.
4. Provide a dimension for the width of the garage door opening.
5. Revise the proposed fence to conform to the standard which states that five (5) feet must be provided between a fence and building wall where they are parallel.

The conditions have been addressed with the following revisions:

1. The height of the accessory dwelling unit has been reduced from 22 feet and 3 inches to 21 feet, from the top of the parapet.
2. The height of the addition has been reduced from 22 feet to 21 feet and 6 inches to
3. The height of the railing on the rear porch stair has been dimensioned at 42 inches.
4. The width of the garage door has been dimensioned at 9 feet.
5. The new fence has been removed. The petitioner is proposing to utilize the existing fence on the property.

The historic building was constructed in 1913 and is a contributing resource within the Victorian Local Historic District.

The 1916-1953 Sanborn Map shows the principal building’s historic footprint, prior to the construction of the non-historic addition. There is a wood-frame auto structure on the rear of the property, abutting the lane. Several adjacent properties are shown to have wood-frame outbuildings, most of which are now no longer existing. The 1955-1966 Sanborn Map shows little change on the property itself, though two adjacent outbuildings to the west are shown as being demolished between 1953-1966.

The surrounding lane context is primarily new construction and non-contributing resources. There is a row of adjacent garages on the other side of the lane which are all new construction. There is one contributing lane resource at 524-528 East Gwinnett Lane. The visibility of the rear of the property is also obscured by adjacent foliage. The context on East Bolton Street is primarily contributing, with most principal buildings being two-story American Foursquare residences. There are also examples of non-contributing modern construction, such as 522 East Bolton Street and 525 East Bolton Street.

Staff recommends continuing the request for rehabilitation, additions, and new construction, small (parts I and II) at 538 East Bolton Street with the following conditions to allow for the petitioner to revise the proposal within 90 days for the next Historic Preservation Commission meeting:

1. Revise the height of the accessory dwelling unit to be subordinate to the addition and principal building, as well as visually compatible in height to the surrounding lane context.
2. Revise the height of the new addition, so that it is subordinate in height to the principal building.
3. Provide a dimension for the height of the railing on the rear stair and ensure it meets the standard.
4. Provide a dimension for the width of the garage door opening.
5. Revise the proposed fence to conform to the standard which states that five (5) feet must be provided between a fence and building wall where they are parallel.

**PETITIONER COMMENTS:**

**Ms. Kim Campbell**, petitioner, presented her research to support her request. She also indicated that they are willing to accommodate Staff requests. Summary of like properties were presented. The structure is condemned by the City of Savannah.

**Mr. Williams** stated the interpretation of Staff 'condition one' regarding height subordination does not require removing an entire story. It may just be a matter of 'trimming' it.

**Ms. Campbell** stated adjustments have been made and submitted to Staff. She and **Mr. Williams** discussed dimensions. **Ms. Campbell** assured the carriage house will be lower than the main house.

**PUBLIC COMMENTS:**

**Steve Theccanut**, area resident, is happy the old structure is leaving. Concerned with where the garage entrance will be in relation to Gwinnett Lane, which is only 20 feet. Requesting they are far back enough to access his garage. Also concerns with utility pole location; would like for the structure to not obstruct them. Would like the new owners to not use as a short-term rental.

**Ms. Campbell** stated they are further back than the existing fence. Spoken with Georgia Power, hoping the poles will be at the lot lines.

**BOARD COMMENTS:**

**Mr. Zerillo** stated the applicant presented revised drawings. Staff report was written on the initial information from the petitioner. The petitioner did not agree with Staff recommendation regarding height. **Ms. Ledvina** and **Mr. Bagley-Heath** expressed concern with the height, as the carriage house does not seem subordinate to the main structure. More clarity is needed so that Staff can have time to review it.



**Motion**

The Savannah Historic Preservation Commission does hereby continue the request for rehabilitation, additions, and new construction, small (parts I and II) at 538 East Bolton Street with the following conditions to allow for the petitioner to revise the proposal within 90 days for the next Historic Preservation Commission meeting:

- 1.Revise the height of the accessory dwelling unit to be subordinate to the addition and principal building, as well as visually compatible in height to the surrounding lane context.
- 2.Revise the height of the new addition, so that it is subordinate in height to the principal building.
- 3.Provide a dimension for the height of the railing on the rear stair and ensure it meets the standard.
- 4.Provide a dimension for the width of the garage door opening.
- 5.Revise the proposed fence to conform to the standard which states that five (5) feet must be provided between a fence and building wall where they are parallel.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Robin Williams

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

**CUYLER-BROWNVILLE DISTRICT**

[16. Petition of the City of Savannah | 22-000467-COA | 632 West 39th Street | Demolition of a Contributing Building](#)

**Ms. Leah Michalak** presented the applicant's request for approval to demolish a contributing building for the property located at 632 West 39th Street. The demolition is court-ordered. Per the applicant:

*The property located at 632 W 39th St (20073 08029) was involved in a fire that damaged the structure on June 28,2022. The fire consumed most of the second story and caused major damage to the lower level that remained. On December 15, 2022 Michael Rose with the City of Savannah Development Services conducted a building observation with the following recommendation: 11 Structure fire June 2022, vacant 2 story wood frame residence, extensive fire damage to property, structure appears to be under construction, but no active building permits are issued. Extensive damage with wall collapse, roof collapse, floor systems collapse. Recommend demolition"*

*The owner was notified of the finding of the City Building Official and failed to act on the property. The owner then missed 3 recorders court dates. On January 18th, 2023 Judge Yancey accepted testimony from the Code Compliance Department regarding the*

*conditions of the property and requested we make one additional attempt to have the owners appear in court on January 25, 2023. Again, the owners failed to appear. Due to the owner failing to take any action to correct the violation and life safety concerns at the property Judge Yancey signed a court order allowing the City of Savannah to complete the demolition.*

Staff recommended to demolish the contributing building located at 614 West 42nd Street with the following condition because the demolition is court ordered:

1. Document the building per the MPC's documentation policy.

#### **PETITIONER COMMENTS:**

**Josh Downs**, petitioner, stated the demolition will be carried out by the City's demolition contractor.

#### **PUBLIC COMMENTS:**

There were no public comments.

#### **BOARD COMMENTS:**

There were no Board comments.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve to demolish the contributing building located at 632 West 39th Street with the following condition because the demolition is court ordered:

1. Document the building per the MPC's documentation policy.

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

Motion: Robin Williams

Second: Kiersten Connor

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

## **STREETCAR DISTRICT**

### [17. Petition of Rose Architects | 23-000590-COA | 2302 Bull Street | Additions and Alterations](#)

**Mr. James Zerillo** presented the applicant's request of approval for rehabilitations and additions at 2302 Bull Street. An addition will be added on the rear (east façade). This new addition will be for the purpose of storage and a walk-in cooler, per the petitioner. A pick-up window is also proposed to be added on the rear of the building.

The non-historic building was constructed in 1958 and is a non-contributing building in the Streetcar Local Historic District. The 1916-1953 Sanborn Map shows a one-story, wood-frame office building on the parcel. The 1955-1966 Sanborn Map shows the current principal building, notated as an office building with parking in the rear. This property was an example of more auto centric development that occurred in the Streetcar District in the post-war era. The property was previously the site of the “Boyz II Men Barber Shop”, a local barber shop which operated on the property for 30 years.

The petitioner is proposing to replace the existing 21-space private parking lot with a fenced in dog park. Three parking spaces on-site are proposed. The remainder of the parking lot will become a dog park. The surrounding context is varied. There are examples of older buildings which are representative of the district’s original residential fabric as well as later auto-centric construction.

Staff recommended to approve the request for rehabilitations and additions at 2302 Bull Street with the following conditions to be submitted to staff for final approval, because otherwise the work is visually compatible and meets the standards:

1. Revise the mesh metal fencing to a visually compatible replacement, constructed of wood, metal, or another permitted material.
2. Revise the proposed sliding window to be a window type which is permitted by the design standards.

**PETITIONER COMMENTS:**

**Jake King**, Rose Architects, stated they would like to work with staff regarding revising the fence design.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

The Board expressed confidence that the condition of the fence can be satisfied through the petitioner and Staff,

**Motion**

STAFF RECOMMENDATION:

Approve the request for rehabilitations and additions at 2302 Bull Street with the following conditions to be submitted to staff for final approval, because otherwise the work is visually compatible and meets the standards:

1. Revise the mesh metal fencing to a visually compatible replacement, constructed of wood, metal, or another permitted material.
2. Revise the proposed sliding window to be a window type which is permitted by the design standards.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

Rebecca Fenwick

- Aye

Virginia Mobley

- Not Present

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

[18. Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | New Construction Part II and Special Exception Request](#)

**Ms. Leah Michalak** presented the applicant's request of approval for New Construction, Part II: Design Details and a Special Exception for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street. The property consists of an entire city block and is surrounded on all four (4) sides by streets. A Special Exception is requested from the following standard:

**1. Floor to Floor Heights**

*a. In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.*

*b. In all other building types, **the exterior expression of the height of the first story shall not be less than 13 feet** and the height of the upper stories shall not be less than nine (9) feet.*

to retain a 12-foot first floor height for the multi-family buildings.

Staff recommended approval for New Construction, Part II: Design Details and a Special Exception for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery 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 windows to be PVC, metal, wood or clad wood material.
2. Revise the porches to have expressed piers and to be the same material as the foundation wall facing the street.
3. Provide information regarding the storefront bases; they "shall be wood, bronze, glazed brick or tile."
4. Provide light fixture specifications.
5. Provide fence details of each fence type.

AND

Approval for a Special Exception from the following standard:

**1. Floor to Floor Heights**

*a. In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.*

*b. In all other building types, **the exterior expression of the height of the first story shall not be less than 13 feet** and the height of the upper*

*stories shall not be less than nine (9) feet.*

to retain a 12-foot first floor height for the multi-family buildings.

**PETITIONER COMMENTS:**

**Mr. Braeden Scally**, Lynch Architect Associates, stated would work with Staff. Would like to discuss the porch materials and layout; the standards for homes does not apply to this apartment building. They will revise material to match foundation material and are opposed to providing expressed piers because it provides a false sense of historicism on modern construction. He provided information on Staff concerns and would like to keep windows requested in petition.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

The Board discussed the conditions they considered necessary for the petition.

**Motion**

The Savannah Historic Preservation Commission does hereby approve New Construction, Part II: Design Details and a Special Exception for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery 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 windows and doors to be PVC, metal, wood or clad wood material.
2. Revise the porches of the townhouses facing 35th Street to have expressed piers.
3. Revise all porches and planting beds to be the same material as the foundation wall facing the street.
4. Provide information regarding the storefront bases; they "shall be wood, bronze, glazed brick or tile."
5. Provide light fixture specifications.
6. Provide fence details of each fence type.

AND

Approval for a Special Exception from the following standard:

1. Floor to Floor Heights
  - a. In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.
  - b. In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet to retain a 12-foot first floor height for the multi-family buildings.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Mae Bowley

Rebecca Fenwick

- Aye

Virginia Mobley

- Not Present

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

[19. Petition of J. Elder Studio | 22-003186-COA | 2613 Montgomery Street | New Construction Part II](#)

**Ms. Leah Michalak** presented the applicant's request of approval for New Construction, Part II Design Details for two (2), 3-story mixed-use buildings for the property located at 2613 Montgomery Street. A project with the same applicant and developer was heard, and denied, by the HPC on April 27, 2022. The project was proposed to be a single building on the 2613 Montgomery Street parcel with a footprint of 15,570sf and a surface parking lot for the north site. Additionally, the demolition of the two buildings on the north site, a Special Exception for the footprint was denied as well as a recommendation for denial to the Zoning Board of Appeals for 4-stories in height [File No. 22-001687-COA]. The HPC stated that the project was *“not visually compatible and [did] not meet the design standards.”*

At the October 26, 2022 HPC Meeting, the Commission approved the after-the-fact demolition of non-contributing buildings. They also approved Part I, Height and Mass with the following conditions (*comments in italics*):

1. The rear yard setback for ‘Building 1’ must be 10 feet minimum.  
*The rear yard setback for Building 1 is 10 feet.*
2. The side (interior) yard setback on ‘Building 2’ must be 10 feet minimum.  
*This condition was placed in error. Per the ordinance, “there is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.”*
3. Add eaves, soffits, overhangs, and gable end rakes that meet the standards OR revise the roof design to extend the gables as parapets.  
*The gables roofs have been redesigned to be brick parapets.*
4. Further articulate the north façade.
5. Modify the east façade to create additional depth at the balconies.  
*Building 1 North Façade (42nd St) updated to create more primary façade. Further articulated the façade through the use of balconies and roofline variation.*

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

*“TC-1. Building. Building footprint (max sq. ft.): 5,500”*  
With the condition that the building footprint be reduced to a maximum of 10,000sf because the Special Exception Criteria are otherwise met.  
*The footprint was reduced to 9,880sf.*

Staff recommended approval for New Construction, Part II Design Details for two (2), 3-story mixed-use buildings for the property located at 2613 Montgomery 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. Provide light divisions on all casement windows as required by the standard.
2. Provide window details indicating that window simulated divided lite muntins are 7/8”

- wide or less and simulate traditional putty glazing, and that there is a space bar.
3. Provide the storefront material specification.
  4. Revise the storefront base to wood, bronze, glazed brick or tile to meet the standard.
  5. Provide a railing detail; balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.

**Ms. Ledvina** presented questions regarding the stoop and the columns. **Ms. Michalak** directed the question to the petitioner.

**PETITIONER COMMENTS:**

**Jerome Elder**, petitioner, stated they are working on site design. He stated it is not required, but they can create an elevation change with a step or small ramping. The columns will be wood painted, and the other portion will be metal racked in black, to match the black elsewhere on the structure.

**PUBLIC COMMENTS:**

No public comment.

**BOARD COMMENTS:**

There was discussion of Board authority regarding the aesthetics with casement windows versus the proposed doors, wood columns touching grade, and piers.

**Motion**

The Savannah Historic Preservation Commission does hereby approve New Construction, Part II Design Details for two (2), 3-story mixed-use buildings for the property located at 2613 Montgomery 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. Provide light divisions on all casement windows as required by the standard.
2. Provide window details indicating that window simulated divided lite muntins are 7/8" wide or less and simulate traditional putty glazing, and that there is a spacer bar.
3. Provide the storefront material specification.
4. Revise the storefront base to wood, bronze, glazed brick or tile to meet the standard.
5. Provide a railing detail; balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.
6. Incorporate a masonry pedestal base under the columns at the stoops for Building 2.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Mae Bowley

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

Brian Arcudi

- Not Present

[20. Petition of SHEDDArchitecture | 22-003081-COA | 317-323 East 32nd Street | New Construction Part II](#)

\*\*\* **Mr. Darren Bagley-Heath** excused himself from this petition, leaving the meeting for other professional matters.

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

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

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

#### **PROJECT HISTORY:**

On July 27, 2022, the HPC voted to continue the project with the following conditions to be submitted for review with the Part II, Design Details submission (*comments in italics*):

1. Decrease the height of the first floor from 20-feet, to be more in scale with the surrounding buildings.

*The ground floor has been reduced to 15 feet.*

2. Revise the Habersham Street façade in its entirety to read as the front façade.

*Changes have been made to the design.*

3. Decrease the amount of fenestration on the first floor.

*The glass wall on the East 32nd Street façade has been removed; however, the remainder of the glass remains.*

4. Provide clarification regarding the projecting element on the southern elevation.

*The element is an exhaust fan.*

5. Revise the butterfly roof shape to be a more compatible roof shape.

*The butterfly roof has been changed to a shed roof.*

6. Reduce the height of the fence on the East 32nd Street façade.

*The height of the fence has been reduced.*

7. Unify the materiality of the building and remove the stucco.

*The stucco has been removed. The building is proposed to be brick, metal board and batten siding, and metal panels.*

8. Provide the refuse storage location with the Part II, Design Details submission.

*The “waste” is located within the building and openings to the lane.*

The building has been reduced to 38 feet in height to the cornice, with a roof-top structure added, which is visibly compatible. The changes make Habersham look like the front facade. The main material is brick, the secondaries are metal panel and board and batten metal siding, found to be visually compatible.

Staff recommended approval for New Construction Part I and Part II for a new, three-story, mixed used building for the property located at 317 – 323 East 32nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide window details indicating that window simulated divided lite muntins are 7/8”



- wide or less and simulate traditional putty glazing, and that there is a space bar.
2. Revise the storefront base to wood, bronze, glazed brick or tile to meet the standard.
  3. Provide a railing detail; balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.
  4. Provide light fixture specifications.
  5. Provide a fence detail including material.

**PETITIONER COMMENTS:**

**Shedrick Coleman**, agrees with Staff conditions. He provided information regarding elevation on Habersham Street, which they interpreted as the entire area. Made changes to specify entrance on Habersham Street, including recessed area with a canopy. The projected bay on 32nd Street is intentional.

**Mr. Williams** questioned the harmony of the various height patterns. **Mr. Coleman** expressed his viewpoint and decisions, and believes they are visually compatible. He stated he tried to take into account the neighboring structures to not be intrusive on the western facade. **Ms. Ledvina** asked about screening of the electrical panels. **Mr. Coleman** stated that has not been considered; it may need to be reconsidered its location. All HVAC is on the roof. He stated he is working with the City regarding the refuse specifications.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

The Board still has concerns about the height and overall mass for the area, and the southern facade. There was also concern about the rhythm of the fenestration pattern of the windows on the first and second floors.

**Motion**

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction Part I and Part II for a new, three-story, mixed used building for the property located at 317 – 323 East 32nd Street with the following conditions to be submitted for review at the March 22, 2023 Meeting:

1. Provide window details indicating that window simulated divided lite muntins are 7/8" wide or less and simulate traditional putty glazing, and that there is a space bar.
2. Revise the storefront base to wood, bronze, glazed brick or tile to meet the standard.
3. Provide a railing detail; balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.
4. Provide light fixture specifications.
5. Provide a fence detail including material.
6. Incorporate transparent features (windows and doors) over a minimum of 50% of all ground floor façades.
7. The upper two floors on the south façade shall have fenestration that is more harmonious with the fenestration on the east and north upper two floors.
8. The transoms over the doors on the north façade shall be full width and in harmony with the other transoms on the building.

**Vote Results ( Approved )**

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

## X. APPROVED STAFF REVIEWS

### 21. Acknowledgement of Staff-approved petitions.

#### **Motion**

Ms. Connor acknowledged the Staff-approved petitions.

#### **Vote Results ( Not Started )**

Motion:

Second:

22. Petition of Hansen Architects | 23-000586-COA | 108 W 38th St | AMEND: 22-004213-COA: door specification change on first floor rear porch

23. Petition of Lisa Lietz | 23-000437-COA | 216 W Park Ave | In-kind porch repair

24. Petition of Rose Architects | 23-000553-COA | 501 E Waldburg St | AMEND: 22-004211-COA: change roof material from metal to asphalt shingle for carriage house new construction

25. Petition of Susan Wyllly | 23-000546-COA | 215 W Taylor St | Re-roof and color change

26. Petition of Linda Karatzas | 23-000445-COA | 624 W 40th St | Historic metal roof repair, replace non-historic asphalt shingles, and remove non-historic siding to be replaced with in-kind horizontal wood lap siding

27. Petition of Damian Disterdick | 23-000126-COA | 206 W Duffy St | Repair and repaint siding

28. Petition of Hansen Architects | 23-000372-COA | 509 E Waldburg | AMEND 21-00568-COA: revise roof material from shingle to metal

29. Petition of LKS Architects | 23-000444-COA | 12 W 41st St | Mechanical screening installation

30. Petition of Eddie Urioste | 22-003881-COA | 211 E Duffy St | Fence

31. Petition of Hellcat Construction | 23-000146-COA | 408 E 38th St | Side-yard fence

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

32. Items Deferred to Staff - February 22nd Report

[33. Inspections Completed by Staff - February 22nd Report](#)

[34. Stamped Drawings - February 22nd Report](#)

[35. Report on Work Done Which Exceeds the Scope of an Issued Certificate of Appropriateness for the February 22, 2023, HPC Meeting](#)

[36. Report on Work Done Without a Certificate of Appropriateness for the February 22, 2023, HPC Meeting](#)

[37. Report on Work Done Which Is Inconsistent with an Issued Certificate of Appropriateness for the February 22, 2023 HPC Meeting](#)

## XII. OTHER BUSINESS

## XV. ADJOURNMENT

[38. Next Pre-Meeting: Wednesday, March 22, 2023 at 2:30 PM- 112 East State Street: Mendonsa Hearing Room](#)

[39. Next Regular Meeting: Wednesday, March 22, 2023 at 3:00 PM- 112 East State Street: Mendonsa Hearing Room](#)

[40. Adjourn](#)

There being no further business to present before the Commission, the February 22, 2023 Historic Preservation Commission adjourned at 6:02 p.m.

Respectfully submitted,

Leah G. Michalak  
Director of Historic Preservation

/bm

### **Motion**

The Board motioned to adjourn at 6:02 p.m.

### **Vote Results ( Not Started )**

Motion: Robin Williams

Second: Kiersten Connor

***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.***