



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street

April 26 2023 3:00 PM

MINUTES

April 26, 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
Rebecca Fenwick
Kathy Ledvina
Pamela Miller
Virginia Mobley
Jeff Notrica
Robin Williams

Members Absent:

Staff Present: Pamela Everett, Assistant Executive Director
Leah Michalak, Historic Preservation Director
Caitlin Chamberlain, Senior Planner
Ethan Hageman, Assistant Planner
James Zerillo, Assistant Planner
Bri Morgan, Administrative Assistant
Warren Durrer, Administrative Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[1. Petition of Naser Jaber | 23-001788-COA | 537 1/2 East Anderson Street | Alterations](#)

Ms. Caitlin Chamberlain reviewed the applicant's request of approval for a rehabilitation project including replacing non-historic aluminum porch columns and railings, rotted siding, and removal of non-historic decorative wood trim for the property located at 537 ½ East Anderson Street.

537 ½ is one half of a duplex constructed in 1904 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The house is one of many similar wood-framed houses from the same era within this residential block of East Anderson Street, along with three new construction houses also of similar styles.

The first Sanborn Map this structure appears on is 1916, where a one-story wood frame porch is noted. The 1936 Cadastral survey notes wood siding as the original material, and shows that at that time the one-story porch with a shed roof was still intact. The later Sanborn Maps of 1953 and 1955-1966 also show no structural changes to the property. Both sides of the duplex have had differing non-historic alterations such as metal porch columns and railings at 537 ½, whereas 537 has non-historic wood posts and wood railings. 537 ½ features a decorative wood trim along the fascia boards, porch roof, front door and front windows which is not original to the building.

Staff recommended to approve the request for a rehabilitation project including replacing non-historic aluminum porch columns and railings, rotted siding, and removal of non-historic decorative wood trim for the property located at 537 ½ East Anderson Street as requested because the proposed work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for a rehabilitation project including replacing non-historic aluminum porch columns and railings, rotted siding, and removal of non-historic decorative wood trim for the property located at 537 ½ East Anderson Street as requested because the proposed work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

CUYLER-BROWNVILLE DISTRICT

[2. Petition of PIP Group- Lena Sells | 22-005696-COA | 724 West Victory Drive | Rehabilitation and Alterations](#)

Ms. Caitlin Chamberlain reviewed the applicant's request to rehabilitate the building at 724 West Victory Drive. They would like to repair or replace the windows, replace the roof, and repair or replace in-kind the wood lap siding, some of which has been severely damaged by fire.

724 West Victory Drive was built in 1930 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is situated directly next to 726 West Victory Drive, which suffered severe fire damage in January 2022, and was subsequently demolished. The west

elevation of 724 West Victory Drive is directly next to 726 West Victory Drive was also irreparably damaged by the fire. This house is currently condemned.

The earliest Sanborn Map that shows this property is from 1953 and shows that at the rear, there was a section of the building on the northwest corner that extended out further than the rest of the elevation. This is also the case on the 1955-1966 Sanborn map. It is not clear when the house was changed but this is no longer evident. A one-story wood framed porch existed on the front of the house and on the northeast portion of the rear there was a two-story wood framed porch, neither of which remains. The one-story garage to the rear of the property line also no longer exists.

Staff recommended approval for rehabilitation and alterations to the house at 724 West Victory Drive with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Ensure that exterior alterations do not destroy character defining historic materials.
2. Submit a door schedule to staff for review prior to the start of the project.
3. Provide information to staff about the state of the boarded up windows and whether they will be repaired or replaced prior to the start of the project.
4. Provide staff with information about access to the rear door prior to the start of the project.
5. Provide staff with information about the plan for the foundation prior to starting the project.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation and alterations to the house at 724 West Victory Drive as requested, because the proposed work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

Rebecca Fenwick	- Not Present
Virginia Mobley	- Aye
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 Michelle L. Wilmore | 23-001841-COA | 905 West 38th Street | Rehabilitation/Alterations](#)

Ms. Caitlin Chamberlain review the applicant's request of approval to rebuild an exterior extension and balcony for the property located at 905 West 38th Street.

905 West 38th Street was built sometime after 1922 and before 1936. It is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is in a residential area surrounded by similar one-story bungalow styles typical of the early twentieth century.

The first Sanborn map this address appears on is 1922, but in looking at later maps it appears that the 905 West 38th Street on this map became 907 West 38th Street by 1953. The lots may have changed from the 1922 map to the 1953 map, as the 1922 map has an empty lot between the houses on either side of 905 (903 and 909). Additionally, the house at the 905 address, from 1953 onward, is larger than the one attributed to the same address in 1922. The Sanborn maps and the 1936 Cadastral survey field drawing show that there was a wood framed, one-story extension on the center of the rear elevation of the house.

Staff recommended to approve the request to rebuild the rear one-story extension and replace the main roof shingles and make necessary in-kind repairs, for the property located at 905 West 38th 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 that the clipped gable roof shape stays intact with any repair work.
2. Submit the final window design.
3. Use wood siding rather than Hardie Board siding.
4. Install a wood door instead of a steel door.
5. Provide information about the placement of HVAC equipment and screening.
6. Provide information about exterior lighting.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to rebuild the rear one-story extension and replace the main roof shingles and make necessary in-kind repairs, for the property located at 905 West 38th 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 that the clipped gable roof shape stays intact with any repair work.
- 2.Submit the final window design.
- 3.Use wood siding rather than Hardie Board siding.
- 4.Install a wood door instead of a steel door.
- 5.Provide information about the placement of HVAC equipment and screening.
- 6.Provide information about exterior lighting.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

Rebecca Fenwick - Not Present

Virginia Mobley - Aye

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

[4. Petition of Greenline Architecture | 23-001782-COA | 401 West 41st Street | Rehabilitation and Alterations](#)

Ms. Leah Michalak reviewed the applicant's request of approval to amend a previously approved Certificate of Appropriateness [File No. 22-002605-COA] for rehabilitation to the property located at 401 West 41st Street.

Per the applicant:

We are re-applying for COA approval for complete interior/exterior rehabilitation of the property located at 401 West 41st Street. This property was previously approved by the HPC for rehabilitation with a rooftop addition at the September 28, 2022, HPC hearing, 22-002605-COA. The proposed scope of work with this submission is essentially the same except there is no longer a rooftop addition planned. This project is concurrently applying for Federal Historic Rehabilitation Tax Credits.

The property consists of two connected buildings that were constructed in 1902. Both structures are listed as contributing buildings and are shown on the 1916 Sanborn map as a two-story, wood frame, store, with a full-width one-story porch across the front façade and a one-story masonry building attached at the rear. The current plan is to rehabilitate the buildings for primarily commercial use on the ground floor and to rehabilitate two existing 1 bedroom apartments within the 2-story wood structure. The apartments will be accessed from West 41st Street, and all commercial spaces will front Montgomery Street. The exterior rehabilitation scope of work is as follows:

2-Story Wood Structure

- Remove all existing non-historic windows/doors and install newly painted wood windows/doors in historic openings (no new openings) The wood windows will be single pane, with a 2/2 true divided lite pattern.*
- Create a new wood storefront entrance on the corner of Montgomery and West 41st Streets.*
- Replace the existing metal roof with a new standing seam metal roof.*
- Restore the historic second-level balcony to the facade along W. 41st St., see historic photograph on PH1.1.*
- Restore all missing and deteriorated wood siding and trim in-kind and paint.*
- Remove the non-structurally sound second-level porch at the rear of the structure in its entirety.*

1-Story Brick Structure

- Remove all existing non-historic windows/doors and install newly painted wood windows/doors in historic openings. (Again, no new openings)*
- Install new operable overhead garage doors in the historic garage bays at the Southern end of the building.*

- Repaint all existing brick facing Montgomery St. All existing non-painted brick on the south and west facades will remain unpainted.
- A new fence is planned at the southern end of the property. The fence will be horizontal wood boards set between aluminum posts.

The historic building was constructed in 1902 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The applicant provided an extensive history of the building, including Sanborn Maps, occupancy history, property records, survey cards, and photographs. The following is a brief history of the building, summarized from staff's research and the information provided by the applicant:

"The building located at 401 West 41st Street was constructed in 1902. The 1916 Sanborn Map depicts the building(s) as a two-story, wood frame, store, with a full width one-story porch across the front façade. Attached is a two-story wood frame bake house, and one-story masonry oven. All roofs are depicted as tin. A 1934 photo shows an open balcony located on the second floor, that extends the full width of the front façade. By a 1936 field sketch, the rear attached building is a one-story brick structure. A 1940 photo shows the historic configuration of the windows, which is 2/2. By 1953, the main building was enlarged on the west side and an additional iron-clad auto building is featured at the rear. Photographs from the 1990s showcase the addition of non-historic stucco and opening infill, as well as the removal of the balcony. However, the overall configuration of the building appeared to be unaltered, including the "2-story rooms" between the two-story wood frame building and the one-story brick building."

Staff recommended to approve the request to amend a previously approved Certificate of Appropriateness [File No. 22-002605-COA] for rehabilitation to the property located at 401 West 41st Street as requested because the proposed work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve to amend a previously approved Certificate of Appropriateness [File No. 22-002605-COA] for rehabilitation to the property located at 401 West 41st Street as requested because the proposed work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

Rebecca Fenwick - Not Present

Virginia Mobley - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

Jeff Notrica - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina	- Abstain
Brian Arcudi	- Not Present

[5. Petition of Six Bricks Realty | 23-001809-COA | 2305 Price Street | Alterations](#)

Ms. Leah Michalak reviewed the applicant's request of approval for alterations to the property located at 2305 Price Street. This building is also physically connected to another petition to be heard [File No. 23-001807-COA] at 2307 Price Street.

The scope of work includes:

- New storefront and doors on the ground floor. Brick will be infilled to match the existing.
- Awing across the width of the building above the storefront.
- Replace the 2nd floor siding with fiber cement siding.
- Replace the 2nd floor windows.

Staff recommended to approve of alterations to the property located at 2305 Price 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 a manufacturer's specification from the windows brochure or provide a full sized sample of another manufacturer for review and approval. Ensure the window meets all window standards.
2. Increase the storefront inset to a minimum of 4 inches.

Motion

The Savannah Historic Preservation Commission does hereby approve alterations to the property located at 2305 Price 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 a manufacturer's specification from the windows brochure or provide a full sized sample of another manufacturer for review and approval. Ensure the window meets all window standards.
2. Increase the storefront inset to a minimum of 4 inches.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

Brian Arcudi - Not Present

6. Petition of Six Bricks Realty | 23-001807-COA | 2307 Price Street | Alterations

Ms. Leah Michalak reviewed the applicant's request of approval for amendments to a previously approved Certificate of Appropriateness [File No. 21-002016-COA] for the property located at 2307 Price Street. This building is also physically connected to another petition to be heard [File No. 23-001809-COA] at 2305 Price Street. The scope of work includes:

- Removing the awnings and replacing them with contemporary metal awnings.
- Replacing the wood storefront in-kind. After investigation it cannot be saved. It will be custom made by a local carpenter.
- Replace the garage door; the new one will be a metal and glass tilt up door with a human door set in.

Staff recommended to approve for amendments to a previously approved Certificate of Appropriateness [File No. 21-002016-COA] for the property located at 2307 Price Street with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide drawing details and photographs as evidence that the storefront cannot be repaired instead of replaced.

Motion

The Savannah Historic Preservation Commission does hereby approve amendments to a previously approved Certificate of Appropriateness [File No. 21-002016-COA] for the property located at 2307 Price Street with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide drawing details and photographs as evidence that the storefront cannot be repaired instead of replaced.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

- | | |
|---------------------|---------------|
| Rebecca Fenwick | - Not Present |
| Virginia Mobley | - Aye |
| 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

[7. Adopt the April 26, 2023 Agenda](#)

Motion

The Historic Preservation Commission motioned to adopt the April 26, 2023 HPC Agenda as presented.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick	- Not Present
Virginia Mobley	- Aye
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

[8. Approve March 22, 2023 HPC Meeting Minutes](#)

Motion

The Historic Preservation Commission motioned to approve the March 22, 2023 HPC Meeting Minutes as presented.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Kiersten Connor

Rebecca Fenwick	- Not Present
Virginia Mobley	- Aye
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

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

Motion

Continue.

Vote Results (Not Started)

Motion: Robin Williams

Second: Darren Bagley-Heath

[10. Petition of Empwr Solar, Jesse Adams | 22-005824-COA | 308 East 41st Street | Solar Panels](#)

[11. Petition of Ethos Preservation | 23-001797-COA | 311 West Waldburg Street | Additions and Alterations](#)

[12. Petition of Six Bricks Realty | 23-001794-COA | 211 West 43rd Street | New Construction, Small \(Parts I and II\)](#)

[13. Petition of Six Bricks Realty | 23-001789-COA | 1309 East Broad Street | New Construction, Small \(Parts I and II\)](#)

[14. Petition of J. Elder Studio | 23-001799-COA | 414 West 42nd Street | New Construction, Small \(Parts I and II\)](#)

[15. Petition of Christopher Failing | 23-001784-COA | 203 West 35th Street | Rehabilitation/Alterations](#)

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[16. Petition of Rose Architects | 23-001785-COA | 209 East Park Avenue | New Construction, Small \(Parts I and II\) and Alterations](#)

Ms. Leah Michalak presented the petitioner's request of approval for alterations and for new construction, small, parts 1 and 2 for the property located at 209 East Park Avenue.

- All windows on the second level are proposed to be repaired. They will be replaced in-kind with custom windows where they cannot be repaired.
- Windows are proposed to be installed in the cupola to restore it to look like historic photos included in the submittal packet.
- Two windows on the historic portion of the west (side) façade are proposed to be changed to door openings. Their sills will be dropped but the head height and width will remain the same.
- The rear addition will have most of its openings changed on the west and south facades.
- A new gate in the garden fence/wall that aligns with the front façade is proposed.
- In the rear, a new deck with a roll-up electric gate and ribbon strip driveway below is proposed.
- The new construction is a one-story pool house at the rear of the property.

The historic building was constructed in 1873 and is a contributing resource within the

National Register Victorian Historic District and the local Victorian Historic District. Staff located a COA from 2003 for rehabilitation of this building including a new rear addition and rear porch [N-030313-35688-2]. The front yard fence was also installed at this time.

Staff recommended approval for alterations and for new construction, small, parts 1 and 2 for the property located at 209 East Park Avenue 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. The windows on the addition and the accessory dwelling unit (Marvin Ultimate G2) must have 7/8 inch wide muntins (or less), the muntin profile shall simulate putty glazing, and there shall be a spacer bar between panes of glass.
2. Provide the roof pitch for the accessory dwelling unit.
3. Dimension the gable end rakes and the eaves.
4. Revise the soffits to be perpendicular to the building wall.
5. Locate the electric meter(s) on the drawings.
6. Locate the HVAC units on the drawings and ensure that they are screened from view of the street.
7. Relocate the refuse storage area to be screened from the public right-of-way.
8. Revise the fence location to provide 5 feet between the fence and the accessory dwelling unit.

PETITIONER COMMENTS:

Mr. Kevin Rose, petitioner, addressed all except the first of requirements. Fence eliminated, except portion to enclose HVAC. The refuse will be stored under the stair. The new HVAC will be in the enclosure. The meter will remain at rear of the house. The gables have been adjusted in a simple fashion to match the original structure and not provide a false sense of history.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

There were no Board comments.

Motion

The Savannah Historic Preservation Commission does hereby approve alterations and for new construction, small, parts 1 and 2 for the property located at 209 East Park Avenue 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.The windows on the addition and the accessory dwelling unit (Marvin Ultimate G2) must have 7/8 inch wide muntins (or less), the muntin profile shall simulate putty glazing, and there shall be a spacer bar between panes of glass.
- 2.Provide the roof pitch for the accessory dwelling unit.
- 3.Dimension the gable end rakes and the eaves.
- 4.Revise the soffits to be perpendicular to the building wall.
- 5.Locate the electric meter(s) on the drawings.
- 6.Locate the HVAC units on the drawings and ensure that they are screened from view of the street.
- 7.Relocate the refuse storage area to be screened from the public right-of-way.

8. Revise the fence location to provide 5 feet between the fence and the accessory dwelling unit.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

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

[17. Petition of Harambee House | 23-000952-COA | 1115 Habersham Street | Special Exception- Solar Panels](#)

Ms. Caitlin Chamberlain presented the petitioner's request for a Special Exception for approval of the installation of ten solar panels on the rear and interior side roof of the historic resource located at 1115 Habersham Street.

1115 Habersham Street was built in 1910 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is situated in a residential area surrounded by similar architectural styles. Many contributing resources still exist within the block. It appears that the house has not undergone any major alterations, though the roof material is not historic.

Staff recommended to approve the request for the installation of solar panels on the rear and interior side portions of the roof at 1115 Habersham Street as requested because the panels are visually compatible and meet the standards. Additionally, recommended to approve the Special Exception request for the installation of solar panels that are minimally visible from the Habersham Street and Lincoln Street views as requested because the project meets the criteria.

PETITIONER COMMENTS:

Ms. Nicole Miller, petitioner, responded to a Board question about how the panels would sit on the roof, saying that the flat roof panels, about 5 inches off of roof, will follow the slope. There is setback from the edge of the roof; two to three feet. The panels are black; the roof is dark/blackish.

PUBLIC COMMENTS:

Ms. Joyce Personi, stated her house looks at the back of the Harambee House and she supports the petition.

BOARD COMMENTS:

Ms. Mobley asked about the number of the solar panels lately. **Ms. Ledvina** stated this

a smaller number of panels that is visible versus the others.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for the installation of solar panels on the rear and interior side portions of the roof at 1115 Habersham Street as requested because the panels are visually compatible and meet the standards.

AND

The Savannah Historic Preservation Commission does hereby approve the Special Exception request for the installation of solar panels that are minimally visible from the Habersham Street and Lincoln Street views as requested because the project meets the criteria.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Virginia Mobley

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
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 J Elder Studio - Martin Ronaszegi | 23-001798-COA | 1002 Montgomery Street | Rehabilitation/Alterations](#)

****Mae Bowley** recused herself, as she is an advisor on this project.

Mr. Jamie Zerillo presented the petitioner's request of approval for rehabilitation of and alterations to 1002 Montgomery Street. The proposed alterations include the addition of a third floor.

The non-historic building was constructed in 1944 and is a non-contributing resource in the Victorian Local Historic District. The 1916-1953 Sanborn Map shows the footprint of the existing building as a concrete block and wood building. The existing building was pasted-in at a later date, as it was constructed in 1944. The surrounding area on Montgomery Street is a mixture of historic, two-three story residences and contemporary commercial buildings. These commercial buildings range in use from auto repair shops to retail spaces. 1002 Montgomery Street is visually related to these contemporary buildings and shares similar features such as a flat roof and a lack of ornamentation.

On West Waldburg Street the context is primarily residential and historic. Directly adjacent to the rear façade of 1002 Montgomery Street is a row of three brick townhomes. The proposed roof line on 1002 Montgomery Street is similar in form to the parapet of this building.

Staff recommended approval for rehabilitation and alterations at 1002 Montgomery Street with the following conditions to be submitted to staff for final review, because the work is otherwise visually compatible and meets the standards.

1. Add bottom rails to the balcony railings.
2. Provide a dimensioned drawing of the proposed metal signage on the north façade.

PETITIONER COMMENTS:

Mr. Jerome Elder, petitioner, stated the property is structurally weak and they are looking to start work as soon as possible. The third story is an 8-inch stepback; where it changes from brick to siding. The balcony will be somewhat functional with the ability to stand in the area, not sit. It is more of patio door with a surround with an eight-inch projection for aesthetic purposes, accessed as windows. There is discussion as to whether they will be doors. It may be possible to combine the balconies to minimize the number, prefer as it is currently designed.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

Mr. Williams asked about the balcony on the second floor. **Mr. Elder** stated it is to be in keeping with where the entry and kitchen area is located. **Ms. Ledvina** stated combining the balconies simplifies the design. Would like third floor recessed more than 8 inches to make a more cohesive design. **Ms. Connor** stated she appreciates the applicant's effort to display the front entrance; the Board is getting too far into designing the building for the applicant. **Ms. Mobley** asked if it will be of commercial or residential design standards. **Mr. Zerillo** stated it is residential; does not meet commercial standards. **Mr. Williams** stated the Waldburg Street elevation current configuration helps maintain the planes established to the east. It picks up the Greek Revival style and reads better as one plane; more compatible than set back on Montgomery.

Motion

The Savannah Historic Preservation Commission does hereby approve rehabilitation and alterations at 1002 Montgomery Street with the following conditions to be submitted to staff for final review, because the work is otherwise visually compatible and meets the standards:

1. Add bottom rails to the balcony railings.
2. Provide a dimensioned drawing of the proposed metal signage on the north façade.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

Rebecca Fenwick - Aye

Virginia Mobley - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

Jeff Notrica - Aye

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

[19. Petition of Ken Blackburn | 23-001701-COA | 1111 Lincoln Street | Alteration](#)

Mr. Ethan Hageman presented the petitioner's request of approval for alterations to the front staircase of the non-contributing single-family house located at **1111 Lincoln Street**.

The project description is listed below per the petitioner.

“Demo existing wood porch flooring, steps, and handrails while temporarily supporting existing roof and porch structure.

Pour 7” thick concrete footing for the porch structure and 4” thick concrete footing for the step structure. The concrete foundation will contain ½” rebar.

The base structure will be constructed using CMU concrete blocks for the porch landing and stairs. Upon completion, exposed blocks will be covered with a stucco finish and painted to match the existing foundation.

Install brick landing and stair surface using new “Savannah Grey” brick from Old Carolina Brick Company using “ivory” color mortar mix.

Install new custom-made wrought iron handrails at both the front and rear porch steps. Handrails are to be constructed per District Design Standards with a maximum 36” rail height and no more than 4” spacing between balusters.”

1111 Lincoln Street is a two-story single-family building constructed in 2011. Currently existing, is a wood staircase leading to the front door with wood columns, railings, and balusters. Lincoln Street is primarily residential in nature with single and multifamily housing existing.

Staff recommended approval for alterations to the front staircase of the non-contributing single-family house located at 1111 Lincoln Street with the following condition because otherwise, the proposed work is visually compatible and meets the standards.

1. The petitioner must choose a porch element (railing and balusters) material that is approved by the design standards and is visually compatible with the Victorian Historic District.

PETITIONER COMMENTS:

The petitioner was not present.

PUBLIC COMMENTS:

Ms. Joyce Piersanti, neighbor, stated she supports the petitioner's request as other neighbor has a derelict property. The petitioner's proposed work will enhance the property.

BOARD COMMENTS:

Mr. Williams stated the petitioner will have to work with Staff to provide the design for the railings. The petitioner will have to get the materials approved and drawings stamped by Staff. The Board expressed concern of no design presented for approval and suggested providing the wood species to the petitioner.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for alterations to the front staircase of the non-contributing single-family house located at 1111 Lincoln Street with the following condition because otherwise, the proposed work is visually compatible and meets the standards.

1. The petitioner must work with staff to choose a porch element (railing and balusters) material that is approved by the design standards and is visually compatible with the Victorian Historic District.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
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

[20. Petition of Savannah Star LLC. | 23-001060-COA | 16 East 37th Street | After-the-Fact Brick Painting](#)

Mr. Ethan Hageman presented the petitioner's request of approval for the after-the-fact painting of historic bricks and the removal of historic front porch railings at **16 East 37th Street**. A letter from the petitioner regarding the brick painting and railing removal is attached to the last page of the submittal packet.

On February 23, 2022, the Savannah Historic Preservation Commission approved the rehabilitation of 16 East 37th Street 22-000477-COA with the following conditions:

- 1. All repairs / replacements shall match the deteriorated feature in design, location, dimension, configuration, texture, materiality, as well as other visual qualities. All window / door repairs shall be made with wood / transparent glass (appropriately).*
- 2. All materials must be provided to Staff for all proposed repairs / replacements. Information regarding the roof repair method shall be provided to Staff for review.*
- 3. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, and the infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.*
- 4. Only a white light source shall be used.*

However, the HPC continued the request for after-the-fact painting of historic bricks and removal of historic front porch railings at 16 East 37th Street to the April 26, 2023, Historic Preservation Commission meeting with the following conditions,

1. Rebuild the historic front porch railing to historic configuration while finding a

solution to meet the code set forth in IBC 2018.

2. Staff work with the petitioner to identify and test the use of paint removal methods that are of the gentlest means possible and to include means that are less gentle if needed. All tests should be in an inconspicuous location and other community partners could be engaged.

TIMELINE:

- January 25th, 2023- During the Historic Preservation Commission Meeting, Staff was notified by the Board that the petitioner had exceeded the scope of work for 22-000477-COA.
- January 26th, 2023- Staff made a site visit to the subject property and confirmed the scope of work had been exceeded.
- January 26th, 2023- Staff contacted the owner of the subject property and code compliance.
- February 7th, 2023- Staff receive videos from the owner attempting to use the method of power washing to remove paint from the bricks.
- February 21st, 2023- Staff receives photos of an attempt to rebuild front porch railings. The railings are currently not rebuilt to historic configuration and do not meet the building code.
- March 1st, 2023- COA application was received from the property owner for After-the-fact changes and alterations to the rear porch.
- March 17th, 2023- The petitioner tests *Blue Bear, Soy Gel Paint & Urethane Stripper* on a portion of painted bricks. Staff was on sight during the test.

Staff recommended a continuance (for a maximum of 60 days) for the after-the-fact painting of historic bricks and removal of historic front porch railings at 16 East 37th Street with the following conditions:

1. Rebuild the historic front porch railing to historic configuration while finding a solution to meet the building code set forth in IBC 2018.
2. Test a minimum of two (2) additional paint removal solutions for the removal of paint from the bricks and mortar.

PETITIONER COMMENTS:

Mr. Amerigo Contini, stated they informed staff they will paint the building. Stated the response was there no paint color restrictions in Streetcar District. Stated they are compliant; was told to powerwash the building. Rebuilding the railings do not meet code; will have to re-rebuild to meet code per Code Compliance. The financial feasibility is burdensome. He stated he is not aware of the mortar type. Ordered three paint removal products and waiting on them to arrive.

PUBLIC COMMENTS:

There were public comments.

BOARD COMMENTS:

Ms. Fenwick stated we are in a holding pattern. Greater clarity needs to be provided on brick painting in historic districts. **Ms. Miller** stated she is concerned if there is truly a way to get back to its original color. **Ms. Bowley** stated she is happy that efforts are being made to remove the paint. Requested the petitioner to provide true evidence using appropriate materials and tools. Determination of the mortar needs to be made. **Mr. Williams** asked will the applicant apply or should a professional do it. **Mr. Hageman**

stated a Zoom meeting for advisement was had to determine how to remove the paint.

Ms. Connor stated whitewashing is an option if the paint cannot be removed properly.

Ms. Mobley stated there are ways a remove paint from natural stone and there should have been a professional on-site with testing or removal. **Ms. Ledvina** stated it may take several tries to remove the paint, as it is not instantaneous. **Mr. Bagley-Heath** asked if the petitioner is open to having a professional on-site to assist with removal.

Mr. Contini stated he is open to having a professional guide in utilizing the removal products.

Motion

The Savannah Historic Preservation Commission does hereby continue (for a maximum of 60 days) for the after-the-fact painting of historic bricks and removal of historic front porch railings at 16 East 37th Street with the following conditions:

- 1.Rebuild the historic front porch railing to historic configuration while finding a solution to meet the building code set forth in IBC 2018.
- 2.Test a minimum of two (2) additional paint removal solutions for the removal of paint from the bricks and mortar with staff present.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kiersten Connor

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

[21. Petition of Real Investment Savannah LLC. | 23-001790-COA | 523 Seiler Avenue | New Construction: Small \(Parts I and II\) & Variance Recommendation Request](#)

****Ms. Connor and Ms. Fenwick stated they both work with Ethos Preservation, which did advisement for the earlier design of the project, but they no longer have an active contract with the petitioner.*

Mr. Ethan Hageman presented the petitioner's request of approval for New Construction: Small (Parts I & II) of a single-family house on the vacant parcel located at **523 Seiler Avenue**. There is also a Variance Recommendation Request for the reduction of building frontage from the minimum 70% (21 Feet) to the proposed 60% (18 Feet) for the standard that reads:

**Sec. 5.12.5 Development Standards for Permitted Uses: TN-2
Building Frontage Minimum: 70%**

The project and variance description are listed below per the petitioner.

“Construction of a new residential house 4b/3.5b at 523 Seiler Avenue, Savannah, GA 31401 in Streetcar Local Historic District. We are requesting a variance for the reduction of the building frontage from 21 feet (70%) to 18 feet (60%), due to the narrow width of the lot. We are accommodating the ribbon strip driveway on the side of the building to meet the required parking minimum.”

Given the parcel's width of 30 feet, 70% of the building frontage would be 21 feet in width. The parcel is 94 feet in depth and does not have access to a lane making it inaccessible for vehicular access. There are a few vacant parcels throughout the block with most of Seiler Avenue being residential uses with Single and Multi-family housing.

Staff recommended approval for New Construction: Small (Parts I & II) of a single-family house on the vacant parcel located at 523 Seiler Avenue with the following conditions, because otherwise the proposed work is visually compatible and meets the standards:

1. Change the drawings to reflect horizontal foundation boards.
2. The porch piers must be of the same material as the foundation facing the street.
3. Either select a window from the window brochure or provide a full-size sample of the JELD-WEN Ultimate window for staff to review.
4. Add additional fenestration equal to 30% on the West Façade.
5. The proposed sidewalk must connect to the public sidewalk instead of connecting to the ribbon strip driveway.
6. The proposed driveway must be a ribbon strip design.

and approval for a Variance Recommendation Request for the reduction of building frontage from the minimum 70% (21 Feet) to the proposed 60% (18 Feet) in the standard that reads.

*Sec. 5.12.5 Development Standards for Permitted Uses: TN-2
Building Frontage Minimum: 70%*

As requested, the variance is 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.

PETITIONER COMMENTS:

Ms. Inna Adams, petitioner, stated they worked to meet all requirements with an architect, including that of the piers. What was presented was believed the best option of compatibility of the area.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, stated they agree that brick is more compatible.

BOARD COMMENTS:

Ms. Connor stated she agreed with HSF and that it should be as presented with no conditions.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction: Small (Parts I & II) of a single-family house on the vacant parcel located at 523 Seiler Avenue as requested, because the proposed work is visually compatible and meets the standards.

AND

Approval for a Variance Recommendation Request for the reduction of building frontage from the minimum 70% (21 Feet) to the proposed 60% (18 Feet) in the standard that reads.

Sec. 5.12.5 Development Standards for Permitted Uses: TN-2

Building Frontage Minimum: 70%

As requested, the variance is 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.

Vote Results (Approved)

Motion: Robin Williams

Second: Kiersten Connor

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

[22. Petition of Greenline Architecture | 23-001059-COA | 1705 Abercorn Street | New Construction: Small \(Parts I and II\) & Variance Recommendation Request](#)

Mr. Ethan Hageman presented the petitioner's request of approval for New Construction: Small (Parts I & II) of a new commercial building located on the vacant parcel of **1705 Abercorn Street**. Also requested was variance recommendation request to the Savannah Zoning Board of Appeals from the standard regarding side yard (interior) setbacks in **Article 5 - Base Zoning Districts**:

***TN-2, Building Setbacks (ft), For blocks with contributing structures.
Side yard (interior): 3 (min)***

The proposed side yard (interior) setback is 2'-6".

The project description is listed below per the petitioner:

"We are excited to bring to the Historic Preservation Commission a new, small commercial project for 1705 Abercorn, Savannah, Ga. The lot is one of the smaller lots within the Streetcar Historic District, located at the corner of 33rd Lane and Abercorn. The parcel is currently a parking lot. The area is mixed use under the TN -2 (Traditional Neighborhood-2) district category. All of the Streetcar District is peppered with one and two-story building; north-south streets are typical - with vibrant pockets of small commercial shops, restaurants and businesses that enhance quality of urban life.

The project proposes a new, one-story restaurant building. Single story commercial projects within the district are common and come in various roof styles and materials. Historical maps for the area also reflect a history of one and two-story buildings. The design of the new building will blend into the same historical patterning. Simple,

traditional detailing, complimentary to the variety of adjacent contributing structures.”

1705 Abercorn Street is currently a vacant parcel used as a parking lot with pervious surface for the neighboring law firm to the north. The parcel of land is small at 1,828 square feet and is a part of the previously approved 1700 Drayton and 104 East 34th Street (Former Code Compliance Building) project to add 42 residential units. This project would be the commercial aspect of the project. Abercorn Street is mixed-use in nature with many examples of commercial and residential uses blending throughout the block.

Staff recommended approval for New Construction: Small (Parts I & II) of a new commercial building located on the vacant parcel of 1705 Abercorn Street with the following conditions, to be submitted to staff for final review and approval because otherwise the proposed work is visually compatible and meets the standards.

1. Provide electric meter location.
2. Apply for a special exception for the standard which reads, *“All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.”*

and approval for the variance recommendation to the Savannah Zoning Board of Appeals from the standard regarding side yard (interior) setbacks in Article 5 - Base Zoning Districts:

TN-2, Building Setbacks (ft), For blocks with contributing structures.

Side yard (interior): 3 (min)

to allow for the side yard (interior) setback to be 2'-6" because the request meets the variance criteria.

PETITIONER COMMENTS:

Mr. Keith Howington, petitioner, stated the building is within the legal limit to the property line. A portion of the ramp foundation may be on the property line. May be able to squeeze 6 inches out of it.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, found the petitioned project to be compatible in the district.

BOARD COMMENTS:

There were no Board comments of concern with the project.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction: Small (Parts I & II) of a new commercial building located on the vacant parcel of 1705 Abercorn Street with the following conditions, to be submitted to staff for final review and approval because otherwise the proposed work is visually compatible and meets the standards.

1. Provide electric meter location.
2. Apply for a special exception for the standard which reads, *“All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.”*

AND

Approval for the variance recommendation to the Savannah Zoning Board of Appeals from the standard

regarding side yard (interior) setbacks in Article 5 - Base Zoning Districts:

TN-2, Building Setbacks (ft), For blocks with contributing structures.

Side yard (interior): 3 (min)

to allow for the side yard (interior) setback to be 2'-6" because the request meets the variance criteria.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Rebecca Fenwick

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

[23. Petition of Bob Isaacson | 23-001800-COA | 537 East Anderson Lane | New Construction: Small \(Parts I and II\)](#)

Mr. Ethan Hageman presented the petitioner's request of approval for New Construction: Small (Parts I & II) of a side-by-side duplex on the vacant parcel located at 537 East Anderson Lane. 537 East Anderson Lane is a large vacant parcel with the only accessibility being from East Anderson Lane. Presently there are a few one-story contributing buildings located west of the vacant parcel (511 – 517 East Anderson Lane). The vacant parcel is currently used as surface parking.

Staff recommended approval for New Construction: Small (Parts I & II) of a side-by-side duplex on the vacant parcel located at 537 East Anderson Lane with the following conditions, because otherwise the proposed work is visually compatible and meets the standards.

1. Remove the brick water table at the bottom of the siding.
2. Provide a door specification.
3. The petitioner will need to seek a rear yard setback variance.

PETITIONER COMMENTS:

Mr. Stan Perkins, petitioner, stated they are willing to make changes to keep in harmony with the lane. Will reduce the height of the porch.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board agreed with Staff recommendations and **Mr. Williams** stated condition regarding the porch roof and the main roof.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction: Small (Parts I & II) of a side-by-side duplex on the vacant parcel located at 537 East Anderson Lane with the following conditions, because otherwise the proposed work is visually compatible and meets the standards.

- 1.Remove the brick water table at the bottom of the siding.
- 2.Provide a door specification.
- 3.The petitioner will need to seek a rear yard setback variance.
- 4.The height of the porch be reduced so the roof can meet the building below the main soffit of the building to be in conformity with lane housing in Savannah's Historic Districts.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

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

Mr. James Zerillo presented the applicant's request of approval for new construction, small (parts I and II) at 513 East 34th Street. The new building will be a two-story single-family home, constructed of Hardie board siding with a shingle, hip roof. The subject property is currently an unimproved lot. The applicant is proposing the construction of a new, two-story single-family home on this lot. The lot dimensions are 27 feet by 100 feet. The lot is an interior lot situated on East 34th Street, one parcel over from Plant Street. The rear lane is East 34th Lane and is an unpaved lane.

There are several homes which were constructed recently on the block with similar designs. The most recent is 501 East 34th Street, which was approved on February 23, 2022, under COA 22-000488-COA. The majority of buildings within the immediate visual context are two-story, single-family homes with full-width porches. There are a range of roof shapes from front gable to hip and complex roof forms. Materials utilized on buildings on this block of East 34th Street range from Hardie siding to wood and asbestos.

According to the Sanborn Maps, the parcel has been vacant since 1916 as there are no indicated structures on the 1916-1953 Map or the 1955-1966 Map.

Staff recommended to approve the request for New Construction, Small (Parts I and II) at

513 East 34th Street with the following conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Provide the roof pitch for the rear porch roof and ensure it meets the standards.
2. Revise the rear door to be a permitted material instead of fiberglass.

PETITIONER COMMENTS:

Mr. Juan Eady, petitioner, stated the rear door is meant to be centered under the canopy. The petitioner wanted to present owner-requested changes. The Board stated Staff has not had time to review and make report. Direction was given to discuss what is presented currently and submit balcony amendment later. **Mr. Eady** agreed to submit corrected details.

PUBLIC COMMENTS:

Mr. Patrick Connell, legal representation for area neighbor, presented concern regarding the foundation. The property is between two contributing properties with piers, rather than a continuous foundation as petitioner is presenting. **Mr. Williams** highlighted the plans to have a brick veneer of piers. **Mr. Eady** stated the decision was to provide a stable, continuous foundation without shifting probability in the future, maintenance free. **Mr. Zerillo** showed the other homes built in the area by the petitioner. **Mr. Connell** stated that they would prefer a true pier foundation.

BOARD COMMENTS:

Ms. Mobley stated she would prefer delineation to indicate pier facade. **Ms. Connor** stated the current design is acceptable; previously approved. **Mr. Williams** stated a fence should be there historically, which would result in the foundation not being visible.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I and II) at 513 East 34th Street with the following conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Provide the roof pitch for the rear porch roof and ensure it meets the standards.
2. Revise the rear door to be a permitted material instead of fiberglass.
3. Provide a drawing of the rear door to design to include balusters and a corrected porch roof overhang.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[25. Petition of Shah Architecture & Interiors - Michael C Johnson, AIA | 23-001149-COA | 2430 Habersham Street | Rehabilitations, Alterations, Additions](#)

Mr. James Zerillo presented the applicant's request of approval for alterations and additions at 2430 Habersham Street. A covered seating area and an addition are proposed to be added to the south façade of the building. Along the west façade is a Green Wall.

The building was constructed in 1980 and is a non-contributing resource within the Streetcar Local Historic District. The surrounding context is primarily commercial. These commercial buildings are predominantly contemporary in style. The adjacent building at 2431 Habersham Street is the closest, visually related contributing building. 2431 Habersham Street was originally Annette's Dairy. The subject property was originally a fast-food restaurant named "Crispy Chix." The subject property has unique features, such as its orientation and large auto-centric design, because of its original use and history.

Staff recommended to approve the request for alterations and additions at 2430 Habersham Street with the following condition to be submitted to staff for final review and approval, because otherwise the work is visually compatible and meets the standards:

1. Remove the proposed Green Wall / Screen proposed on the façade facing Habersham Street.

PETITIONER COMMENTS:

Mr. Michael Johnson, petitioner, stated that the structure is functional and aesthetic. The sun is difficult in the evenings; awnings are not a viable option. Many of the buildings in the area are not contributing. Trying to match the other existing structures puts the project in the residential context. It is a provisional facade; designed to be in place now, with an end date. The structure is not contextual for the neighborhood when built. It could be a porch or an entrance with a purpose.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board supported the petitioner's request without Staff condition.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for alterations and additions at 2430 Habersham Street as requested because the work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Virginia Mobley

Rebecca Fenwick - Not Present

Virginia Mobley - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

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

[26. Petition of Ethos Preservation | 23-001783-COA | 536 Seiler Avenue | New Construction, Small \(Parts I and II\)](#)

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

Mr. James Zerillo presented the applicant's request of approval for New Construction, Small (Parts I and II) to construct a two-story duplex and carriage house at 536 Seiler Avenue. The subject parcel is currently an unimproved lot. According to historic Sanborn Maps, the subject parcel has not historically had a principal building on it. Only a small outbuilding, associated with 534 Seiler Avenue, is found on the 1953 Sanborn Map.

Within the surrounding context, there is a variety of uses and building forms. Most residential buildings on this block of Seiler Avenue are one-story single-family residences. Corner lots, such as the subject parcel, differ from the interior of the block in size, setbacks, and use.

Staff recommend to approve New Construction, Small (Parts I and II) at 536 Seiler Avenue with the following conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Revise the design of the porch piers and base wall to meet the standard which states piers and base walls shall be of the same material as the foundation wall facing the street.
2. Screen the HVAC equipment which faces East Broad Street or relocate it to an area that is not visible from the street.
3. Increase the exterior expression of the second floor height to a minimum of 9 feet to meet the standard.

PETITIONER COMMENTS:

Ms. Ellen Harris, petitioner, stated they will meet the conditions as requested, with exception of condition one. She shared her interpretation of the standard regarding piers and a prior letter from the Zoning Administrator.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board felt compelled to adhere to the Zoning Administrator's interpretation of the standard.

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction, Small (Parts I and II) at 536 Seiler Avenue with the following conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Screen the HVAC equipment which faces East Broad Street or relocate it to an area that is not visible from the street.
2. Increase the exterior expression of the second floor height to a minimum of 9 feet to meet the standard.

Ms. Miller seconded the motion and voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second:

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

X. APPROVED STAFF REVIEWS

[27. Acknowledgement of Staff-approved petitions.](#)

Motion

Acknowledge Staff-approved petitions.

Ms. Connor recused her vote from Items 29 and 31.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

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

[28. Petition of Rose Architects | 23-001787-COA | 1526 Bull Street | Existing window replacement with double-](#)

[hung walk-up window](#)

[29. Petition of Kiersten Connor | 23-001562-COA | 510 East 32nd Street | Siding repair and roof reshingling.](#)

[30. Petition of Christopher Failing | 22-001618-COA | 203 West 35th Street | Roof replacement and repair.](#)

[31. Petition of Kiersten Connor | 23-001472-COA | 406 Seiler Avenue | In-kind fence replacement.](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[32. Report on Work Done Without a Certificate of Appropriateness for the April 26, 2023, HPC Meeting](#)

[33. Report on Work Done Which Is Inconsistent with an Issued Certificate of Appropriateness for the April 26, 2023 HPC Meeting](#)

[34. Report on Work Done Which Exceeds the Scope of an Issued Certificate of Appropriateness for the April 26, 2023, HPC Meeting](#)

[35. Stamped Drawings - April 26th Report](#)

[36. Items Deferred to Staff - April 26th Report](#)

[37. Inspections Completed by Staff - April 26th Report](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[38. Next Pre-Meeting: Wednesday, May 24, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[39. Next Regular Meeting: Wednesday, May 24, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[40. Adjourn](#)

After discussion about both Chair and Vice Chair scheduled to not be present for the June 28, 2023 HPC Meeting, Mr. Darren Bagley-Heath was voted as Secretary to Chair said meeting.

There being no further business to present before the Commission, the April 26, 2023 HPC Meeting adjourned at 6:29 p.m.

Respectfully submitted,

Leah G, Michalak
Director of Historic Preservation

/bm

Motion

Adjourn

Vote Results (Not Started)

Motion: Darren Bagley-Heath

Second:

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.