



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street
November 20, 2023 3:00 p.m.
MINUTES

November 20, 2023 Historic Preservation Commission Meeting

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

Members Present: Kathy Ledvina, Chair
Darren Bagley-Heath
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina
Virginia Mobley
Pamela Miller
Jeff Notrica

Members Absent: Rebecca Fenwick

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Caitlin Chamberlain, Principal Planner
Kelli Mitchell, Senior Planner
Bri Morgan, Historic Preservation Administrative Assistant
Hind Patel, IT Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[1. Petition of Ethos Preservation | 23-005727-COA | 314 East Henry Street | New Construction, Small Parts I & II](#)

[☞ Staff Report - 23-005727-COA 314 E Henry.pdf](#)

[☞ Submittal Packet - 314 E. Henry St..pdf](#)

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

Motion

The Historic Preservation Commission motioned to approve the request to build a new accessory dwelling unit and privacy fence at the rear of the property located at 314 East Henry Street with the following condition for staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. If lighting is proposed on the rear facade facing the lane, show where it will be located on the drawing and provide product information.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Pamela Miller

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

STREETCAR DISTRICT

[2. Petition of Sottile & Sottile | 23-005723-COA | 2020 Bull Street | Ramp Addition](#)

[☞ Submittal Packet - 2020 Bull St.pdf](#)

[☞ Staff Report - 23-005723-COA 2020 Bull St.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the request to install a wheelchair ramp for the property located at 2020 Bull Street as requested because the proposed work is visually compatible.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Pamela Miller

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

Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

IV. ADOPTION OF THE AGENDA

3. Adopt the November 20, 2023 Agenda

Motion

Adopt the November 20, 2023 HPC meeting agenda.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

4. Approve the October 25, 2023 Historic Preservation Meeting Minutes as presented.

📎 [10.25.23 MEETING MINUTES.pdf](#)

Motion

Approve the October 25, 2023 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Pamela Miller

Second: Virginia Mobley

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

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

VII. CONTINUED AGENDA

[5. Petition of BMP Doctor, LLC | 23-002366-COA | 306 West 40th Street | New Construction, Small \(Parts I & II\)](#)

Motion

Continue

Vote Results (Approved)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

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

[6. Petition of Brown Design Studio | 23-003048-COA | 117 West 42nd Street | New Construction, Small: Parts I and II / Variance Recommendation Request](#)

Motion

Continue.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

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

[7. Petition of GM Shay Architects | 23-003509-COA | 916 Martin Luther King, Jr. Blvd. | New Construction, Part II: Design Details](#)

Motion

Continue.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

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

[8. Petition of Ward Architecture + Preservation | 23-005721-COA | 210 West Bolton Street | New Construction: Small, Parts I and II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

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

[9. Petition of Wubbena Architects | 23-005185-COA | 406 East Bolton Street | New Construction, Small Parts I & II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

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

[10. Petition of Wubbena Architects | 23-005729-COA | 304 West 37th Street | New Construction, Small Parts I & II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

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

VIII. REQUEST FOR EXTENSION

[11. Petition of Yousef Linjawi | 21-005032-COA | 1616 Martin Luther King, Jr. Blvd. | 6-Month Extension Request](#)

🔗 [Staff Report - 21-005032-COA 1616 MLK, Jr. Blvd.pdf](#)

🔗 [Email Extension Request.pdf](#)

🔗 [Submittal Packet - 1616 MLK, Jr. Blvd..pdf](#)

Motion

Approval for a 6-month extension for the Certificate of Appropriateness issued on October 27, 2021, for the rehabilitation of the property located at 1616 Martin Luther King, Jr. Blvd. as requested.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Pamela Miller

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

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[12. Petition of Andrew Donovan | 23-005724-COA | 214 West Duffy Street | After-the-Fact Alterations](#)

[☞ Staff Report - 23-005724-COA 214 W Duffy St.pdf](#)

[☞ Submittal Packet - 214 W Duffy St.pdf](#)

[☞ Staff Photos - 214 W Duffy St.pdf](#)

Ms. Kelli Mitchell, planner, presented the petitioner's request for an after-the-fact approval for alterations to the property located at 214 West Duffy Street. The after-the-fact alterations are on the rear façade and include the removal/infill of two window openings and a door opening and the installation of a pair of doors all on the ground floor. In addition to this work, the applicant is requesting approval to replace all windows on the building and for a rear and side yard fence.

On October 19, 2023, staff received a complaint that work was being performed on the exterior of the building without a Certificate of Appropriateness (COA). Staff reported the issue to Code Compliance who then made contact with the owner; the owner applied for a COA.

The historic building was constructed in 1884 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Staff recommended to continue the request for after-the-fact alterations to the property located at 214 West Duffy Street in order for the petitioner to address and provide the following:

1. Photographs of the window deterioration to justify replacement.
2. Alternative drawings and plans for the rear façade that includes the reinstallation of the western window opening.

PETITIONER COMMENTS:

Mr. Andrew Donovan, petitioner, stated the structure was formerly a multi-family home, but will be a long-term home for him. The changes were made prior to his purchase. He stated he is not sure if the window in question is the original window; believes it was replaced. Would like to have the structure fit into the neighborhood. He stated the changes requested will not be visible to the public. He apologized for the after-the-fact changes done - it is his first renovation, and he is learning along the way.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission agreed with Staff recommendation. Design advice would be of benefit to the petitioner.

Motion

The Savannah Historic Preservation Commission does hereby Continue the request for after-the-fact alterations for a maximum of ninety (90) days to the property located at 214 West Duffy Street in order for the petitioner to address and provide the following:

1. Photographs of the window deterioration to justify replacement.
2. Alternative drawings and plans for the rear façade that includes the reinstallation of the western window opening.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Darren Bagley-Heath

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

[13. Petition of Array Design | 23-004701-COA | 1319 Jefferson Street | New Construction: Small, Parts I and II](#)

[☞ Staff Report - 23-004701-COA 1319 Jefferson St.pdf](#)

[☞ Submittal Packet 1 - 1319 Jefferson St.pdf](#)

[☞ Submittal Packet 2 - 1319 Jefferson St.pdf](#)

[☞ Previous Submittal Packet 2 - 1319 Jefferson St.pdf](#)

Ms. Kelli Mitchell, planner, presented the petitioner's request of approval for New Construction, Small (Parts I and II) for a three-story building and for rehabilitation and alterations of the historic building on the parcel for the property located at 1319 Jefferson Street.

Per the applicant:

The cottage at 1319 Jefferson Street was constructed between 1898 - 1916 and is a contributing structure (#304).

Little is known about the history of the cottage, but it appears first on the Sanborn Maps in 1916. At that time the cottage was not part of the current parcel but was adjacent to three dwellings that front the lane. By 1955 and as shown on the map below, the lane

dwelling were removed. Also, of note and according to the 2015 -2017 GHR Survey, the cottage was at one time an office for the stables located at an adjacent property. So, the history of the site is multifamily as well as mercantile. The original form of the cottage has experienced multiple alterations including those made during the period of significance.

Although not immediately adjacent, three-story contributing buildings, similar to the one proposed, do exist in the visually related context. 217-219 West Henry Street is similar in form to the proposed building with a side-gable roof and a two-story front porch.

The project was first heard by the HPC on September 27, 2023. The Commission voted to continue the project with the following conditions:

1. Re-examine the overall height.
2. Reselect the doors on the new construction.
3. The minimum building frontage must be 70 percent.
4. The horizontal boards between the piers on the existing building must be recessed a minimum of 3 inches behind the front edge of the foundation piers.
5. Reselect the window proposed for the existing building from the windows brochure or provide additional information regarding the "Elevate" windows and ensure that it meets the standards.
6. Retain the front door on the existing building; if the door cannot be retained, reselect the proposed door to be more visually compatible.
7. Electrical meter boxes shall be located on the secondary or rear façades and shall be minimally visible.
8. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk.
9. The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.

Staff recommended approval for New Construction, Small (Parts I and II) for a three-story building and for rehabilitation and alterations of the historic building on the parcel for the property located at 1319 Jefferson Street as requested because the proposed work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Ms. Holly Kincanon addressed some of Staff's conditions that they've been able to address. She stated they are only removing the non-historic windows and leaving the historic wood ones.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission does not think carriage house has to be the same height as main structure.

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for New Construction, Small (Parts I and II) for a three-story building and for rehabilitation and alterations of the historic building on the parcel for the property located at 1319 Jefferson Street with the following conditions to be submitted

to staff for final review and approval because the proposed work is visually compatible and meets the standards.

- 1.Windows located in original openings will have a three-over-one (3/1) configuration.
- 2.Windows located in new openings will have a one-over-one (1/1) configuration.

Vote Results (Approved)

Motion: Mae Bowley

Second: Darren Bagley-Heath

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

CUYLER-BROWNVILLE DISTRICT

[14. Petition of Briana Paxton | 23-005731-COA | 516 West 40th Street | New Construction, Small Parts I & II, Special Exception, Variance Recommendation Request](#)

- 📎 [Submittal Packet - 516 W. 40th St.pdf](#)
- 📎 [Staff Research - 516 W 40th St.pdf](#)
- 📎 [Staff Report - 23-005731-COA 516 W 40th St.pdf](#)
- 📎 [Petitioner Presentation 516 W 40th 11.20.23.pdf](#)

Ms. Catilin Chamberlain, planner, presented the applicant's request of approval for New Construction, Small (Parts I & II) on the empty lot located at 516 West 40th Street. The property is owned by the Chatham County-City of Savannah Land Bank and it is required to be developed as designated affordable housing.

The applicant is also requesting a Special Exception for the standard that reads:

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.*

To allow for the construction of a half-story that is eight (8) feet.

Per the applicant, *“To meet the Land Bank affordability guidelines, the sales price of the home is capped at no more than \$225,000 and must be sold to a low-to-moderate income homebuyer. Building smaller is more affordable. The proposed dwelling front porch elevation matches the contributing properties on either side to ensure the majority of the visual compatibility are met, but the cost estimates to build taller push the project budget*

above the line of economic feasibility.”

516 West 40th Street is currently an empty lot consisting of multiple contributing resources as well as at least two other empty lots. This block is situated between Martin Luther King, Jr. Boulevard and Burroughs Street. The existing lot is a non-conforming lot, and based on the Sanborn Fire Insurance Maps, it appears to have always been a narrow lot. Although the 400 and 600 blocks of West 40th Street back up to West 39th Lane, the 500 block has no lane access and as seen on the Sanborn maps, appears to never have had this access.

Per Land Bank Guidelines, the property must be redeveloped as designated affordable housing (including income of potential buyers) with a sales price maximum of \$225,000. There is also an affordability covenant that will be recorded with the deed to ensure the property remains affordable for ten years. Initially, the proposed project was a two-story house, like the existing contributing structures on the block and to the resource that had previously been on this lot. However, upon measuring the width of the site, the applicant realized that there was only 28 feet between the houses. Within this area, the neighbors' HVAC units to the east extend to the property line, making the buildable space less. The design was changed from 18 feet wide to the current 16-foot-wide design, which still allows for a three bedroom/two bathroom house to be constructed on the narrow lot within the space constraints.

The applicant also included a variance recommendation request to build a single family home on the non-conforming lot, but due to the fact that these are existing conditions, a variance is not required.

Staff recommended to approve the request for New Construction, Small (Parts I & II) on the vacant lot located at 516 West 40th Street with the following conditions to be submitted to staff for review and approval prior to the start of the project because the work is otherwise visually compatible and meets the standards.

1. Provide the window calculations for the side elevations to ensure that there are transparent features over a minimum of 30% of the ground floor facade, or apply for a Special Exception if it cannot be met due to the affordable housing cost requirements.
2. Staff recommends lowering the pitch of the porch roof from 7:12 to 6:12 to meet the standard or apply for a Special Exception if necessary.
3. Provide lighting product information to ensure that the fixture is constructed of metal and/or glass, and is a white light source.
4. Include a private sidewalk that connects to the public sidewalk and provide material specifications.

AND

Approve the Special Exception request for the standard that reads:

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.*

To allow for the construction of a half-story that is eight (8) feet, because the Special Exception criteria are met.

PETITIONER COMMENTS:

Ms. Briana Paxton, petitioner, presented her design.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commission agreed with Staff recommendation, that the standards should still be met regardless of affordable housing or not.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) on the vacant lot located at 516 West 40th Street with the following conditions to be submitted to staff for review and approval prior to the start of the project because the work is otherwise visually compatible and meets the standards.

1. Provide the window calculations for the side elevations to ensure that there are transparent features over a minimum of 30% of the ground floor facade or apply for a Special Exception if it cannot be met due to the affordable housing cost requirements.
2. Lower the pitch of the porch roof from 7:12 to 6:12 to meet the standard.
3. Provide lighting product information to ensure that the fixture is constructed of metal and/or glass and is a white light source.
4. Include a private sidewalk that connects to the public sidewalk and provide material specifications.

AND

Approve the Special Exception request for the standard that reads:

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.

To allow for the construction of a half-story that is eight (8) feet, because the Special Exception criteria are met.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[☞ Submittal Packet - 505 W 36th St.pdf](#)

[☞ Staff Report - 23-005730-COA 505 W 36th St.pdf](#)

Ms. Caitlin Chamberlain, planner, presented the applicant's request of approval for rehabilitation and alterations to the main building at 505 West 36th Street, and to demolish and rebuild an accessory structure at the rear of the property. The main house and accessory structure was built in 1913. Both are listed as contributing resources within the local Cuyler-Brownville Historic District, added in 2021. However, they are listed as non-contributing in the National Register Cuyler-Brownville Historic District. The buildings have been subject to a long period of vacancy, but the main house served most recently as the Kiah House Museum.

The 1898 Sanborn Map shows an empty lot on the site but by 1916, there was a two-story wood frame dwelling with a one-story wraparound porch, and a two-story wood frame accessory structure noted as an auto garage. The later maps of 1953 and 1955-1966 (along with the 1937 Cadastral Survey) show that neither building underwent any major changes.

The main house, however, underwent many alterations including removal of the wraparound porch, the addition of wrought iron railings, a large two-story window opening on the front façade, and the enclosure of a small porch at the southeast corner of the building. The changes began in 1959 as part of the efforts to convert the building into a museum.

Staff recommended to approve the request for rehabilitation and alterations to the main building at 505 West 36th Street, and to demolish and rebuild an accessory structure at the rear of the property with the following conditions for staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. The building must be documented per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, the building be deconstructed, and the materials salvaged for reuse.
3. Revise the wall design on the east and west facades of the proposed ADU to meet the visual compatibility standards regarding the contributing buildings which it is visually related to.

PETITIONER COMMENTS:

Mr. Josh Ward, petitioner, stated the building is contributing to the local district and they were added in 2021. The national register has to be updated before anything can be added. Only the local districts were updated, not the national registry. The main building is eligible, but the accessory is non-contributing.

PUBLIC COMMENTS:

Mr. Ryan Jarles, Historic Savannah Foundation, stated a structure can be deemed historic locally because they are in the date of significance, but not on state or national level. They are working on the eligibility of the structures. The accessory structure is leaning into the neighboring property. HSF supports the design.

COMMISSION COMMENTS:

The Commission agreed with Staff recommendation, except for condition 3.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation and

alterations to the main building at 505 West 36th Street, and to demolish and rebuild an accessory structure at the rear of the property with the following conditions for staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

- 1.The building must be documented per the MPC Policy for Documenting Buildings.
- 2.Rather than traditional demolition, the building be deconstructed, and the materials salvaged for reuse.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

STREETCAR DISTRICT

[16. Petition of Ward Architecture + Preservation | 23-005722-COA | 302, 306, 308 West 38th Street | New Construction: Large, Parts I and II](#)

🔗 [Staff Report - 23-005722-COA 302-308 W 38th St.pdf](#)

🔗 [Submittal Packet - 302, 306, 308 W 38th St - Drawings.pdf](#)

🔗 [Submittal Packet - 302, 306, 308 W 38th St - Specs.pdf](#)

Ms. Kelli Mitchell, planner, presented the applicant's request of approval for New Construction, Part I: Height and Mass and Part II: Design Details for six (6) attached single-family residences for the vacant parcels located 302, 306, and 308 West 38th Street. The applicant intends to recombine the three existing parcels and then subdivide them into five (5) 20-foot-wide parcels and one (1) 22-foot-wide parcel at the western end (Unit 312). The building is designed with setbacks between every two lots which makes the building read as three detached duplexes.

Demolished sometime after the 1973 Sanborn Map, historically, three single-family wood-framed, two-story houses existed on these sites. The surrounding historic context consists of one- and two-story high residential buildings from one-three family. Directly across 38th Street to the south is the monumental former school building which is now apartments.

The same project was approved by the Historic Preservation Commission on September 22, 2021 [File No. 21-003225-COA]. The project was never commenced and, therefore, expired on September 22, 2023.

Part II: Design Details was approved with the following conditions (*applicant comments are provided in italics*):

1. Provide a physical sample of the fiber cement beadboard.

We have changed the fiber cement beadboard to wood beadboard.

2. Provide a material specification for the overhead garage doors.

Attached is our product spec sheet.

3. Revise the spacing between the balusters to be a maximum of four (4) inches on center.

This has been revised. See elevation sheets A201 and A202.

4. Ensure all wood elements are painted or stained.

This has been revised and a note added to all elevations.

5. Replace the stucco skirting with brick.

After re-considering this condition we would like to keep the stucco along the foundation. The stucco foundation is visually compatible with the character of the neighborhood. It is in keeping with the traditional pattern of construction and complements the craftsmanship of contributing buildings. Our stucco foundation will harmonize with the monumental historic school building directly to the south, which is entirely stucco.

6. Addition of and greater detailing of moldings around the diagonal panels.

This has been revised. See details A1/A303.

7. Restudy soffit depths on the front and side elevations of the porch so that they are consistent or equal.

This has been revised. See elevations.

8. Replace square posts with round columns on the porches.

This has been revised. See elevations.

Staff recommended to approve the request for New Construction, Part I: Height and Mass and Part II: Design Details for six (6) attached single-family residences for the vacant parcels located 302, 306, and 308 West 38th Street as requested because the proposed work is visually compatible and meets the standards.

Mr. Bagley-Heath requested confirmation that there was no significant change in the request nor applicably in the Ordinance. Ms. Melanie Wilson, Executive Director, confirmed there were no significant changes.

PETITIONER COMMENTS:

Mr. Josh Ward, petitioner, stated no changes have been made since the original submission.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission had no comments.

Motion

The Historic Preservation Commission does hereby Approve the request for New Construction, Part I: Height and Mass and Part II: Design Details for six (6) attached single-family residences for the vacant parcels located 302, 306, and 308 West 38th Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

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

[17. Petition of Shane Fatland | 23-004332-COA | 102 East 38th Street | Porch Reconstruction](#)

- 🔗 [Staff Report - 23-004332-COA 102 E 38th St.pdf](#)
- 🔗 [Submittal Packet - 102 E 38th St.pdf](#)
- 🔗 [Previous Submittal Packet - 102 E 38th St.pdf](#)
- 🔗 [Public Comments - 13 in support.pdf](#)
- 🔗 [Staff Research - Sanborn Maps.pdf](#)

Ms. Kelli Mitchell, planner, presented the petitioner's request of approval for reconstruction of the front porch and restoration of a stained-glass window for the property located at 102 East 38th Street.

Per the applicant:

-Existing front porch floor was structurally unsound, dangerous and rotted beyond repair. This has been removed as the stress of the weight of the porch was pulling on the framing of the home, to stop water seepage issues, address safety concerns and to expedite a necessary termite mitigation plan.

A new porch with salvaged fir tongue and groove decking to match original will replace that failed one that has been demoed. The footprint will remain exactly the same as the old one.

Regarding the 12-paned stained-glass window, per the applicant:

-We plan to keep the sash in place and glaze all 12 panes with antique reproduction clear glass. One pane is missing, three are plexiglass, and others are cracked and have bullet holes.

This project was first heard at the September 27, 2023, HPC Meeting. The Board voted as follows:

The Savannah Historic Preservation Commission does hereby approve rehabilitation of the main building, with the exception of the front porch reconstruction and restoration of the stained glass, and to stucco and paint the accessory building at 102 East 38th Street as requested because the proposed work is visually compatible and meets the standards.
AND

Continue the request for reconstruction of the front porch and restoration of the stained glass at the main building at 102 East 38th Street for a maximum of five (5) months to allow the applicant to have detailed architectural drawings created of the reconstruction.

The main building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. This building first appears on the 1916 Sanborn Map and its footprint remains unchanged through the 1966 map.

The other building on the property is listed as non-contributing on the Historic Buildings Map; it first appears in the 1966 Sanborn Map, but its year of construction is unknown.

Staff recommended approval for reconstruction of the front porch and restoration of a stained-glass window for the property located at 102 East 38th Street as requested because the proposed work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Mr. Shane Fatland, petitioner, stated the columns will be made as they were. They did not remove the porch, only the deck.

PUBLIC COMMENTS:

Mr. Ryan Jarles stated HSF is glad the columns will be turned.

COMMISSION COMMENTS:

The Commission stated the petitioner should provide intentions with Staff before doing. They are looking forward to the project progress. Added to remove the gable and make hip roof.

Motion

The Historic Preservation Commission does hereby Approve the reconstruction of the front porch and restoration of a stained glass window for the property located at 102 East 38th 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. Sketches of the banister and spindles are provided to show the final design.
2. The gable on the porch roof is removed from the design.

Vote Results (Approved)

Motion: Pamela Miller

Second: Mae Bowley

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

[18. Petition of Eco Friendly Construction & Design, Inc. | 23-005131-COA | 508 East 33rd Street | New Construction, Small \(Parts I& II\)](#)

[Staff Report - 23-005131-COA 508 E 33rd.pdf](#)

[Submittal Packet - 508 E. 33rd St.pdf](#)

[Staff Research - 508 E 33rd St.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval for New Construction, Small (Parts I & II) to build a two-story wood frame house and an accessory dwelling unit (ADU) on an empty lot at 508 East 33rd Street. IT is currently an empty lot on the block of East 33rd Street between Price Street and Plant Avenue. All of the houses on this block are contributing resources, predominantly built between 1900-1910.

In 1916, according to the Sanborn Map, the structure on this property was a greenhouse that spanned the length of the lot. By the 1950s, the change noted is a wood framed store with a greenhouse building in the rear. The structures on this lot were still standing, as seen on the 1966 Sanborn Map and a search of the Google Street View photos for this address show that this has been an empty lot at least since 2007.

Staff recommended to approve the proposed new construction of a two-story house and an accessory dwelling unit on the empty lot located at 508 East 33rd Street to allow the applicant time to address the following and submit to staff for review:

1. Ensure that the spacing between balusters is no greater than four (4) inches on center.

PETITIONER COMMENTS:

The petitioner was not present.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

There were no Commissioner comments.

Motion

The Historic Preservation Commission does hereby approve the proposed new construction of a two-story house and an accessory dwelling unit on the empty lot located at 508 East 33rd Street to allow the applicant time to address the following and submit to staff for review:

- 1.Ensure that the spacing between balusters is no greater than four (4) inches on center.

Vote Results (Approved)

Motion: Mae Bowley

Second: Virginia Mobley

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

[19. Petition of Core Design & Architecture | 23-005661-COA | 417 West 32nd Street | New Construction, Small Parts I & II](#)

[☞ Submittal Packet - 417 West 32nd St.pdf](#)

[☞ Staff Research - 417 W 32nd St.pdf](#)

[☞ Staff Report - 23-005661-COA 417 W 32nd.pdf](#)

Ms. Caitlin Chamberlain, planner, presented the applicant's request of approval for the construction of a new two-story house on the vacant lot located at 417 West 32nd Street.

This block of West 32nd Street is situated between MLK Boulevard and Montgomery Street. The block contains several vacant lots and a one-story non-contributing structure.

Staff recommended to approve the request to construct a new two-story duplex (New Construction, Small Parts I & II) on the vacant lot located at 417 West 32nd Street with the following conditions for staff review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.

1. Adjust the first floor height to 11 feet.
2. Submit information showing that the muntins for the 2-over-2 windows are 7/8 inches or less in width.
3. Adjusting the plans to allow for a minimum 6' porch depth as noted above and include cap and base moldings on the porch columns.
4. Include information on the drawings that note there is no more than four (4) inches on center spacing between the balusters.
5. Include information that shows that any gable end rakes overhang at least eight (8) inches.
6. If exterior lighting is proposed, submit the product specifications.
7. Revise the concrete driveways to be ribbon strip and therefore in compliance with the standard.

PETITIONER COMMENTS:

Mr. Tim Kinsely, petitioner, stated the conditions are easy corrections and they will comply.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commission stated they would like to see the frieze and differentiated columns.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to construct a new two-story duplex (New Construction, Small Parts I & II) on the vacant lot located at 417 West 32nd Street with the following conditions for staff review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.

1. Adjust the first-floor height to 11 feet.
2. Submit information showing that the muntins for the 2-over-2 windows are 7/8 inches or less in width.
3. Adjusting the plans to allow for a minimum 6' porch depth as noted above and include cap and base moldings on the porch columns.

4. Include information on the drawings that note there is no more than four (4) inches on center spacing between the balusters.
5. Include information that shows that any gable end rakes overhang at least eight (8) inches.
6. If exterior lighting is proposed, submit the product specifications.
7. Revise the concrete driveways to be ribbon strip and therefore in compliance with the standard.
8. Include design details for the frieze, column trim, and pediment.

Vote Results (Approved)

Motion: Mae Bowley

Second: Darren Bagley-Heath

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

X. APPROVED STAFF REVIEWS

[20. Acknowledgement and approval of Staff-approved petitions.](#)

Motion

Approve

Vote Results (Not Started)

Motion:

Second:

[21. Petition of Nomad Society | 23-004982-COA | 2430 Bull Street | After-the-Fact painted wall sign](#)

☞ [SIGNED Staff Decision - 23-004982-COA 2430 Bull St.pdf](#)

[22. Petition of Georgia Ann Ingram | 23-005359-COA | 103 West Anderson Street | Existing fence replacement](#)

☞ [SIGNED Staff Decision - 23-005359-COA 103 W Anderson St.pdf](#)

[23. Petition of Ben Waldburg | 23-005487-COA | 1312 Lincoln Street | Replace wood siding](#)

☞ [SIGNED Staff Decision - 23-005487-COA 1312 Lincoln St.pdf](#)

[24. Petition of Seaport Roofing | 23-005576-COA | 1600 Habersham Street | Roof replacement](#)

☞ [SIGNED Staff Decision - 23-005576-COA 1600 Habersham St-combined.pdf](#)

[25. Petition of Chris Rawlins | 23-005486-COA | 2313 Abercorn Street | Face-change sign and new incidental sign](#)

☞ [SIGNED Staff Decision - 23-005486-COA 2313 Abercorn St.pdf](#)

[26. Petition of Chloe Parsemain | 23-005577-COA | 606 West 40th Street | Dog-ear fence construction in rear yard](#)

[☞ SIGNED Staff_Decision_-_23-005577-COA__606_W_40th_St.pdf](#)

[27. Petition of Chloe Parsemain | 23-005570-COA | 606 West 40th Street | Roof replacement](#)

[☞ SIGNED Staff_Decision_-_23-005570-COA__606_W_40th_St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[28. Inspections Report - November 2023](#)

[☞ Inspections Report - November 2023.pdf](#)

[29. Stamped Drawings Report - November 2023](#)

[☞ Stamped Drawings Report - November 2023.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[30. Next Pre-Meeting: Wednesday, JANUARY 3, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

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

[32. Adjourn](#)

There being no further business to present before the Commission, the November 20, 2023 Historic Preservation Commission adjourned at 5:33 p.m.

Respectfully submitted,

Caitlin Chamberlain
Principal Planner, Historic Preservation

/bm

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