



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room - 112 East State Street  
November 21, 2022 3:00 PM  
MINUTES

### November 21, 2022 Historic Preservation Commission

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

The Sub-Committee meeting was cancelled.

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

**Members Absent:** None

**Staff Present:** Melanie Wilson, Executive Director  
Leah Michalak, Historic Preservation Director  
Caitlin Chamberlain, Senior Historic Planner  
Ethan Hageman, Assistant Planner  
Jamie Zerillo, Assistant Planner  
Bri Morgan, Administrative Assistant  
Julie Yawn, Systems Analyst

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### VICTORIAN DISTRICT

##### [1. Petition of J. Elder Studio | 22-004595-COA | 1018 Abercorn Street | Special Exception Request](#)

☞ [Staff Report - 22-004595-COA 1018 Abercorn Street](#)

☞ [Submittal Packet and Materials](#)

☞ [Staff Research - Sanborn Maps](#)

**Motion**

The Savannah Historical Preservation Commission does hereby approve the petition for New Construction, Small (Parts I & II) of a mixed-use building on the parcel located at 1018 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.Ensure the casement windows have light divisions.
- 2.Provide location of where the refuse storage area will be.
- 3.Apply for a special exception for the first-floor exterior expression to remain 12'-0".

AND

Recommend approval to the Zoning Board of Appeals for a variance from the standard that reads:

Building Setbacks (ft).

Rear yard:10 (min)

To allow for 7'-4" rear yard setback because the variance criteria is met.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

[2. Petition of Shah Architecture & Interiors | 22-005077-COA | 116 East Henry Street | New Construction, Small \(Parts I and II\) and Variance Recommendation Request](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Report- 22-005077-COA 116 E Henry St.pdf](#)

[☞ Staff Research 116 E. Henry.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for New Construction Parts I and II for a 2-story carriage house at the rear of 116 East Henry Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

- 1.Provide the distance between the principal building and the new accessory buildings. The distance must be a minimum of 10 feet.

AND

Approve recommendation to the Zoning Board of Appeals for a variance from the standards that states:  
Side yard (interior): 3 (min)

To allow for the west side yard setback to be reduced to zero feet. The stair to the second floor will be located in the setback; the wall to the building itself is at 3'-4 ½" because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

**CUYLER-BROWNVILLE DISTRICT**

[3. Petition of Anthony McKelvia | 22-004709-COA | 2203 Harden Street | Rehabilitation](#)

[☞ Staff Report 22-004709-COA 2203 Harden Street](#)

[☞ Submittal Packet](#)

[☞ Staff Research](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the rehabilitations to the building located at 2303 Harden Street as requested, because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

Brian Arcudi - Not Present

[4. Petition of Ward Architecture + Preservation | 22-004988-COA | 622 West 37th Street | Rehabilitation](#)

[☞ Staff Report - 22-004988-COA 622 West 37th Street](#)

[☞ Submittal Packet](#)

[☞ Staff Research](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation to the accessory dwelling unit on the parcel located at 622 West 37th Street as requested, because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

**STREETCAR DISTRICT**

[5. Petition of Architecture 101 | 22-005082-COA | 2112 Bull Street | Addition](#)

[☞ Submittal Packet - 2112 Bull Street.pdf](#)

[☞ Staff Report - 22-005082-COA 2112 Bull St.pdf](#)

[☞ Staff Research.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve an addition at 2112 Bull Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1.Remove the sign on the rear of the addition from the proposal.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

#### IV. ADOPTION OF THE AGENDA

##### [6. Adopt the November 21, 2022 Agenda](#)

###### **Motion**

Adopt the November 21, 2022 HPC Agenda as presented.

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

Motion: Kathy S. Ledvina

Second: Robin Williams

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

#### V. APPROVAL OF MINUTES OF PREVIOUS MEETING

##### [7. Approval of October 26, 2022 HPC Meeting Minutes](#)

📎 [10.26.22 MEETING MINUTES.pdf](#)

###### **Motion**

Approve the October 26, 2022 HPC Meeting Minutes as presented.

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

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick	- Not Present
Virginia Mobley	- Abstain
Robin Williams	- Aye

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

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

## VII. CONTINUED AGENDA

### [8. Petition of Savannah Stucco | 22-004985-COA | 302 West 32nd Street | After the Fact Alterations](#)

#### **Motion**

Continue.

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

Motion: Robin Williams

Second: Mae Bowley

### [9. Petition of GM Shay Architects | 22-005068-COA | 916 Martin Luther King, Jr. Blvd. | New Construction \(Large Part I and Special Exception Request](#)

### [10. Petition of Michelle L. Wilmore | 22-004598-COA | 905 West 38th Street | Rehabilitation/Alterations](#)

### [11. Petition of J. Elder Studio | 22-004597-COA | 414 West 42nd Street | Demolition of Non-Contributing Buildings and New Construction, Small \(Parts I and II\)](#)

### [12. Petition of Boyce's Handyman Services | 22-004612-COA | 528 East 37th Street | Alteration](#)

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

### [14. Petition of Eddie Urioste | 22-003881-COA | 211 East Duffy Street | Shed and Fences/Walls](#)

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### CUYLER-BROWNVILLE DISTRICT

#### [15. Petition of Officer Joshua Downs, City of Savannah | 22-005061-COA | 614 West 42nd Street | Demolition of a Contributing Building](#)

[☞ Staff Report -22-005062-COA 614 W 42nd St.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Site Visit Photos.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request to demolish the contributing building located at 614 West 42nd Street. The demolition is court-ordered.

On September 19, 2022, the City of Savannah Building Official recommended, in his building observation report, demolition. On October 19, 2022, Recorder's Court Judge Broker issued an order for demolition. Preservation staff was not aware of the court date and was not present; staff did, however, receive the Building Official's observation report in September 2022.

Staff recommended to approve to demolish the contributing building located at 614 West 42nd Street because the demolition is court ordered.

**Mr. Williams** asked about the timeframe for demolition. If there is no date, allow time for deconstruction. **Ms. Michalak** stated the demo is contracted and there are no deconstruction demolitionists locally.

**Ms. Mobley** asked if the lot is developable after demolition. **Ms. Michalak** stated it can be built upon because its buildable lot by record. **Ms. Mobley** asked if the foundation and stairs can remain to show what was previously there and replicated. **Ms. Michalak** stated what is there is not historic. The Board has authority to set design standards.

#### **PETITIONER COMMENTS:**

**Mr. Joshua Downs**, representing the City of Savannah, stated the owner's granddaughter is working through the probate process. This will be demolished through the annual contract. The process will begin after the permitting process is complete; and may take 60 to 90 days.

**Ms. Ledvina** asked if there will be time to document the building and why was MPC not notified. **Mr. Downs** stated this project moved faster because the responsible party was known. Typically, comes to HPC after court.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, of the Historic Savannah Foundation, stated the property is in bad shape; Though they don't support demolition of historic properties, it is understood. He highlighted Section 3.20 - Proactive Preservation, should be utilized. It is to provide a process of early detection of deterioration if contributing buildings and structures in historic districts due to neglect, to deter demolitions.

#### **BOARD COMMENTS:**

**Mr. Williams** asked who would provide documentation. **Mr. Downs** stated it would have to be bid it out. **Ms. Connor** asked would that qualify other demolition projects. **Mr. Downs** responded it would be for that project only. **Ms. Wilson** stated this has been in discussion for three years. MPC is supposed to receive listing of properties in danger of demolition prior to court orders. She stated she is working to put process back in place to prohibit this with the City Attorney. New owner/builder will have to meet setback and development standards. **Ms. Mobley** stated the Board supports the efforts of MPC.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve to demolish the contributing building located at 614 West 42nd Street with the following condition because the demolition is court ordered:

- 1.Document the building per the MPC's documentation policy (see attached).

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

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

## STREETCAR DISTRICT

### [16. Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | New Construction, Large \(Part I, Height and Mass\)](#)

- 🔗 [Staff Report - 22-003188-COA 1825 Montgomery.pdf](#)
- 🔗 [Submittal Packet - Narrative.pdf](#)
- 🔗 [Submittal Packet - Photos, Drawings, Renderings.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Surrounding Site Images - Staff Site Visit.pdf](#)
- 🔗 [July Submittal Packet.pdf](#)
- 🔗 [September Submittal Packet.pdf](#)

**Ms. Leah Michalak** presented the petitioner's request of approval for New Construction, Part I: Height and Mass for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street. The property consists of an entire city block and is surrounded on all four (4) sides by streets.

On August 26, 2021, the Savannah Zoning Board of Appeals granted three (3) variances for this site as follows:

- Increased the maximum permitted height to 4-stories up to 55 feet in height (from 3-stories up to 45 feet in height).
- Increased the maximum distance for remote parking from 300 feet to 460 feet.
- 20 parking space reduction.

Only the first variance falls under the purview of the HPC; the variance was granted by the ZBA without a recommendation to the ZBA from the HPC (a recommendation from the HPC to the ZBA is not currently required in the ordinance).

Staff recommended approval for New Construction, Part I: Height and Mass for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street with the following condition to be submitted to the HPC, within a maximum of 90 days, for review with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Apply for a Special Exception to retain a 12-foot first floor height for the multi-family buildings.



**PETITIONER'S COMMENTS:**

**Ms. Becky Lynch** stated she worked with staff to meet conditions and would like to have the petition approved. Building orientation to MLK. The intent was to have front on Montgomery with side elevation to Kline Street. The fourth story is important to feasibility of structure; with a deliberate setback with small, livable units. Puts more mass on this side.

**Ms. Connor** stated she appreciated the petitioner's effort. **Mr. Williams** agreed. He asked if some of the MLK units could be retrofitted as commercial. **Ms. Lynch** replied it's possible. The lobby and fitness center present a commercial presence.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

**Ms. Connor** stated she recommends a Special Exception.

**Motion**

The Savannah Historic Preservation Commission does hereby approve New Construction, Part I: Height and Mass for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street with the following condition to be submitted to the HPC, within a maximum of 90 days, for review with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Apply for a Special Exception to retain a 12-foot first floor height for the multi-family buildings.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Robin Williams

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

[17. Petition of J. Elder Studio | 22-004611-COA | 1930 Montgomery Street | Addition and Alterations](#)

[📎 Staff Report- 22-004611-COA 1930 Montgomery Street.pdf](#)

[📎 Submittal Packet.pdf](#)

[📎 Staff Research 1930 Montgomery St..pdf](#)

**Ms. Caitlin Chamberlain** presented the petitioner's request of approval for the rehabilitation of the single-story portion and adding a second-story addition to the east

elevation of the building at 1930 Montgomery Street.

Staff recommended to approve the request for the alterations and addition to the non-contributing building located at 1930 Montgomery Street because the work is visually compatible and meets the standards.

**PETITIONER'S COMMENTS:**

**Mr. Jerome Elder** expressed appreciation to Staff. The second floor is for inn/short term rentals. He stated he tried to minimize the impact of the addition by keeping the walls. The overall goal is to revitalize the neighborhood.

**Ms. Ledvina** asked is the entire building scored stucco. **Mr. Elder** replied no, it will be painted, and the addition will be smooth siding. There will be no lap. They will keep the existing openings and not create more. The entire first floor is commercial space.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

**Ms. Connor** supported the petitioner's request. **Mr. Williams** stated it has potential for commercial use.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for the alterations and addition to the non-contributing building located at 1930 Montgomery Street because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Darren Bagley-Heath

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

[18. Petition of Ethos Preservation | 22-005086-COA | 222 West 39th Street | New Construction, Small \(Parts I and II\)](#)

[📎 Submittal Packet, Part 1.pdf](#)

[📎 Submittal Packet, Part 2.pdf](#)

[📎 Staff Report - 22-005086-COA 222 W 39th St.pdf](#)

[📎 Staff research 222 W. 39th St. .pdf](#)

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

**Ms. Caitlin Chamberlain** presented the petitioner's request for a New Construction Small, Parts I & II project for a vacant lot located at 222 West 39th Street. The project includes construction of a two-story over/under duplex and a two-story carriage house at the rear of the property.

Staff recommended approval for New Construction Parts I and II for a 2-story duplex and a 2-story carriage house on the vacant lot at 222 West 39th Street as requested because the work is visually compatible and meets the standards.

**Mr. Williams** asked how does the existing tree impact the building or is it protected? **Ms. Chamberlain** responded that it was not reviewed.

**PETITIONER'S COMMENTS:**

**Ms. Kim Campbell** stated she will work with Park and Tree regarding the live oak on the property to ensure minimal damage.

**PUBLIC COMMENTS:**

**Mr. Louis Rowles** stated he was in favor of the project but concerned with sidewalk dimensions and the live oak tree; will overlap sidewalk.

**BOARD COMMENTS:**

Discussion regarding the live oak and the sidewalk around it; any necessary repairs be done in-kind with existing materials. Requested Staff to contact Park and Tree regarding protection of the tree.

**Motion**

The Savannah Historic Preservation Commission does hereby approve New Construction Parts I and II for a 2-story duplex and a 2-story carriage house on the vacant lot at 222 West 39th Street with the following conditions because the work is visually compatible and meets the standards.

1. Do not remove existing brick sidewalks.
2. Work with City of Savannah Park and Tree Department to ensure the health of the large live oak tree on the property.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Kathy S. Ledvina

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

Brian Arcudi

- Not Present

[19. Petition of CED Architecture and Interiors | 22-004724-COA | 109 West 34th Street | Alterations and Variance Recommendation Request](#)

📎 [109 west 34th street - Submittal Packet.pdf](#)

📎 [Staff Research.pdf](#)

📎 [Staff Report - 22-004724-COA 109 W 34th St.pdf](#)

**Mr. James Zerillo** presented the petitioner's request of approval for alterations to the property at 109 West 34th Street and a variance recommendation to the Zoning Board of Appeals. The applicant is proposing to add a front porch to the existing building. The new porch is proposed to be 4 feet deep and 28 feet and 8 inches wide to align with the width of the existing building. A masonry base is proposed with decorative metal columns. The porch roof is proposed to be at a 4/12 slope, constructed of wood and painted to match the house with asphalt shingle.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the standards that states:

*Side yard (interior): 3 (min)*

To allow for the north side yard setback for the new porch to be reduced to zero feet to align with the existing building setback.

Staff recommended to continue the petition for alterations at 109 West 34th Street with the following conditions to be submitted to the HPC for review within a maximum of 90 days:

1. Revise the porch foundation to have expressed piers (instead of a continuous foundation).
2. Apply for a Special Exception for the porch depth standard.
3. Provide a dimension for the distance between the balusters on the proposed new porch railing and ensure it meets the 4 inch standard.
4. Provide a porch roof detail which includes the dimension for the extension of the porch roof eaves and the placement of the soffits and ensure that it meets the standards.
5. Provide a window specification of a previously approved window brand or provide a full-size physical sample of a window which meets the standards
6. Provide the material for the proposed door and ensure it meet the standards.

AND

Recommend approval for a recommendation to the Zoning Board of Appeals for a variance from the standards that states:

*Side yard (interior): 3 (min)*

To allow for the north side yard setback for the new porch to be reduced to zero feet to align with the existing building setback because the variance criteria are met.

The structure is no longer contributing as it has lost historic integrity; it was initially a garage.

**Ms. Ledvina** stated to add a porch will create a residential structure out of a utilitarian, accessory building structure. She stated she is surprised it is not a contributing structure.

**PETITIONER'S COMMENTS:**

**Mr. Daniel Brown** stated there are many water issues as there is no curb cuts, which contributes to the eroding of the bottom of the property. Creating porch will help alleviate that. The doorway is 16 inches above the sidewalk. The structure is in bad shape, as the infill was done incorrectly; they are trying to make it look like the other structures in the area.

**Ms. Ledvina** asked to leave door in its historic location. **Mr. Brown** stated it is in bad shape, it has a strange threshold. It will be replaced with larger 36" door.

**Ms. Connor** asked about the window. **Mr. Brown** stated the lower windows will be narrower.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

**Mr. Williams** agrees with the continuance and leaving door in original location. He stated there was not enough info in the application. **Ms. Ledvina** stated she would like more modern fixtures. There was discussion regarding the door location and the iron balances under the cement door covering/roof.

**Motion**

The Savannah Historic Preservation Commission does hereby continue the petition for alterations at 109 West 34th Street with the following conditions to be submitted to the HPC for review within a maximum of 90 days:

1. Revise the porch foundation to have expressed piers (instead of a continuous foundation).
2. Apply for a Special Exception for the porch depth standard.
3. Provide a dimension for the distance between the balusters on the proposed new porch railing and ensure it meets the 4 inch standard.
4. Provide a porch roof detail which includes the dimension for the extension of the porch roof eaves and the placement of the soffits and ensure that it meets the standards.
5. Provide a window specification of a previously approved window brand or provide a full-size physical sample of a window which meets the standards.
6. Provide the material for the proposed door and ensure it meet the standards.
7. Provide further detail for the decorative porch iron work.
8. Provide dimension for the existing door opening.
9. Consider keeping the front door in its existing location.

AND

Recommend approval for a recommendation to the Zoning Board of Appeals for a variance from the standards that states:

Side yard (interior): 3 (min)

To allow for the north side yard setback for the new porch to be reduced to zero feet to align with the existing building setback because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Mae Bowley

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

[20. Petition of Sanders Architecture | 22-004729-COA | 522 East 36th Street | New Construction, Small \(Parts I and II\)](#)

- [☞ Submittal Packet - 522 East 36th Street.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Staff Report - 22-004729-COA 522 E 36th St.pdf](#)

**Mr. James Zerillo** presented the petitioner's request of approval for New Construction, Small (Parts I and II) at 522 East 36th Street.

They are proposing the construction of a new carriage house on the northeast side of the property, setback from the principal structure. There is an existing fence on East 36th Street which will screen a significant portion of the first floor of the proposed carriage house from East 36th Street.

Staff recommend continuance for New Construction, Small (Parts I and II) at 522 East 36th Street with the following conditions to allow for the petitioner to make the following revisions:

1. Revise the foundation to not project forward of the building plane.
2. Revise the second story gable window to be smaller in scale, matching historic examples of typical gable windows on a carriage house.
3. Revise the first story window head height to be more visually appropriate, utilizing the examples found in the petitioner's carriage house context photos.
4. Provide a window specification for a previously approved window brand or provide a full-size sample that meets the standards.
5. Provide a material specification for the rear doors facing the lane.
6. Provide a material specification for the rear porch.
7. Provide specifications for the dimensions of the railing on the rear porch, including the height of the railing and the distance between balusters and ensure it meets the standards.
8. Provide information where refuse and mechanical equipment will be located on the property for the new construction.

**PETITIONER'S COMMENTS:**

**Mr. Scott Trowell** stated they have no problems making changes regarding Staff recommendations. **Ms. Bowley** asked about the windows facing the fence. **Mr. Trowell** stated they are behind the house. The second floor is a walk-up attic. It is designed for

ADA standards for a family member.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no additional Board comments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve new construction, small (Parts I and II) at 522 East 36th Street with the following conditions to be submitted to staff for final approval, because the work is otherwise visually compatible and meets the standards:

1. Revise the foundation to not project forward of the building plane.
2. Revise the second story gable window to be smaller in scale, matching historic examples of typical gable windows on a carriage house.
3. Revise the first story window head height to be more visually appropriate, utilizing the examples found in the petitioner's carriage house context photos.
4. Provide a window specification for a previously approved window brand or provide a full-size sample that meets the standards.
5. Provide a material specification for the rear doors facing the lane.
6. Provide a material specification for the rear porch.
7. Provide specifications for the dimensions of the railing on the rear porch, including the height of the railing and the distance between balusters and ensure it meets the standards.
8. Provide information where refuse and mechanical equipment will be located on the property for the new construction.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Mae Bowley

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

[21. Petition of Live Oak Energy Systems | 22-004232-COA | 410 East Victory Drive | Solar Panels](#)

[📎 Submittal Packet - 410 E Victory Drive.pdf](#)

[📎 Staff Research.pdf](#)

[📎 Staff Report - 22-004232-COA 410 E Victory Dr.pdf](#)

**Mr. James Zerillo** presented the petitioner's request of approval for the installation of solar panels at 410 East Victory Drive. The petitioner is proposing installing solar panels

on the roof of the rear of the home (facing north) and the roof of west side of the home.

Staff recommended approval for the installation of solar panels at 410 East Victory Drive with the following condition because otherwise the work is visually compatible and meets the standards:

1. Solar panels shall be installed only on the west side of the building OR the applicant shall apply for a Special Exception from the standard that states “*Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street ...*” to allow the solar panels to remain on the north side of the roof which faces the rear street.

**PETITIONER'S COMMENTS:**

**Mr. Michael Brannen** presented the request to help against global warming. It is a small system; there will be minimal visibility where they are requested to be placed.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

The Board supported the request. **Ms. Michalak** stated a Special Exception is required.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the installation of solar panels at 410 East Victory Drive with the following condition because otherwise the work is visually compatible and meets the standards:

1. Solar panels shall be installed only on the west side of the building OR the applicant shall apply for a Special Exception from the standard that states “*Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street ...*” to allow the solar panels to remain on the north side of the roof which faces the rear street.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Robin Williams

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

[22. Petition of Rose Architects | 22-005092-COA | 14 West 43rd Street | Rehabilitation and Alterations](#)

[☞ Submittal Packet - 14 W 43rd Street.pdf](#)

[☞ Staff Research.pdf](#)



[Staff Report - 22-005092-COA 14 W 43rd St.pdf](#)

*\*\*Mr. Jeffery Notrica recused himself from this petition.*

**Mr. James Zerillo** presented the petitioner's request of approval for rehabilitations and alterations at 14 West 43rd Street.

The petitioner has described the scope of work as the following:

“Most of the work that will be seen from the public right will be the roof redesign to allow for more ceiling height in the main event space. The currently failing roof will be reconfigured to allow for more interior height and positive drainage. A small portion of the east side of the building will be rebuilt because it is in very poor condition and is not to code. The rest of the building will be repaired in kind and painted.”

Staff recommended approval for rehabilitations at 14 West 43rd Street with the following conditions to be submitted to staff for approval, because otherwise the work meets the standards and is visually compatible.

1. Provide a window specification for the proposed new take-out window and ensure it meets the applicable standards.
2. Provide the dimensions for the inset of the storefront glazing.
3. Provide the pitch for the proposed new roof.
4. Revise all portions of the new roof to extend a minimum of 12 inches beyond the supporting walls.
5. Revise the soffits to be perpendicular to the building wall and not sloping in plane with the roof or apply for a Special Exception from this standard.

#### **PETITIONER'S REQUEST:**

**Mr. Kevin Rose** stated he has concerns with fifth condition. **Mr. Williams** explained the intent of the Ordinance regarding the roof plane. **Mr. Rose** stated he would rather have it flush/flat roof rather than have to apply for a Special Exception, as it is a budget project, and the Special Exception fee is \$1000.00. He stated he will utilize the trim as well.

#### **PUBLIC COMMENTS:**

The were no public comments.

#### **BOARD COMMENTS:**

There were no additional Board comments.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve rehabilitations at 14 West 43rd Street with the following conditions to be submitted to staff for approval, because otherwise the work meets the standards and is visually compatible:

1. Provide a window specification for the proposed new take-out window and ensure it meets the applicable standards.
2. Provide the dimensions for the inset of the storefront glazing.
3. Provide the pitch for the proposed new roof.
4. The applicant will work with staff to modify the design of the soffits to conform with the ordinance.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Kiersten Connor

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

[23. Petition of Ward Architecture + Preservation | 22-005057-COA | 111 East 31st Street | New Construction, Small \(Parts I and II\)](#)

[☞ Staff Report - 22-005057-COA 111 East 31st Street](#)

[☞ Submittal Packet](#)

[☞ Staff Research](#)

**Mr. Ethan Hageman** presented the petitioner's request of approval for New Construction, Small (Parts I & II) for an accessory dwelling unit located at 111 East 31st Street.

The project description is listed below per the petitioner:

*"The new ADU will be located approximately 25' from the rear (south) property line and 3' from the side (west) property line. An existing shed structure currently exists along the southwest corner of the property at the lane. The new ADU will be built in line with the existing structure but further in the property. This configuration was found to be common historically as noted on the Sanborn Maps."*

Staff recommended approval for New Construction, Small (Parts I & II) for an accessory dwelling unit located at 111 East 31st 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. Revise the fence or configuration to have a minimum of five (5) feet between the fence and the new building.
2. The eave of the shed roof must overhang at least eight (8) inches.
3. The Accessory Dwelling Unit must contain a minimum of 400 square feet of heated space.

**PETITIONER'S COMMENTS:**

**Mr. Josh Ward** requested further discussion of condition one. **Ms. Michalak** stated it provides an area to perform maintenance to the existing building; it is the standard, but there may be leeway because of the bay. **Ms. Wilson** stated anything protruding in those five feet, it impacts the maintenance area, as it protrudes out too much. She stated she is not sure if a Special Exception is needed. If the petitioner agreed to alter the fence, that would resolve the issue.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no additional Board comments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) for an accessory dwelling unit located at 111 East 31st 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.Revise the fence to be a vegetated barrier.
- 2.The eave of the shed roof must overhang at least eight (8) inches.
- 3.The Accessory Dwelling Unit must contain a minimum of 400 square feet of heated space.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Kiersten Connor

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

**X. APPROVED STAFF REVIEWS**

[24. Acknowledgement and approval of Staff-approved decisions as presented.](#)

**Motion**

Acknowledgement of Staff-approved decisions. No motion was made.

**Vote Results ( Approved )**

Motion:

Second:

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

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

[25. Petition of DeSENA COMMERCIAL SERVICES | 22-005005-COA | 1116 ABERCORN STREET | Fuel canopy refacing](#)

☞ [SIGNED Staff Decision - 22-005005-COA 1116 Abercorn St..pdf](#)

[26. Petition of LANDMARK ROOFING | 22-004978-COA | 627 W 37th STREET | Roof replacement](#)

☞ [SIGNED CB Staff Decision - 22-04978-COA 627 W 37th.pdf](#)

[27. Petition of STEVEN BODEK | 22-004863-COA | 3 WEST 36TH STREET | Chimney vent repair](#)

☞ [SIGNED StreetCar Staff Decision - 22-004863-COA W 36th St\\_.pdf](#)

[28. Petition of ROOFCRAFTERS ROOFING | 22-004997-COA | 410 EAST VICTORY DRIVE | Roof Repairs](#)

☞ [SIGNED Staff Decision - 22-004997-COA 410 E Victory Dr.pdf](#)

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[29. Report on Work Done Which Exceeds the Scope of an Issued Certificate of Appropriateness for the November 21, 2022 HPC Meeting](#)

☞ [Report on Work Which Exceeds the Scope of an Issued COA - HPC November.pdf](#)

[30. Report on Work Done Without a Certificate of Appropriateness for the November 21, 2022 HPC Meeting](#)

☞ [Report on Work Performed Without a COA - HPC November.pdf](#)

[31. Report on Work Inconsistent with an Issued Certificate of Appropriateness for the November 21, 2022 HPC Meeting](#)

☞ [Report on Work Inconsistent with an Issued COA - HPC November.pdf](#)

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

☞ [November 2022 - Stamped Drawings Report.pdf](#)

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

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

[34. Inspections Completed by Staff - November 2022 Report](#)

☞ [November 2022- Report on Inspections.pdf](#)

## XII. OTHER BUSINESS

### UNFINISHED BUSINESS

[35. Nominating Committee - Announce 2023 Chair and Vice-Chair Nominations](#)

**Ms. Connor** stated she, Mae Bowley, and Kathy Ledvina nominated Robin Williams as Vice Chair.

The Committee was not aware of the need of a Chair nomination. Will have nomination next month.

## XV. ADJOURNMENT

[36. \\*NOTE DATE CHANGE: Next Pre-Meeting: Wednesday, January 4, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[37. \\*NOTE DATE CHANGE: Next Regular Meeting: Wednesday, January 4, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

### [38. Adjourn](#)

There being no further business to present before the Commission, the November 21, 2022 Historic Preservation Commission meeting adjourned at 5:30 p.m.

Respectfully submitted,

Leah G. Michalak  
Director of Historic Preservation

/bm

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