



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street
October 25, 2023 3:00 p.m.
MINUTES

October 25, 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
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina
Pamela Miller

Members Absent: Darren Bagley-Heath
Virginia Mobley
Jeff Notrica

Staff Present: Pamela Everett, Assistant Executive Director
Leah Michalak, Historic Preservation Director
Caitlin Chamberlain, 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 Darren Bagley-Heath | 23-004727-COA | 501 East Waldburg Street | Amendment to New Construction](#)

[☞ Staff Report - 23-004727-COA 501 E Waldburg St.pdf](#)

[☞ Submittal Packet - 501 E Waldburg St.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve an amendment to a previously approved Certificate of Appropriateness for a new construction carriage house for the property located at 501 East Waldburg Street as requested because the change is visually compatible.

Vote Results (Approved)

Motion: Robin Williams

Second: Pamela Miller

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

STREETCAR DISTRICT

[2. Petition of Architecture 360 | 23-004683-COA | 1502-1504 Habersham Street | Porch Alterations](#)

- [📎 Submittal Packet - 1502-1504 Habersham St.pdf](#)
- [📎 Staff Report - 23-004683-COA 1502-1504 Habersham St.pdf](#)
- [📎 Staff Research - 1502-1504 Habersham St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the installation of the proposed fourth column to the first and second story front porches for the property located at 1502-1504 Habersham Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robin Williams

Second: Pamela Miller

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

[3. Petition of Bruce Erickson | 23-005180-COA | 303 West 36th Street | New Construction, Small \(Parts I & II\)](#)

- [📎 Submittal Packet - 303 W 36th St.pdf](#)
- [📎 Staff Report - 23-005180-COA 303 W 36h St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) to rebuild the accessory structure in the footprint of the fire-damaged garage at 303 West 36th Street as requested because the proposed work is visually compatible and meets the standards.

AND

Approve the variance recommendation request for the standard that reads:

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

Rear yard: 20 (min). For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to (5) feet.

To allow for a zero-foot rear yard setback to rebuild within the footprint of the original fire-damaged accessory structure, because the variance criteria are met.

Vote Results (Approved)

Motion: Robin Williams

Second: Pamela Miller

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

IV. ADOPTION OF THE AGENDA

[4. Adopt the October 25, 2023 Agenda](#)

Motion

The Historic Preservation Commission motioned to adopt the October 25, 2023 HPC Meeting agenda as presented.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approve the September 27, 2023 Historic Preservation Meeting Minutes as presented.](#)

[📎 09.27.23 MEETING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the September 27, 2023 Meeting Minutes as presented.

Vote Results (Approved)

Motion: Mae Bowley

Second: Pamela Miller

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

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

Motion

Continue

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

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

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

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

Motion

Continue

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

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

Motion

Continue

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

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

Motion

Continue

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

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

VIII. REQUEST FOR EXTENSION

[12. Petition of Esteen Williams | 21-006071-COA | 2101 Ogeechee Road | 6-Month Extension Request](#)

- [☞ Staff Report - 21-006071-COA 2101 Ogeechee Rd.pdf](#)
- [☞ 6-Month Extension Request Email.pdf](#)
- [☞ SIGNED Board Decision Packet 21-006071-COA 2101 Ogeechee Road.pdf](#)
- [☞ Submittal Packet - 2101 Ogeechee Rd.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the request for a 6-month extension for the Certificate of Appropriateness issued on November 22, 2021, for the rehabilitation of the property located at 2101 Ogeechee Road as requested.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[13. Petition of Tyler Carver | 23-004850-COA | 1210 Drayton Street | After-the-Fact Non-Contributing Demolition](#)

- 📎 [Submittal Packet - 1210 Drayton St.pdf](#)
- 📎 [Staff Research - 1210 Drayton St.pdf](#)
- 📎 [Staff Report - 23-004850-COA 1210 Drayton St.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval for demolition of the non-contributing resource located at 1210 Drayton Street. 1210 Drayton Street was constructed in 1959 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District, where the period of significance is 1870-1923. The building is situated on Drayton Street between East Henry Street and East Duffy Lane. The 1950 and 1953 Sanborn Map show a different masonry filling station at this location than what appears today. On the 1955-1966 Sanborn Map, the concrete block structure that is still there presently is represented with an iron auto repair building at the rear, which may be the current 108 East Henry Street. Interestingly, there was another filling station directly across Henry Street, and on the other side of Drayton Street was also the Sears and Roebuck Auto Service Center.

As for the significance of a former gas station and auto repair building outside of the period of significance, there are several examples of restored gas stations that exist in Savannah. On Drayton Street, there is Parker's at 222 Drayton Street, and at 241 Drayton Street is a partially intact former gas station (canopy area is no longer there). A project to restore a 1920s era gas station at 410 East 37th Street is ongoing. These are but a few examples of restored former gas stations, to show that Savannah is not lacking in this building type.

The applicant was originally contracted to only remove the old fuel tanks on the property so that a new Chu's gas station and convenience store could be constructed. The plans were not approved, and so the property owner requested demolition. While the contracting company was removing the fuel tanks, the canopy facing Drayton Street collapsed, causing damage to the main building. In the process of removing the fuel tanks, it was believed that this was a demolition in progress, wherein Code Compliance was called and placed a stop work order on the project. While not an immediate public safety threat, Code Compliance is still involved in the case due to its condition and being an unsecured building. The applicant had also applied for demolition of the other non-contributing building on the property, 108 East Henry Street. The small commercial building, clad in vinyl siding and dated to circa 1975 was approved for demolition because it met the criteria for non-contributing buildings. [23-004851-COA] Both of these buildings were initially approved for demolition on September 17, 2019 [19-004833-COA]. At that time, part of the application included the intent to construct a new one-story gas station building, so the approval included conditions based on the new construction, which did not come to fruition. The applicant noted that the new construction plans had not been approved but details were not located within the MPC case files.

PETITIONER COMMENTS:

The petitioner was not present.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission commended staff for their recommendation. The need for expanding the

period of significance is beneficial.

Motion

The Historic Preservation Commission does hereby approve the request for the non-contributing demolition of the property located at 1210 Drayton Street with the following conditions because the proposed demolition otherwise meets the criteria for non-contributing demolition.

- 1.Document the building per the MPC Policy for Documenting Buildings.
- 2.If possible, salvage any reusable building materials.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

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

[14. Petition of JL Wallace, LLC | 23-004986-COA | 509 West Gwinnett Street | Addition](#)

[📎 Submittal Packet - 509 W Gwinnett St.pdf](#)

[📎 Staff Report - 23-004986-COA 509 W Gwinnett.pdf](#)

[📎 Staff Research 509 W Gwinnett St.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval to construct a side addition and an ADA-accessible ramp at the non-contributing resource located at 509 West Gwinnett Street, Connors Temple Baptist Church. Churches are considered monumental buildings, and the project will be reviewed with those standards. 509 West Gwinnett Street was constructed in 1980 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The building is near the intersection of West Gwinnett Street and Martin Luther King, Jr. Boulevard. There are no contributing resources on the block of West Gwinnett Street between Martin Luther King Jr., Boulevard and May Street.

Ms. Ledvina asked where the mechanical equipment is located and is it screened.

PETITIONER COMMENTS:

Mr. Joe Wallace stated the electrical panel is in the rear. The windows will be addressed as well as the door. The HVAC units will located in the rear and will be screened.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commissioners expressed they would like the new addition to be more like the church style to be more mid-century rather than a modern style, though it is not in the period of significance. They appreciate the thoughtfulness to maintain the integrity of the original church. The subordinate building should be behind the main. **Ms. Chamberlain** stated additions can't be equal to the primary structure, but they can be placed to the side or to the rear. **Mr. Williams** stated the addition blocks the view of the church. **Mr. Wallace** stated the addition will be under the existing porch. **Mr. Williams** suggested pulling the addition roof back to be behind the primary structure. **Mr. Wallace** said it does not obstruct any view as the porch is open.

Motion

The Historic Preservation Commission does hereby approve the proposed addition to the monumental building located at 509 West Gwinnett Street with the following conditions to be submitted to staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

- 1.Windows must be aluminum clad rather than vinyl.
- 2.Provide information about the front door and transom materials.
- 3.If electrical meters are to be installed on the addition, provide this information on the drawings.
- 4.Ensure that the HVAC units at the rear of the property are screened.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kiersten Connor

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

[15. Petition of Jeremy Huggins | 23-005207-COA | 1309 East Broad Street | Alterations and New Construction, Small \(Parts I & II\)](#)

- [☞ Submittal Packet - 1309 E Broad St.pdf](#)
- [☞ Previous Submittal Packet - 1309 E. Broad St..pdf](#)
- [☞ Staff Research - 1309 East Broad Street.pdf](#)
- [☞ Staff Report - 23-005207-COA 1309 E Broad St.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval for New Construction, Small: Parts I and II of an accessory structure at the rear of the property located at 1309 East Broad Street. The applicant is also requesting approval to add four feet in height to the existing parapet wall of the principal building.

Per the applicant:

“We aim to construct a new two-story accessory building at 1309 East Broad Street, designed to offer small private office spaces within the Victorian Historic District. The project has been meticulously planned to ensure full compliance with all local building codes, zoning guidelines and fire safety regulations.”

1309 East Broad Street is a non-contributing structure in the National Register Victorian District and the local Victorian Historic District. Its date of construction is unknown, but it may have been some time in the 1930s. It is the only building of this type in the immediate vicinity, surrounded by Victorian era houses on Anderson Street, and non-historic commercial buildings on the other side of East Broad Street. The Sanborn Maps show an entire row of structures in the 1300 block of East Broad Street between East Anderson Street and East Henry Lane, but at present, the other lots are now vacant and a part of this property.

On April 20, 2023, Code Compliance issued a citation to the property owners for installing a concrete block wall along the side of the property and a wood fence at the rear of the property without a COA or a permit. A COA was issued on May 30, 2023 [23-002627-COA], approving the after-the-fact work with the conditions that a course of concrete block is removed to bring the height down and to cover the concrete block with stucco. Due to the installation of this wall and fence, the ground floor of the proposed accessory building would not be visible from the public right of way. Additionally, staff had been in discussions with the applicant about the construction of an accessory structure on the lot, and the application was submitted for the July Historic Preservation Commission meeting [23-003052-COA]. Although the project met the design standards, staff had concerns with the visual compatibility of the project, believing that the accessory structure appeared as a secondary principal building. The Board held the same concerns and their decision from the July 26, 2023 Historic Preservation Commission Meeting was as follows:

The Savannah Historic Preservation Commission does hereby deny the request for New Construction, Small; Parts I and II of an accessory structure at the rear of the property located at 1309 East Broad Street because the proposed work is not visually compatible.

The applicants reached out again and met with staff to discuss alternative design ideas that could become visually compatible, which is what has been submitted for this review.

PETITIONER COMMENTS:

Mr. Matther Farrahar, stated the owners are open to suggestions for a more appealing street view.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The wall height should be addressed. A garden wall with piers was suggested to be more attractive.

Motion

The Historic Preservation Commission does hereby approve the request for New Construction Small, (Parts I & II) and the extension of the parapet wall at 1309 East Broad 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 width measurements of the right and left elevations to ensure that the width of the accessory structure is in fact subordinate to the principal building.
2. Provide stucco product material to ensure a true stucco is used.
3. Explore height options with the extension of the parapet on the existing building to maintain visual compatibility.
4. Provide information about locations of any wall mounted electrical equipment and how refuse will be screened from the public right-of-way.
5. Reduce the width of the East Broad Street façade by two (2) feet, remove the existing concrete block wall, and move the accessory building to the zero (0) foot lot line.

Vote Results (Approved)

Motion: Robin Williams

Second: Mae Bowley

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

[16. Petition of Ethos Preservation | 23-004692-COA | 103 East Park Lane | New Construction \(Small\), Special Exception and Variance Recommendation Requests](#)

🔗 [Staff Report - 23-004692-COA 103 E Park Ln.pdf](#)

🔗 [Submittal Packet - 103 E Park Ln.pdf](#)

🔗 [Previous Submittal Packet - 103 E Park Ln.pdf](#)

🔗 [Staff Research - Sanborn Maps.pdf](#)

**** Ms. Rebecca Fenwick and Ms. Kiersten Connor recused themselves from this petition.**

Ms. Leah Michalak presented the petitioner's request of approval for New Construction, Small (Parts I and II) for a two-story single-family residence for the vacant property located at 103 East Park Lane.

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

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

To allow for a stoop that is 4 feet deep by 6 feet wide.

The applicant is requesting a Variance Recommendation to the Zoning Board of Appeals from the standard that reads:

TN-1, Building Setbacks (ft). For blocks with contributing structures.

Rear yard: 30 (min).

To allow a 6'-2" rear yard setback.

This project was first heard by the HPC at the September 27, 2023, Meeting. The Commission continued the petition in order for the applicant to address the following:

1. Increase the rear yard setback to lessen the requested variance.
2. Redesign the roofline to tie the top of the building to the bottom.

Per the Sanborn Maps, the parcel has been subdivided in its current configuration since sometime between 1898 and 1916; it was likely divided when the one-story duplex that is indicated on the maps was constructed. This one-story duplex was demolished sometime after 1966 and the lot has been vacant since then.

PETITIONER COMMENTS:

Ms. Ellen Harris, acknowledged it is a challenging site due to subdivision over 100 years ago. The petitioner and homeowner are agreeable to working with the neighbors.

PUBLIC COMMENTS:

Mr. Michael Archelango supports the petition but expressed concerns with contractor using his property for parking.

COMMISSION COMMENTS:

There were no comments from the Commission.

Motion

The Savannah Historic Preservation Commission does hereby:

Approve the request for New Construction, Small (Parts I and II) for a two-story single-family residence for the vacant property located at 103 East Park Lane as requested because the proposed work is visually compatible and meets the standards.

AND

Approve a Special Exception from the standard that reads:

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

To allow for a stoop that is 4 feet deep by 6 feet wide because the Special Exception criteria are met.

AND

Approve a Variance Recommendation to the Zoning Board of Appeals from the standard that reads:

TN-1, Building Setbacks (ft). For blocks with contributing structures.

Rear yard: 30 (min).

To allow a 6'-2" rear yard setback because the variance criteria are met.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick

- Abstain

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

CUYLER-BROWNVILLE DISTRICT

[17. Petition of Heather Halverson and Juan Carlos Vasquez | 22-000966-COA | 671-673 West 34th Street | Special Exception Request, After-the-Fact Alterations](#)

- [☞ Staff Report - 22-000966-COA 671-673 West 34th St.pdf](#)
- [☞ Submittal Packet - 671-673 W 34th St..pdf](#)
- [☞ Staff Research-photos-google street view.pdf](#)
- [☞ Staff Research-Sanborn maps.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for a Special Exception for after-the-fact alterations to the property located 671-673 West 34th Street. The Special Exception request is to allow all work that was completed to stay in place; the work is as follows:

- Removal of front porch elements including the roof, CMU base and wood columns, and wood balusters and railings. The base of the porch remains.
- Removal of windows from all openings. The replacement windows are vinyl and the opening sizes have been decreased at the top.
- Removal and replacement of all doors and in?ll of the transom above the doors.
- Removal of eave brackets.
- Installation of a fence.
- Reconfiguration of the rear (This includes extension of the east portion of the rear to be one large addition on the back and the new roof extends over the entirety of the addition).

The historic building was constructed in 1891 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. Heather Halverson reached out to the Historic Preservation Department on May 12, 2021, after receiving word from Code Compliance of work done on the property without a COA. She bought the property from Taylor Investment Ventures LLC with Matt Follis as Real Estate Licensee with the work already completed. Following a preliminary conversation with Ms. Halverson, sta? completed a site visit to see the extent of the work completed and did research regarding existing permits or COAs for the address. The property located at 671-673 West 34th Street is listed as last receiving permits of any kind in 2014. There are no Certi?cates of Appropriateness attributed to the property. Sta? has been unable to ?nd any building permits that date any sooner and believe that is the last time the building was renovated, prior to the most recent work. Staff has been working with the current owner, Heather Halverson, to have as-built drawings made and to produce a complete application in order to appear before the Commission since this time.

PETITIONER COMMENTS:

Ms. Heather Halverson stated this is a stressful situation that is not their fault. She stated the property was purchased to eventually move into. She requested the Commission to allow the Special Exception because they cannot afford to make the requested changes to be in compliance.

PUBLIC COMMENTS:

Mr. Ryan Jarles, of Historic Savannah Foundation, stated this has happened previously to the current owner's ownership, who is not at fault. HSF would support 'as is' approval.

COMMISSION COMMENTS:

The Commission expressed being sympathetic to the petitioner, thus they are anxious to get the knowledge of historic properties, districts, and guidelines out to realtors to share with their clients; looking for a process to stop buyers making quick flips while destroying historic properties with no repercussions. Care needs to be had about the precedence set. Broader education to realtors, purchasers, and historic homeowners is needed. Though agrees with HSF, some Commissioners believe the structure should be restored to minimum visual compatibility as it is an income property (two rental units) - the porch and original windows. There was concern with legal ramifications. Some felt the porch is more important than the windows. The Commission realizes there is a bigger problem and would like to approve the Special Exception and would like the front facade and window original configurations returned, as there were compromises made in staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve a Special Exception for after-the-fact alterations to the property located 671-673 West 34th Street as requested because the Special Exception criteria are met.

Vote Results (Approved)

Motion: Kiersten Connor
Second: Pamela Miller

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

STREETCAR DISTRICT

[18. Petition of Matthew Farrahar | 23-001794-COA | 211 West 43rd Street | New Construction, Small \(Parts I & II\)](#)

[Staff Report - 23-001794-COA 211 W 43rd St.pdf](#)

[☞ Submittal Packet - 211 W 43rd St.pdf](#)

[☞ Parking - Zoning Confirmation Letter.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for New Construction, Small: Parts I and II for a two-story commercial building for the vacant parcel located at 211 West 43rd Street. The building is designed to resemble a traditional two-story residential building, typical in the neighborhood, however, it will be used for offices. An ADA ramp is proposed along the east side of the building.

PETITIONER COMMENTS:

Mr. Matthew Farrahar stated he will comply with Staff conditions, some requirements have already been met.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

There were no Commission comments. There was discussion about adding character and visual compatibility to the proposed structure.

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction, Small: Parts I and II for a two-story commercial building for the vacant parcel located at 211 West 43rd 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 the height of the porch railing; ensure it does not exceed 36 inches.
2. Provide the pitch of the front porch roof; ensure it is pitched between 2:12 and 6:12.
3. Remove the fence from between the buildings on both sides.
4. Add a transom above the main entrance.
5. Add a frieze board at the top of the wall under the roof line on all façades.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kiersten Connor

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

[☞ Submittal Packet - 401 W 41st St.pdf](#)

[☞ Submittal Packet - New Construction - 401 West 41st Street.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval to demolish the contributing building located at 401 West 41st Street.

A rehabilitation project was first approved for this building on September 28, 2022 [File No. 22-002605-COA]. It was amended on April 26, 2023 [File No. 23-001782-COA]. The "building suffered severe damage as a result of a fire" on September 26, 2023. 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."

PETITIONER COMMENTS:

Mr. John Deering stated the structure was regrettably destroyed by fire before rehabilitation work could be done.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission hopes to see reconstruction.

Motion

The Savannah Historic Preservation Commission does hereby approve to demolish the contributing building located at 401 West 41st Street because the standards are met.

Vote Results (Approved)

Motion: Robin Williams

Second: Mae Bowley

Rebecca Fenwick

- Aye

Virginia Mobley

- Not Present

Robin Williams

- Aye

Darren Bagley-Heath

- Not Present

Jeff Notrica	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[20. Petition of Greenline Architecture, Inc. | 23-005204-COA | 403-405 West 41st Street | Contributing Demolition](#)

- [Staff Report - 23-005204-COA 403-405 West 41st Street.pdf](#)
- [Submittal Packet - 403-405 W 41st St.pdf](#)
- [Submittal Packet - Rehabilitation Drawings - 403-405 W 41st St.pdf](#)

There was no discussion for this petition, as it was identical to the prior.

Motion

The Savannah Historic Preservation Commission does hereby approve to demolish the contributing building located at 403-405 West 41st Street because the standards are met.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Pamela Miller

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

X. APPROVED STAFF REVIEWS

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

Motion

Acknowledge.

Vote Results (Not Started)

Motion: Mae Bowley

Second: Kiersten Connor

[22. Petition of Kewaan Drayton | 23-004803-COA | 1305 Barnard St | Projecting sign](#)

[☞ SIGNED Staff Decision - 23-004803-COA 1305 Barnard St.pdf](#)

[23. Petition of Roofcrafters | 23-005068-COA | 3 West 36th Street | Replace roofing shingles](#)

[☞ SIGNED Decision 23-005068-COA 3 W 36th St.pdf](#)

[24. Petition of Sean McCullough | 23-004941-COA | 302 East 35th Street | Fence project](#)

[☞ SIGNED Staff Decision - 23-004941-COA 302 E 35th St.pdf](#)

[25. Petition of Margarita Jerden | 23-004853-COA | 116 East Anderson Street | Exterior wood siding replacement](#)

[☞ SIGNED Staff Decision - 23-004853-COA 116 E Anderson St.pdf](#)

[26. Petition of Victory Roofing | 23-004685-COA | 311 East 40th Street | Replacement roof asphalt shingles](#)

[☞ SIGNED Staff Decision - 23-004685-COA 311 E 40th St.pdf](#)

[27. Petition of SmartShop | 23-004392-COA | 1114 Abercorn Street | Wooden screening for lane dumpsters](#)

[☞ SIGNED Staff Decision - 23-004392-COA 1114 Abercorn St.pdf](#)

[28. Petition of Your Exterior Pros | 23-004852-COA | 316 West Park Avenue | Window replacement \(seven\)](#)

[☞ SIGNED Staff Decision - 23-004852-COA 316 W Park Ave.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[29. Inspections Report](#)

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

[30. Stamped Drawings Report](#)

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

XII. OTHER BUSINESS

XV. ADJOURNMENT

[31. Next Pre-Meeting: Monday, November 20, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[32. Next Regular Meeting: Monday, November 20, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[33. Adjourn](#)

There being no further business to present before the Commission, the October 25, 2023 Historic Preservation Commission Meeting adjourned at 5:31 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.