



## Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street  
February 28, 2024 2:00 p.m.  
MINUTES

### February 28, 2024 Historic Preservation Commission Meeting

A Pre-meeting was held at 1:30 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:** Darren Bagley-Heath, Chair  
Kiersten Connor  
Mae Bowley  
Virginia Mobley  
Pamela Miller  
Jeff Notrica

**Member Absent:** Kathy Ledvina

**Staff Present:** Melanie Wilson, Executive Director  
Pamela Everett, Assistant Executive Director (virtually)  
Jonathan Mellon, Director of Historic Preservation  
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

##### 1. Petition of Rose Architects, Kevin Rose | 24-000085-COA | 15 West 43rd Street | Additions & Alterations

🔗 [Submittal Packet - 15 W. 43rd Street.pdf](#)

🔗 [Staff Report - 24-000085-COA 15 W 43rd St.pdf](#)

***\*\*Moved to first item on Regular agenda, per the applicant's request.***

**Mr. Jonathan Mellon** presented the applicant's request of approval for an amendment to a previous COA (22-003654-COA) for alterations and additions for the property located at 15 West 43rd Street.

Per the applicant:

“Project Description: This project is comprised of the adaptive re-use of an existing non-contributing building in the Streetcar District which has been vacant for 30 years. It was originally built between 1936 and 1940 and operated as a cold storage and “icehouse” facility. The existing structure will be preserved. The addition of a kitchen and small office is proposed for the south side. A small entrance vestibule will be added at the north façade,

where the current loading dock is located. The addition of two interior restrooms and an exterior refuse area will be added to the easternmost corner of the north façade. To buffer the building with the adjacent busy streets, improvements to the landscape are proposed. Including planters and small ornamental trees along Whitaker and 43rd Street. A wood fence is proposed along the southernmost property line to provide a bit of privacy from Victory Drive.”

In addition, the applicant noted that the revised scope of work contained in the proposed amendment consists of the following changes:

- “1. Glass vestibule and Glass porch dining area are no longer being added, a porch has replaced the dining area.
2. Stucco has been replaced by cement composite panel siding over wood framing.
3. Ramp has been removed, existing stair to remain.
4. No new windows in the existing building.
5. Existing awning to remain, no new larger roof over deleted dining area addition.
6. Trellis on south side added as well as northern side freestanding canvas canopy structure.”

At the August 24, 2022, HPC meeting the Commission approved the request with the following conditions (the proposed revisions in the amendment are noted in bold and discussed in further detail in the Finding section of this staff report):

1. Revise any framed walls that are coated in stucco to masonry construction. **(Stucco is no longer being proposed to be used)**
2. Provide a specification and/or additional information for the pair of windows on the front façade; the proposed window must meet all window design standards. **(The windows are no longer being proposed on the front façade)**
3. The storefront glazing must be inset a minimum of 4 inches from the face of the building. **(The proposed storefront glazing now meets the standard)**
4. Provide a specification for any new non-storefront doors; the doors must meet all door design standards. **(The proposed doors now meet the standards)**
5. The standing seam metal roof must have seam heights of 1 inch or less and panel widths must not exceed 16 inches. **(The proposed standing seam metal roof now meets the standards)**
6. Provide a HVAC equipment screening detail; if wood, the screening must be painted and the wood refuse storage area screening must be painted. **(The proposed screening for the HVAC equipment and refuse storage area now meet the standards)**
7. Provide a specification for the gas lantern light fixtures; the light fixtures must meet all lighting design standards. **(The gas lantern fixtures are no longer being proposed to be used)**
8. Lower the fence/wall height to a maximum of 3 feet to meet the standard. **(The fence/wall is no longer being proposed to be used, and instead planters are proposed in their place)**

15 West 43rd Street is a one-story masonry (brick) building which was constructed between 1936 and 1940 on a corner lot on the south side of West 43rd Street and the east side of Whitaker Street and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. See the “Submittal Packet” for additional history.

MINUTES

Staff recommended to approve the request for an amendment to a previous COA (22-003654-COA) for alterations and additions for the property located at 15 West 43rd Street with the following condition to be submitted to staff for review and approval, because the project otherwise is visually compatible and meets the standards.

1. Confirm that no exterior lighting is proposed, as none is indicated on the submitted plans or provide staff with specifications in order to ensure that the standards are met.
2. Lower the height of the proposed elements (masonry (brick) pillars and wrought iron gate) of the corner entrance to 3 feet in height and remove the steel beam.

**PETITIONER'S REQUEST:**

**Mr. Kevin Rose**, petitioner, wanted to address the gate. Previously, Mr. Robin Williams suggested using a wall and fence as found at Ardsley Station. The petitioner stated they want an official entrance; something between cars and people as it is a high-speed road. He requested it be considered on its own as a gate, not a fence or wall.

**PUBLIC COMMENT:**

There was no public comment.

**COMMISSIONER COMMENTS:**

**Ms. Mobley** stated he has to use current standard.

**Mr. Rose** stated it was previously approved by this Commission and is not understanding or agrees with Staff recommendation. Stated he will go with original COA and return when Ordinance is changed; will be changed. **Mr. Mellon** presented the original COA and stated it does not comply with current ordinance and it would require a Special Exception.

**Ms. Connor** stated a gate, fence, and wall are not synonymous. Since previously approved, still need to apply. **Mr. Mellon** informed they have changed and it would be a separate request due to zoning as it was not obtained originally.

**Ms. Bowley** stated they should agree with Staff recommendation and have petitioner come back.

**Mr. Rose** stated he could just be granted approval by waiting out the 45-day timeframe as stated in the Ordinance for a COA. **Mr. Mellon** clarified that there was additional information needed, therefore, it would not just be approved because it has been beyond 45 days, as applicant asserted.

**Motion**

Move to first item on Agenda

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Pamela Miller

Virginia Mobley	- Aye
Darren Bagley-Heath	- Abstain
Jeff Notrica	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye

Kathy S. Ledvina	- Not Present
Pamela Miller	- Not Present

### Motion

The Historic Preservation Commission motioned to approve the request for an amendment to a previous COA (22-003654-COA) for alterations and additions for the property located at 15 West 43rd Street with the following conditions to be submitted to staff for review and approval, because the project otherwise is visually compatible and meets the standards.

1. Confirm that no exterior lighting is proposed, as none is indicated on the submitted plans or provide staff with specifications in order to ensure that the standards are met.
2. Lower the height of the proposed elements (masonry (brick) pillars and wrought iron gate) of the corner entrance to 3 feet in height and remove the steel beam.

### Vote Results ( Approved )

Motion: Mae Bowley

Second: Jeff Notrica

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

## [2. Petition of Jay Maupin | 24-000159 | 2401 Martin Luther King, Jr. Boulevard | Rehabilitation](#)

🔗 [Submittal Packet - 2401 MLK Jr. Blvd..pdf](#)

🔗 [Staff Report - 24-000159-COA 2401 MLK.pdf](#)

### Motion

The Historic Preservation Commission motioned to approve the request for alterations to the two buildings for the property located at 2401 and 2405 Martin Luther King, Jr. Boulevard with the following conditions to be submitted to staff for review and approval, because the project otherwise is visually compatible and meets the standards.

1. Provide a complete window schedule for 2401 MLK in order to ensure that the proposed replacement windows would be visually compatible and meet the standards.
2. Provide information on the proposed masonry skim coat for 2401 MLK in order to ensure that it would be visually compatible and meet the standards.
3. Revise the proposed size of the new window on the side (south) elevation of 2401 MLK in order to ensure that it would be visually compatible and meet the standards.
4. Revise the proposed type of new window on the front elevation of 2401 MLK in order to ensure that it would be visually compatible and meet the standards.

5. Provide information on the proposed trim work for the new windows on 2401 MLK in order to ensure that they would be visually compatible and meet the standards.
6. Provide information on the proposed inset of the new windows on 2401 MLK in order to ensure that they would be visually compatible and meet the standards.
7. Provide information on the proposed transparency percentage for the side (south) elevation of 2401 MLK and adjust accordingly in order to ensure that the percentage would be visually compatible and meet the standards.
8. Provide information on the details for the proposed replacement railing for the second story porch of 2405 MLK in order to ensure that the height and spacing details would be visually compatible and meet the standards.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Mae Bowley

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

[3. Petition of Array Design, Holly Kincannon | 24-000440-COA | 211 West Waldburg Street | Rehabilitation](#)

🔗 [Submittal Packet - 211 W. Waldburg St..pdf](#)

🔗 [Staff Report - 24-000438-COA 211 W Waldburg St.pdf](#)

**Motion**

The Historic Preservation Commission motioned to approve for the request for alterations to the rear and side elevations, and partial roof replacement, for the property located at 211 West Waldburg Street as requested because the project is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Mae Bowley

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

[4. ADUs in Historic Districts - 114 E 55th St 23-005972-ZBA](#)

[HPC 114 E 55th Street ADU Review.pdf](#)

**Motion**

The Historic Preservation Commission approved the recommendation.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Mae Bowley

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

**IV. ADOPTION OF THE AGENDA**

**V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

[5. Approve the January 24, 2024 Historic Preservation Commission Meeting Minutes as presented.](#)

[01.24.24 MEETING MINUTES.pdf](#)

**Motion**

The Historic Preservation Commission motioned to approve the January 24, 2024 Historic Preservation Commission meeting minutes as presented.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Pamela Miller

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

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

**VII. CONTINUED AGENDA**

[6. Petition of Stanley Smart | 23-006356-COA | 509 East 33rd Street | Addition and After-the-Fact Demolition and Alterations](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Pamela Miller

Virginia Mobley - Aye

Darren Bagley-Heath - Abstain

Jeff Notrica - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Not Present

Pamela Miller - Not Present

[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: Mae Bowley

Second: Pamela Miller

Virginia Mobley - Aye

Darren Bagley-Heath - Abstain

Jeff Notrica - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Not Present

Pamela Miller - Aye

[8. Petition of BMP Doctor, LLC | 23-002366-COA | 306 West 40th Street | New Construction, Small \(Part II\); Variance Recommendation Request](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Pamela Miller

Virginia Mobley - Aye

Darren Bagley-Heath - Abstain

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

[9. Petition of Katherine Phillips | 24-000445-COA | 524 East Henry Street | After-the-Fact Fence](#)

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Pamela Miller

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

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[10. Petition of Kasper and Janine Moghaddam | 24-0000394-COA | 205 East Duffy Street | Addition](#)

🔗 [Submittal Packet - 205 East Duffy.pdf](#)

🔗 [Staff Report - 24-000394-COA 205 E Duffy St.pdf](#)

**Ms. Kelli Mitchell** presented the applicant's request for approval to construct a rear deck at the property located at 205 East Duffy Street. The townhome was constructed in 1886 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Staff recommended to approve the construction a rear deck at the property located at 205 East Duffy Street with the following conditions because the work otherwise is visually compatible and meets the standards.

1. Confirm that the side and rear setbacks meet the base zoning requirements. If they do not, redesign the deck to meet the setbacks or request a variance from the setbacks.
2. Confirm that the deck will be either stained or painted.
3. Confirm that the balusters do not exceed four (4") inches on center.

**PETITIONER COMMENTS:**

**Mr. Kasper Mohgaddam**, petitioner, thanked staff for their assistance and requested approval.

**PUBLIC COMMENTS:**

There were no public comments.

**COMMISSION DISCUSSION:**

The Commission supported the Staff recommendation.

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the construction a rear deck at the property located at 205 East Duffy Street with the following conditions because the work otherwise is visually compatible and meets the standards.

1. Confirm that the side and rear setbacks meet the base zoning requirements. If they do not, redesign the deck to meet the setbacks or request a variance from the setbacks.
2. Confirm that the deck will be either stained or painted.
3. Confirm that the balusters do not exceed four (4") inches on center.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Pamela Miller

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

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

🔗 [Previous Submittal Packet - Drawings and Photos - 916 MLK.pdf](#)

🔗 [Submittal Packet - 916 MLK Blvd Part II.pdf](#)

🔗 [Staff Report - 23-003509-COA 916 MLK.pdf](#)

**Ms. Caitlin Chamberlain** presented the petitioner's request of approval for Part II: Design Details for a new construction project located at 916 Martin Luther King, Jr. Boulevard.

Per the applicant, the project “will provide 16 high quality two-bedroom apartments affordable to small families and/or couples who have been displaced, or who are at risk of being displaced, due to the high cost of rental housing in the neighborhood and Savannah.” 916 Martin Luther King, Jr. Boulevard is currently an empty lot that was formerly the site of the historic Savannah Pharmacy building which was demolished in 2014. The surrounding area is a mix of churches, residential, and commercial properties.

Part I: Height and Mass was approved at the July 26, 2023, Historic Preservation Commission Meeting, as well as a variance and a special exception request. Approve New Construction, Part II- Design Details for an apartment building at the vacant lot located at 916 Martin Luther King, Jr. Boulevard with the following condition to be submitted to staff for review and approval, because the work is otherwise visually compatible and meets the standards:

1. If lighting is proposed on the building, provide this information to staff for review and approval prior to installation.

**PETITIONER COMMENTS:**

**Mr. Patrick Shay** and **Ms. Meredith Stone** were receptive to Staff recommendation and looking forward to moving forward.

**PUBLIC COMMENTS:**

There was no public comment.

**COMMISSION DISCUSSION:**

The Commission commended the petitioner for the design amendments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve New Construction, Part II- Design Details for an apartment building at the vacant lot located at 916 Martin Luther King, Jr. Boulevard with the following condition to be submitted to staff for review and approval, because the work is otherwise visually compatible and meets the standards:

If lighting is proposed on the building, provide this information to staff for review and approval prior to installation.

**Vote Results ( Voting )**

Motion: Mae Bowley

Second: Jeff Notrica

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

**STREETCAR DISTRICT**

[12. Petition of Barnard Architects | 24-000438-COA | 220 East 41st Street | Rehabilitation/Alterations](#)

🔗 [Sixby Bakery & Cafe Exterior MPC Submission.pdf](#)

🔗 [Staff Report - 24-000438-COA 220 E 41st.pdf](#)

**Ms. Kelli Mitchell** presented the petitioner's request for approval to replace an existing

door, alter window openings, replace windows, remove a wall mounted AC Unit, and paint previously painted CMU walls at the property located at 220 East 41st Street.

The applicant is requesting approval to replace an existing door, alter window openings, replace windows, remove a wall mounted AC Unit, and paint previously painted CMU walls at the property located at 220 East 41st Street. The building is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the replacement an existing door, alteration of window openings, replacement of windows, removal of a wall mounted AC Unit, and painting of previously painted CMU blocks at the property located at 220 East 41st Street with the follow condition because the work is otherwise visually compatible and meets the standards.

1. Provide the dimension for the window inset to confirm that it meets the standards.

**PETITIONER COMMENTS:**

**Mr. Robert Portman**, Barnard Architects, presented his project and showed pictures of the location and portion of the structure for which the request was made.

**Ms. Mobley** asked about the size of the business. **Mr. Portman** stated it is a 400 square foot structure with walk up and walk in.

**PUBLIC COMMENTS:**

There was no public comment.

**COMMISSION DISCUSSION:**

The Commission supported Staff recommendation.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the replacement an existing door, alteration of window openings, replacement of windows, removal of a wall mounted AC Unit, and painting of previously painted CMU blocks at the property located at 220 East 41st Street with the follow condition because the work is otherwise visually compatible and meets the standards.

1. Provide the dimension for the window inset to confirm that it meets the standards.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Kiersten Connor

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

[13. Petition of Boyce's Handyman Services | 24-0000196-COA | 9 West 43rd Street | Rehabilitation/Alterations and Addition](#)

🔗 [Submittal Packet - 9 West 43rd.pdf](#)

🔗 [Staff Report - 24-000196-COA 9 W 43rd St.pdf](#)

**Ms. Kelli Mitchell** presented the applicant's request to enclose an existing previously approved deck and to construct a ramp on the side of the addition at the property located at 9 West 43rd Street.

The building was constructed in 1920 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. On February 10, 2020, staff issued a COA for the following work:

The applicant is requesting approval for alterations and additions to the property located at 9 West 43rd Street (11 West 43rd Street). Non-historic additions located on the rear façade of the structure are proposed to be removed and a single-story addition is proposed to be constructed on the rear façade. The deteriorated features on the existing historic main structure are proposed to be repaired in-kind.

A non-historic second-story porch on the front façade is proposed to be removed.

A screened parking lot is proposed on the east portion of the lot.

The work included the construction of the existing uncovered deck and the existing one-story rear addition.

**PETITIONER COMMENTS:**

The petitioner was not present. The Commission motioned to continue until the petitioner was present for questions.

**PUBLIC COMMENTS:**

There was no public comment.

**COMMISSION DISCUSSION:**

There was no Commission discussion.

**Motion**

Continue due to questions needed from petitioner.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Mae Bowley

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

[14. Petition of A | D Collaborative, Heather Spigner | 24-000020-COA | 111 Brady Street | New Construction, Small Parts I & 2, Amendment / Variance Recommendation Request](#)

🔗 [Submittal Packet - 111 Brady St..pdf](#)

🔗 [Staff Report - 24-000020-COA 111 Brady St.pdf](#)

**\*\*Ms. Mae Bowley recused herself from this petition.**

**Mr. Jonathan Mellon** presented the applicant's request for approval to amend 23-002993-COA for Non-Contributing Demolition and New Construction Small, Parts I and II which was approved at the July 26, 2023 HPC meeting (see attached Commission Decision) to allow for the demolition of an existing non-contributing attached accessory structure at the rear of the property located at 111 Brady Street. In its place, the applicant is requesting approval for the construction of a two-story addition that would resemble a carriage house structure but serve as an addition to the house, as well as the replacement of the shingle roof of another, earlier one-story addition, with a metal standing seam roof.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the standard regarding rear yard setbacks in Article 5- Base Zoning Districts, TN-2 Building Setbacks for Blocks with Contributing Structures that reads:

*“Rear yard: 20 (min)”*

to allow for less than a 20-foot rear yard setback due to existing lot conditions.

Per the applicant:

“THE SCOPE OF THIS SUBMISSION CONSISTS OF THE DEMOLITION OF A NON-CONTRIBUTING ONE-STORY CARRIAGE HOUSE STRUCTURE BUILT AFTER 1953 AND A REBUILD OF CARRIAGE HOUSE STRUCTURE WITH THE ADDITION OF A SECOND LEVEL ON THE PROPERTY LOCATED AT 111 BRADY ST. IN SAVANNAH, GA.

THIS PROJECT WAS PREVIOUSLY SUBMITTED AS AN ALTERATION WITH THE ADDITION OF THE SECOND LEVEL. UPON STARTING CONSTRUCTION, IT HAS BEEN DISCOVERED THE EXISTING FOUNDATIONS ARE INADEQUATE AS WELL AS MUCH OF THE EXISTING WOOD STUDS ARE SUFFERING FROM TERMITE DAMAGE. NEW FOUNDATIONS AND FRAMING ARE NEEDED. THE SCOPE OF WORK PROPOSED NOW CONSISTS OF NEW FOUNDATIONS AND WALLS TO REPAIR THE STRUCTURE AND SUPPORT THE NEW SECOND FLOOR.

REAR SETBACK VARIANCE: THIS PROPERTY DOES NOT MEET THE REAR SETBACK REQUIREMENT OF 20 FT AS THE EXISTING ACCESSORY STRUCTURE IS CURRENTLY ATTACHED TO THE MAIN HOUSE. REQUEST FOR A VARIANCE TO ALLOW THE EXISTING STRUCTURE FOOTPRINT TO REMAIN WITH THE PROPOSED ADDITION AND MAINTAIN THE ARCHITECTURAL CHARACTER OF THE PROPERTY.”

111 Brady Street is a two-story frame with stucco building which was constructed in 1911 on the south side of Brady Street between Whitaker Street and Barnd Street on a through lot with frontage at the rear on West 35th Street and is a contributing resource within the National Register Thomas Square Streetcar District and the local Streetcar Historic District. According to the Sanborn maps, it appears that the current accessory structure at the rear of the property was added sometime after the 1953 map but before the 1966 updates to the 1955 base map. Since the accessory structure was added several decades after the construction of the house it does not appear to also be contributing and thus, the project area will be reviewed as non-contributing.

At the January 24, 2024, HPC meeting the Commission continued the request in order for the petitioner to address the following:

1. Add the request for a variance recommendation for the 3-foot side yard setback requirement in addition to the requested recommendation for the 20-foot rear yard setback requirement.
2. Add details on any proposed gutters and downspouts.
3. Provide clarification on whether or not the new construction is to be of masonry with a true stucco finish.
4. Provide a complete window and door schedule that includes, in addition to the specific products proposed to be used, the muntin details.
5. Provide information on the proposed trim work.
6. Provide information on the proposed inset of the windows.
7. Provide information on the proposed percentage of the transparent features for the first floor of the rear elevation.
8. Provide information on the proposed drip edge for the metal roof.
9. Confirm that no exterior lighting is proposed, as none is indicated on the submitted plans.
10. Confirm that the existing fence and gate are proposed to be retained and no new fencing is proposed.

Staff recommended to approve the request to demolish the existing non-contributing connected one-story accessory structure and construct a two-story addition at the rear of the property located at 111 Brady Street, because the project otherwise is visually compatible and meets the standards.

AND

a recommendation to the Zoning Board of Appeals for a variance from one standard within Article 5- Base Zoning Districts, TN-2 *Building Setbacks for Blocks with Contributing Structures* that reads:

*“Side yard: 3 (min)”*

to allow for less than a 3-foot rear yard setback due to existing lot conditions.

**PETITIONER COMMENTS:**

**Ms. Heather Spigner**, petitioner, stated that was conflict with property lines; will need a variance. Would like to have the new build as the current structure.

**PUBLIC COMMENTS:**

There was no public comment.

**COMMISSION DISCUSSION:**

The Commission expressed concern with some of the proposed construction.

**Motion**

The Savannah Historic Preservation Commission does hereby continue the request to demolish the

existing non-contributing connected one-story accessory structure and construct a two-story addition at the rear of the property located at 111 Brady Street for 30 days, in order for the petitioner to address the following:

1. Provide clarification on whether or not the new construction is to be of masonry with a true stucco finish as per (Ord. of 11-22-2022(11), § 1).

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Kiersten Connor

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

15. Petition of Baby's General Store, Max Robinson | 24-000437-COA | 410 East 37th Street | Sign / Fence

🔗 [Submittal Packet - 410 E. 37th St..pdf](#)

🔗 [Staff Report - 24-000437-COA 410 E 37th St.pdf](#)

Mr. Jonathan Mellon presented the applicant's request of approval for alterations, including new signage and fencing, to the building and site located at 410 East 37th Street.

Per the applicant:

“FABRICATE PERIOD CORRECT SIGN TO REPLICATE THE ORIGINAL SIGNAGE ON THE ROOF AND AT THE CORNER OF THE OLD GULF FILLING STATION.

ROOF TOP SIGNAGE IS 46 SQ FT TO REPLICATE THE ORIGINAL SIZE OF THE SIGN.

CORNER SIGNAGE IS 25 SQ FT TO REPLICANT THE ORIGINAL SIZE OF THE SIGN.

BUILDING FENCING BEHIND THE BUILDING AND THE TRAIN TRACKS.”

410 East 37th Street is a one-story masonry (brick) building which was constructed in c.1920 on a corner lot on the north side of East 37th Street and the west side of Price Street and is a contributing resource within the National Register Thomas Square Streetcar District and the local Streetcar Historic District. An early example of a filling station, the design includes a brick columned drive-through canopy, with inlaid yellow brick on red brick. The applicant has worked in close consultation with the Historic Savannah Foundation (HSF) on the proposed scope of the restoration work.

Staff recommended to approve the request for alterations, including new signage and fencing, to the building and site located at 410 East 37th Street with the following condition, because the project otherwise is visually compatible and meets the standards.

1. Submit a request for a Variance for the proposed rooftop sign.

**PETITIONER COMMENTS:**

**Mr. Max Robinson**, petitioner, stated the goal is to replicate the gas stations that used to be found across the country, using their logo on the sign. Quiet zone is vital - the train arm does not work properly. Asking for fence for safety but will accommodate Commission requests.

**Ms. Bowley** asked if a see-through fence is optional. **Mr. Robinson** stated they just want to create a safe environment. Spoke with CSX stated it needs to be 25 feet away - meets the requirement. The Commission suggested wooden picket fence.

**PUBLIC COMMENTS:**

**Ms. Ellie Isaacs**, HSF, stated they have an easement on the property and supports the petition.

**COMMISSION DISCUSSION:**

The Commission supported Staff recommendation.

**Motion**

The Historic Preservation Commission approve the request for alterations, including new signage and fencing, to the building and site located at 410 East 37th Street with the following condition, because the project otherwise is visually compatible and meets the standards.

1. Submit a request for a Variance for the proposed rooftop sign.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Kiersten Connor

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

**X. APPROVED STAFF REVIEWS**

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

**Motion**

The Historic Preservation Commission acknowledged and approved of the Staff-approved decisions.

**Vote Results ( Approved )**

Motion: Kiersten Connor

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Abstain

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

17. Petition of Greenline Architecture | 402 W 41st Street | 24-000820-COA | After-the-fact Stucco

🔗 SIGNED Staff Decision - 24-000820-COA 402\_W\_41st\_St.pdf

18. Petition of South Shore Roofing | 205 W 33rd | 23-006360-COA | Roof replacement

🔗 SIGNED Staff Decision - 23-006360-COA 205 W 33rd St.pdf

19. Petition of Ian Smith | 2222 Bull St | 24-000178-COA | Wooden Fence

🔗 SIGNED Staff Decision - 24-000178-COA 2222\_Bull\_St.pdf

20. Petition of Your Exterior Pros | 208 E 38th Street | 24-000689-COA | Metal roof replacement and cleaning of siding

🔗 SIGNED Staff Decision - 24-00068-COA 208\_E\_38th\_St.pdf

21. Petition of Lynch Architects | 1400, 1408, 1410 Martin Luther King, Jr. Blvd | 23-006368-COA | Amend previously approved COA

🔗 SIGNED Staff Decision - 23-006368-COA 1400,\_1408,\_1410\_MLK.pdf

22. Petition of Parking Management Company , LLC | 41 Martin Luther King, Jr. Blvd. | 23-005843-COA | Parking lot sign-resurfacing

🔗 SIGNED Staff Decision - 23-005843-COA 41\_MLK.pdf

23. Petition of Shelly Boyce | 315 W 40th Street | 24-000197-COA | Roof replacement

🔗 SIGNED Staff Decision - 24-000197-COA 315\_W\_40th\_St.pdf

24. Petition of Your Exterior Pros | 209-2011 W 31st Street | 24-0001094-COA | Roof replacement

🔗 SIGNED Staff Decision - 24-000194-COA 209-211\_W\_31st\_St.pdf

25. Petition of Your Exterior Pros | 101 E 31th Street | 24-000193-COA | Roof replacement

🔗 SIGNED Staff Decision - 24-000193-COA 101\_E\_31st\_St.pdf

26. Petition of Seaport Roofing | 23-006361-COA | 522 E Duffy Street | Roof replacement

🔗 SIGNED Staff Decision - 23-006361-COA 522 E Duffy.pdf

**XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

27. Inspections Completed by Staff

🔗 January, February 2024.pdf

28. Report on Work Done Without a Certificate of Appropriateness for the February 28, 2024, HPC Meeting

🔗 Report on Work Done Without a COA - HPC - February 28, 2024.pdf

29. Report on Stamped Drawings - January & February

🔗 February 2024.pdf

**XII. OTHER BUSINESS**

**XV. ADJOURNMENT**

[30. Next Pre-Meeting: Wednesday, March 27, 2024 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[31. Next Regular Meeting: Wednesday, March 27, 2024 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[32. Adjourn](#)

There being no further business to present before the Commission, the February 28, 2024 Historic Preservation Commission meeting adjourned at 4:04 p.m.

Respectfully submitted,

Mr. Jonathan Mellon  
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.***