



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street

January 24, 2024 3:00 p.m.

MINUTES

January 24, 2024 Historic Preservation Commission Meeting

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

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

Staff Present: Melanie Wilson, Executive Director (virtually)
Pamela Everett, Assistant Executive Director
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

IV. ADOPTION OF THE AGENDA

[1. Adopt the January 24, 2024 Historic Preservation Commission Agenda as presented.](#)

During 'Other Business', the Board voted with a motion by Virginia Mobley and seconded by Mae Bowley for Darren Bagley-Heath as upcoming Chair and Kathy Ledvina as Vice Chair. The vote was unanimous.

Motion

The Historic Preservation Commission motioned to adopt the January 24, 2024 Historic Preservation Commission Meeting agenda as presented.

Vote Results (Approved)

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[2. Approve the January 3, 2024 Historic Preservation Meeting Minutes as presented.](#)

Motion	
The Historic Preservation Commission motioned to approve the January 3, 2023 Historic Preservation Meeting Minutes as presented.	
Vote Results (Approved)	
Motion: Pamela Miller	
Second: Virginia Mobley	
Rebecca Fenwick	- Not Present
Virginia Mobley	- Aye
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

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

VII. CONTINUED AGENDA

[3. Petition of Rose Architects, Kevin Rose | 24-000085-COA | 15 West 43rd Street | Additions & Alterations / Special Exception Recommendation Request](#)

Motion	
Continue.	
Vote Results (Not Started)	

Motion:

Second:

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

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

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

CUYLER-BROWNVILLE DISTRICT

[7. Petition of Julius Mack | 24-000088-COA | 677 West 34th Street | After-the-Fact Alterations / Special Exception Request](#)

Ms. Kelli Mitchell presented the petitioner's request of approval for a Special Exception for after-the-fact alterations to the property located at 677 West 34th Street. The Special Exception request is to allow all work that was completed without a Certificate of Appropriateness to remain in place. The work is as follows:

- Window replacement
- Door replacement
- Installation of fiber cement siding
- Complete front porch alterations (columns, railing, foundation walls, steps, and decking)
- Eave brackets removal
- Removal of louver vents into the attic on both side facades
- Reconfiguration of the original main roof form and removal of the roof of the rear additions

The Applicant has also applied for a Special Exception from the following standards to allow all after-the-fact alterations to remain in place:

- Secretary of the Interior's Standards and Guidelines for Rehabilitation: Standards 2 through 7 and 9 through 10
- Cuyler-Brownville Historic District Design Standards: Exterior walls., Alterations to contributing resources.Windows., Alterations to contributing resources.Doors/Entrances., Alterations to contributing resources.Porches, Stoops, Balconies and Decks., Alterations to contributing resources.Roof, Contributing Resources., Roof, Configuration, Contributing Resources.

The historic building was constructed between 1888 and 1891 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

The owner/applicant received a COA [19-001718-COA] on March 19, 2019, to replace an area of deteriorated siding. It wasn't discovered until May 2019 that additional work had been completed without COAs or building permits. The current owner purchased the property in

2016. Staff researched the property thoroughly and found that, in 2019, the building underwent many alterations without a Certificate of Appropriateness. Google Street views from May 2019 show the work in progress. It does not appear that a Code Compliance case was ever triggered, and Staff does not have any records to reflect any meetings or discussions during this time about a project at this location. It is likely that the unpermitted work went unnoticed and/or unreported. When comparing the October 2014 and May 2019 Google Street views, this work appears to include:

- Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
- Addition of two rear decks
- Exterior repairs and painting
- Replacement of two rear doors
- Alteration of two rear window openings from rectangular to square
- Removal of at least two rear window openings
- Addition of at least one window opening on the west façade and one window opening on the east façade (on rear additions)

The project was heard at the April 27, 2022, HPC Meeting. The Board's decision is listed below:

Continue the petition for after-the-fact alterations to the property located at 677 West 34th Street to the May 25, 2022, Historic Preservation Commission meeting in order for the Petitioner to apply for a Special Exception to allow the retention of the following features:

1. ***Reconfiguration of the original main roof form and removal of roofs of rear additions.***
2. ***Removal of two rear window openings.***
3. ***Window replacement.***
4. ***Installation of fiber cement siding.***

The Applicant then applied for Special Exceptions for the items listed above and was heard at the May 2022 meeting. The Commission made the following decision:

Deny the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are not visually compatible and do not meet the preservation or design standards:

1. **Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof**
2. **Replacement of two rear doors**
3. **Alteration of two rear window openings from rectangular to square**
4. **Removal of at least two rear window openings**
5. **Window replacement**
6. **Door replacement**
7. **Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)**
8. **Complete front porch alterations (columns, railing, foundation walls, steps, and decking)**
9. **Eave brackets removed**
10. **Removal of louver vents into the attic on both side facades**

AND

Deny all Special Exception requests for the property located at 677 West 34th Street because the Special Exception criteria are not met.

AND

Approve the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are visually compatible and meet the preservation and design standards:

- 1. Roof replacement**
- 2. Electrical service relocated from front façade to side façade**
- 3. Addition of and then later reconstruction of two rear decks**
- 4. Exterior light fixtures installed**

Since the decision on this project, the Commission reviewed work carried out at 671-673 West 34th Street, which is the immediate next-door neighbor. Per the staff report, work at this property included:

- 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).

This work was carried out without a Certificate of Appropriateness and without staff review.

Staff made the following recommendation:

Approval for a Special Exception for the following after-the-fact alterations to the property located 671-673 West 34th Street:

- 1. Rear addition**
- 2. Roof replacement**
- 3. Fence**

Because the removal of the addition would further destroy historic materials and because the standards are met for the roof replacement and fence.

AND

Denial for a Special Exception for the following after-the-fact alterations to the property located 671-673 West 34th Street:

- 1. Removal of front porch elements including the roof, CMU base and wood columns, and wood balusters and railings.**
- 2. Removal of windows from all openings. The replacement windows are vinyl and the opening sizes have been decreased at the top.**
- 3. Removal and replacement of all doors and in?ll of the transom above the doors.**
- 4. Removal of eave brackets.**

Because the Special Exception criteria are not met.

The Commission found that the Special Exception criteria were met and approved the project as requested without conditions. The Commission Decision is listed below:

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.

The Applicant for 677 West 34th Street has reapplied for a Special Exception from the standards and is again requesting an after the fact approval for work that was not previously approved. Again, as with the work approved at the neighboring property, this work was done without a Certificate of Appropriateness.

SPECIAL EXCEPTION REQUEST:

The following standards from the Sec 3.12 Special Exceptions apply:

Special Exceptions.

Review by Historic Preservation Commission. *Special Exceptions (as listed below), not to include buildings within the Savannah Downtown Historic Overlay District, shall be considered by the Historic Preservation Commission.*

Applicable Special Exceptions.

Secs. 7.10.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Sec. 7.10.10 Design Standards.

Review Criteria for Special Exceptions. *When reviewing a special exception request, a finding shall be made by the Historic Preservation Commission for each of the criteria listed below.*

Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance.

Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

Historic preservation is considered a public interest, and the goals of the ordinance include the maintenance of historic buildings. While the project was previously determined not to meet the criteria, a similar project at 671-673 West 34th Street was heard by the Commission at the October 2023. While differing in some elements, similar work did take place to include window replacement, porch alterations, and alterations at the rear of the property. The work was done without a Certificate of Appropriateness and required an after the fact approval. Since the Commission found that the project at 671-673 West 34th Street met the Special Exception criteria for similar work, staff finds that the work at 677 West 34th also met this criteria. Also, in the application, the applicant states that it would be a hardship financially for him to make the corrections and that his primary goal is to provide affordable living for the community. If required to make all the corrections, the units may no longer be affordable. Providing affordable housing is part of the public interest and allows the project to meet the criteria.

Additional Conditions, Restrictions and Safeguards. *The Historic Preservation Commission may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety, and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.*

During a meeting with the applicant, he stated that he could put back the pilasters on the front porch with the brackets (the columns/posts at the front corners and the center of the porch were not original based on GoogleMap images). If the applicant still has the originals or can duplicate them, staff recommends that this be done as part of the approval

Staff recommended to approve a **Special Exception for after-the-fact alterations to the property located at 677 West 34th Street** with the following condition to be submitted to staff for final review and approval because the Special Exception criteria are met.

1. **The applicant reinstall the original porch pilasters or duplicates of the same design based on available images.**

There was question about the timeline of the work done without a COA. The Commission asked if the difference of the two property decisions was that the neighbor purchased the home that already had the work done and unaware that they were in a historic district, whereas the petitioner is the owner and performer of unauthorized work. Not certain as to the need of the Special Exception.

Mr. Mellon stated if the Commission felt the neighboring property was acceptable for the area, in his professional opinion the petitioned property is much more aligned with the district, thus the recommendation of approval of the Special Exception request. **Mr. Bagley-Heath** stated the petitioner is a multi-property owner is more aware of the guidelines and processes. Grace was extended to the unaware, single-property owner, rather than to those that use the precedence to go carte blanche; that is where the concern comes in. **Ms. Conner** stated Special Exceptions are a case-by-case basis, not based on compatibility/particulars of the neighborhood. She stated the neighboring residence should not be a factor in this petition.

Ms. Melanie Wilson, Executive Director of the MPC, requested the Commission to not assume because person owns multiple properties in the area that they know all of the guidelines. Cuyler-Brownville has only recently become a historic district. The Commission should be careful of assuming what the petitioner did nor did not know. The design standards were very minimal in comparison to the other historic districts. **Mr. Bagley-Heath** asked about setting a precedence regarding after-the-fact approvals. **Ms. Wilson** stated the precedent was set when the Commission approved the neighbor's property, made the decision because it was bought like that. However, with any land, the purchaser is not waived from not knowing what the rules are. It does not provide carte blanche. The petitioner submitted several applications to try to come into compliance before and after the district was formed. **Ms. Mobley** asked if the petitioner came into compliance. **Ms. Wilson** stated the petitioner spent much money trying to adhere to what the Commission asked and was still denied. She acknowledged he went beyond what was approved, but still made efforts to comply.

Mr. Mellon supported the good faith efforts of the petitioner to be in compliance.

PETITIONER COMMENTS:

Mr. Julius Mack, petitioner, stated his other properties are not in historic areas and this process is new to him. He hired a contractor and followed his direction. He stated he worked with the former Historic Preservation Director directly.

The Commission asked if some of the elements were retained or could be obtained. They thanked Mr. Mack for his efforts and his commitment to affordable housing.

PUBLIC COMMENTS:

Ms. Sue Adler, Historic Savannah Foundation, stated the issue is educating people to be certain the process is understood. She thanked the Board and Staff.

COMMISSION DISCUSSION:

The Commission expressed appreciation for the petitioner's willingness to comply. The Commission reiterated this is a Special Exception not the rule.

Motion

The Historic Preservation Commission does hereby Approve a Special Exception for after-the-fact alterations to the property located at 677 West 34th Street with the following conditions to be submitted to staff for final review and approval because the Special Exception criteria are met.

- 1.The applicant reinstall the original porch pilasters or install duplicates of the same design based on available images.
- 2.Replace metal elements (railings) with wood elements (railings).
- 3.Install appropriate roof brackets.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Kiersten Connor

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

STREETCAR DISTRICT

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

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

Mr. Jonathan Mellon presented the petitioner'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 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.

The intent of variance request is to have the ability to work within an existing setback and an existing accessory building, and it will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare. In addition, a number of the other properties on the block have rear additions and accessory structures that are located within the 20-foot rear setback, and as such the request is consistent with the historic development pattern of the neighborhood.

There is not a 20-foot rear setback available on this lot due to its location which would allow for either a rear addition such as that being proposed or an accessory structure. The existing one-story accessory structure is built within the existing rear setback. It does not back up to a lane but instead, the rear public right-of-way is West 35th Street. These are existing conditions, which are found on the majority of the neighboring properties on both sides of West 35th Street. The criterion is met. The applicant wishes to add a two-story addition to their house for their own use; thus, the circumstances are not purely financial in nature. The accessory structure that exists there is currently one story. Its demolition and replacement with a two-story addition triggers the zoning ordinance but there is already a building in the footprint where the applicant wishes to

add it. Other properties on this block have two-story accessory structures at the rear and still others in the same zoning district that back up to a lane would likely meet the rear yard setback requirement, and thus would not experience this hardship. The applicant is utilizing an existing space and will work within the existing lot. A minimum variance would suffice. The accessory structure onsite is a preexisting condition where the action of replacing it with a two-story addition does not confer a special privilege.

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 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 proposed site plan in order to clarify as to whether or not the 3-foot side yard setback requirement is met or if a variance recommendation is required in addition to the requested recommendation for the 20-foot rear yard setback requirement.
2. Provide a complete window and door schedule that includes, in addition to the specific products proposed to be used, the muntin details.
3. Provide information on the proposed trim work.
4. Provide information on the proposed inset of the windows.
5. Provide information on the proposed percentage of the transparent features for the first floor of the rear elevation.
6. Provide information on the proposed drip edge for the metal roof.
7. Confirm that no exterior lighting is proposed, as none is indicated on the submitted plans.
8. Confirm that the existing fence and gate are proposed to be retained and no new fencing is proposed.

AND

Recommend approval of 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:

"Rear yard: 20 (min)"

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

PETITIONER COMMENTS:

Heather Spigner, petitioner, made herself available for questions from the Commission.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commissions agreed with Staff recommendation. The gutters and downspouts should be considered, as well as double hung windows and transparency.

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 60 days or if the applicant is ready to the February 28, 2024 meeting, 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.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Jeff Notrica

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

X. APPROVED STAFF REVIEWS

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

Motion

The Historic Preservation Commission motioned to acknowledge and approve the Staff-approved petitions.

Vote Results (Approved)

Motion: Pamela Miller

Second: Virginia Mobley

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

Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[10. Petition of MVS Real Estate Investment LLC | 23-006345-COA | 2123 Harden Street | Roof Replacement](#)

[11. Petition of Matthew Farrahar | 23-006031-COA | 2305 Price Street | Mechanical screening installation](#)

[12. Petition of Oliver Maene | 23-004858-COA | 213 West Duffy Street | Window replacement \(7\)](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

XII. OTHER BUSINESS

XV. ADJOURNMENT

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.