



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street
June 26, 2024
2:00 p.m.
MINTUES

June 26, 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: Kathy Ledvina, Acting Chair
Mae Bowley
Kiersten Connor
Katrina Hornung
Pamela Miller
Patricia Richardson

Member Absent: Darren Bagley - Heath
Virginia Mobley
Jeff Notrica

Staff Present: 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 Martin Ronaszegi | 24-0002992-COA | 906 Barnard Street | Rehabilitation/Alterations](#)

***This item was moved from the Consent agenda by Kiersten Connor and heard as the first item on the Regular Agenda.

Kelli Mitchell presented the applicant's request for approval to remove a non-historic front porch and to construct a new front porch at the property located at 906 Barnard Street. The building was constructed in 1892 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Staff recommended to approve the removal of a non-historic front porch and the construction of a new front porch at the property located at 906 Barnard Street as requested because the work is otherwise visually compatible and meets the standards.

PETITIONER COMMENTS:

Martin Ronaszegi, petitioner, stated he had no comments.

Kiersten Connor asked why remove paneling on the second story and the porch configuration. The petitioner responded it looked like what was in the area, but it's not original and can leave it.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

Kiersten Connor stated unless physical evidence can be provided, the porch footprint is original per the 1898 Sanborn. Many examples showing paneling on second and third story of structures, and does not see why footprint or paneling should be removed.

Mae Bowley stated the proposed footprint is closer to the original.

Motion

The Savannah Historic Preservation Commission does hereby Approve the removal of a non-historic front porch and the construction of a new front porch at the property located at 906 Barnard Street with the following condition because the work is otherwise visually compatible and meets the standards.

- 1.Utilize or retain the paneling under the second story bay window instead standing seam metal panels.

Vote Results (Approved)

Motion: Mae Bowley

Second: Katrina Hornung

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

[2. Petition of Greenline Architecture | 24-003000-COA | 415-417 West 41st Street | Rehabilitation](#)

**This item was removed from the Consent Agenda and heard as the second item on the Regular Agenda.

Caitlin Chamberlain presented the applicant's request of approval for exterior repairs to the building located at 415-417 West 41st Street. The scope of the proposed work includes:

- Repair in-kind any rotted wood siding, trim, and architectural elements as needed. Any elements found to be deteriorated beyond repair will be replaced in-kind to match the existing historical detailing and materiality.

- Replace several window or individual sashes that are non-conforming with the existing over-2 double hung wood windows. Other windows will be repaired.
- Replace the existing walk-out window on the second level front porch with a new door in the opening.
- Replace the rear porch stairs with new wood stairs in the same location (not visible from public right-of-way).
- Infill side/rear foundation piers with painted wood hog board screening. (Minimally visible from public ROW).
- Clean and paint all wood surfaces.
- Install two new 3' tall wooden gates in line with the front façade for access to the side yards. Install a new 6' wood board fence with aluminum posts at the rear property line and partial west side yard.

415-417 West 41st Street is a duplex built in 1909 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the proposed rehabilitation work for the duplex located at 415-417 West 41st Street as requested because the proposed work is visually compatible and meets the standards.

Kathy Ledvina asked if the doors are historic. Staff was not sure, but believes they do not appear to be.

PETITIONER COMMENTS:

Eric O'Neill, Greenline Architecture, stated there will be no altering of the opening, however, it works better as a door for functionality.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation expressed concern regarding the front entrance restoration; there should be the transom and sidelight of one, not both.

The petitioner stated it cannot be altered.

COMMISSION DISCUSSION:

The Commission stated it was a triple hung window at one point and was amenable to the change to a door because the opening is not being altered.

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed rehabilitation work for the duplex located at 415-417 West 41st Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Pamela Miller

Virginia Mobley - Not Present

Darren Bagley-Heath - Not Present

Jeff Notrica - Not Present

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

CONSERVATION DISTRICTS

[3. ADUs in Conservation Districts - 1220 E 49th St 24-002963-ZBA](#)

Motion

Approve

Vote Results (Approved)

Motion: Patricia Richardson

Second: Pamela Miller

Virginia Mobley - Not Present

Darren Bagley-Heath - Not Present

Jeff Notrica - Not Present

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Abstain

Pamela Miller - Aye

Patricia Richardson - Aye

Katrina Hornung - Aye

IV. ADOPTION OF THE AGENDA

[4. Adopt the June 26, 2024 Historic Preservation Commission Meeting Agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to adopt the June 26, 2024 HPC Meeting Agenda as presented.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Kiersten Connor

Virginia Mobley - Not Present

Darren Bagley-Heath - Not Present

Jeff Notrica - Not Present

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approve the May 22, 2024 Historic Preservation Commission Meeting Minutes as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the May 22, 2024 HPC meeting minutes as presented.

Vote Results (Approved)

Motion: Pamela Miller
Second: Patricia Richardson

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

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

VII. CONTINUED AGENDA

[6. Petition of A | D Collaborative, Heather Spigner | 24-00020-COA | 111 Brady Street | New Construction, Small Parts I & 2, Amendment / Variance Recommendation Request](#)

Motion

Continue.

Vote Results (Approved)

Motion: Pamela Miller
Second: Katrina Hornung

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

Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

VIII. REQUEST FOR EXTENSION

[7. Petition of Mark Feldman | 22-003265-COA | 417 West Bolton Street | Request for 6-month extension](#)

Motion

Approval for a 6-month extension for a previously approved Certificate of Appropriateness for the property located at 417 West Bolton Street as requested, because there are no proposed changes, and this is the first time the petitioner has asked for an extension.

Vote Results (Approved)

Motion: Patricia Richardson
Second: Katrina Hornung

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

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[8. Petition of Raymond Engineering | 24-002096-COA | 624 West Gwinnett Street | Special Exception Request- Windows](#)

Caitlin Chamberlain presented the applicant's request of approval for a Special Exception to allow for the installation of vinyl windows beneath metal security screens, for the Simon F. Frazier Homes multi-family public housing complex located at 624 West Gwinnett Street, for the standard that reads:

Windows

New construction, alterations to non-contributing resources, and additions

- i. Materials Window casings and sashes shall be made of metal, wood or clad wood material. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass. Solid vinyl windows are prohibited.*

To allow for the installation of vinyl windows in the 236 units within the housing complex.

The Simon F. Frazier Homes were constructed in 1968 and are non-contributing resources within the local Victorian Historic District. The western boundary of the National Register Victorian District is Martin Luther King, Jr. Boulevard, where the Frazier homes are situated just beyond. The buildings are owned by the Housing Authority of Savannah, whose address at 624 West Gwinnett Street falls within the Downtown Historic District. However, since the Frazier Homes are on the other side of Gwinnett Street, they sit within the Victorian Historic District.

Staff recommended to approve the request for a Special Exception to allow for the installation of vinyl windows beneath metal security screens, for the Simon F. Frazier Homes multi-family public housing complex located at 624 West Gwinnett Street, for the standard that reads:

Windows

New construction, alterations to non-contributing resources, and additions

- i. Materials Window casings and sashes shall be made of metal, wood or clad wood material. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass. Solid vinyl windows are prohibited.

To allow for the installation of vinyl windows in the 236 units within the housing complex, as requested because the project meets the Special Exception criteria and is otherwise visually compatible and meets the standards.

PETITIONER COMMENTS:

Rafaella Nutini, Housing Authority, gave history and details of the property.

PUBLIC COMMENTS

Ellie Isaacs, Historic Savannah Foundation, stated they would like the finish to be bronze or black.

COMMISSION DISCUSSION:

The majority of the Commission supported the Staff recommendation and expressed appreciation for the steps taken for security and comfort of the residents.

Kathy Ledvina stated every project should be held to standard; thinks bronze would be better than white and compliment the brick.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for a Special Exception to allow for the installation of vinyl windows beneath metal security screens, for the Simon F. Frazier Homes multi-family public housing complex located at 624 West Gwinnett Street, for the standard that reads:

Windows

New construction, alterations to non-contributing resources, and additions

ii. Materials

- i. Window casings and sashes shall be made of metal, wood or clad wood material.
- ii. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.
- iii. Solid vinyl windows are prohibited.

To allow for the installation of vinyl windows in the 236 units within the housing complex, as requested because the project meets the Special Exception criteria and is otherwise visually compatible and meets the standards.

Vote Results (Approved)

Motion: Mae Bowley

Second: Katrina Hornung

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

[9. Petition of Ethos Preservation, Kim Campbell | 24-0002994-COA | 1201 Abercorn Street | Rehabilitation/Alterations](#)

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

Kelli Mitchell presented the applicant's requesting approval to preform rehabilitation and alteration work at 1201 Abercorn Street.

Work includes the following:

- Repointing of exterior masonry
- Installation of fiber cement siding on the rear to replace asbestos siding
- Roof replacement
- Repair and painting of wooden trim
- Repair of existing windows
- Replacement of five non-historic windows and of plexiglass windows
- Removal of railings on front stairs
- Removal and replacement of HVAC screening
- Removal of existing rear stairs and replacement with new stairs and ADA lift
- Removal of existing metal door and safety doors and replacement with new in-kind door.

Interior work is also taking place, but the work is not reviewed by this Board.

The building was constructed in 1887 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. 1201 Abercorn Street was constructed in 1887 per the state survey, but a brief history of the building

found in MPC files would suggest a later date of construction. The history reads: MINTUES
The structure now known as Asbury United Methodist Church was constructed in 1896 as Duffy Street Baptist Church at a cost of \$9,500. The first church at this site, constructed in 1886, was badly damaged by a storm and was rebuilt. The Asbury United Methodist congregation formed in 1871 according to a plaque on the church. The Duffy Street Baptist Church congregation purchased the building sometime between 1927-1945 because they celebration by burning the mortgage on November 4, 1945.

The State Survey notes that the building underwent various unknown alterations ca. 1896. The alterations as well as the varying dates of construction may be due to the damage to the structure and the work necessary to repair it. Additional alterations were carried out in 1911 according to the State Survey. The survey states that "it is known that there were alterations/additions at this time – probably the small one-story addition along Duffy Street."

Sanborn Maps

The Sanborn Maps show that the one-story portion that now faces the alley was altered between 1888 and 1898. Changes made to the building during this time were possibly due to damage to the structure. Multiple alterations were carried out between 1898 and 1916 to include the construction of a one-story rear addition, a one-story side addition facing Duffy Street, extensive alterations of the one-story element facing the alley (or its complete removal and construction of a new two-story addition), alterations to the corner towers, and a front addition.

Staff recommended to approve the rehabilitation and alteration work at 1201 Abercorn Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Confirm that the proposed stucco meets the standards.
2. Confirm the proposed material for the stair platform.

Kathy Ledvina questioned the use of hardiboard. **Kelli Mitchell** responded that the addition has already be heavily altered, as well as the footprint being altered. The parking lot standards were met.

PETITIONER COMMENTS:

Kim Campbell, petitioner, was originally a church in 1888; later destroyed by a hurricane 1896, and rebuilt in 1898. She stated nothing is left to read as contributing. The in-kind replacement of door can be wood.

Patricia Richardson asked if historical pictures from Asbury Church remained. The petitioner stated they are in contact with granddaughter of historian.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation, stated they support the submission and Staff recommendation.

COMMISSION DISCUSSION:

Kathy Ledvina stated reinstalling real siding versus hardiboard, though allowed, would be better because it is a main facade.

The Commission expressed appreciation for the detail to the history and attempts to salvage what is possible.

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation and alteration work at 1201 Abercorn Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Confirm that the proposed stucco meets the standards.
2. Confirm the proposed material for the stair platform.
3. Salvage any original historic material that is not being reused for the project.
4. Use a wood door instead of a steel door in the opening on the front façade.
5. Use fiber cement siding with a five-inch (5") reveal.

Vote Results (Approved)

Motion: Mae Bowley

Second: Patricia Richardson

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

CUYLER-BROWNVILLE DISTRICT

[10. Petition of Ward Architecture + Preservation | 24-002997-COA | 505 West 36th Street | Amendment to 23-005730-COA](#)

Jonathan Mellon presented the applicant's request of approval to amend 23-005730-COA to construct an addition for a staircase and elevator on the rear of the building, alterations to the building including a deck and ADA ramp, and alterations to the previously approved accessory building with ADU, for the property located at 505 West 36th Street. In addition, under a separate application, the Applicant is requesting alterations to the one-story commercial building at 2001 Martin Luther King, Jr. Boulevard which is to serve as part of the proposed campus for the Kiah Museum.

Per the Applicant:

"This submittal seeks the approval for the construction of a new stair/elevator addition to the Kiah Museum located at 505 West 36th Street and the renovation of the 1-story commercial building at 2001 MLK Jr. Blvd. Both buildings are within Savannah's Cuyler Brownville Historic District. A COA (23-005730-COA) was granted on November 20, 2023 for the renovation of the Kiah Museum, the deconstruction of its existing accessory building, and the new construction of an accessory dwelling unit.

Since the previous COA was attained for the property at 505 West 36th Street, the Owner (Galvan Foundation) has gained ownership of its neighbor at 2001 MLK Jr. Blvd (henceforth called the Studio). This acquisition prompted a re-study of the Kiah Museum's program and primary functions. The Studio, while currently in disrepair, will allow the Kiah Museum to retain its existing spatial qualities and truly function as a house museum

dedicated to the life and work of Virginia Kiah. Spaces such as offices, public restrooms, and back of house service areas, will now be incorporated into the Studio. The Studio will also house an art gallery and multi-functional spaces meant for art instruction and/or performances. With the goal of the Kiah Museum fulfilling its founder's intentions of a "museum for the masses", accessibility has been brought to the forefront. To achieve accessibility a new stair/elevator addition is proposed onto the rear non-character defining façade of the house. Also, a handicap accessible ramp and deck will be built adjoining the existing side porch. The renovation of the Studio and the addition onto the Kiah Museum will help to create an arts campus that will celebrate Virginia Calvin Kiah's legacy. It will allow the establishment of a Kiah-inspired creative arts program that embraces the community and its future, and thus reinstate its status as an important community asset.

This project aims to rediscover the social and cultural significance of the Kiah Museum through the lens of contemporary creative expression that entertains, educates, and inspires visitors to embrace the surrounding community as their own. The Kiah Museum programs will support creative expression inspired by Dr. Kiah, arts education, public art initiatives, streetscape improvements, community building, and other projects in partnership with neighboring groups and organizations."

At the November 20, 2023, HPC meeting the Commission approved (23-005730-COA) a plan for the site that included the renovation of the building, deconstruction of the accessory building and its replacement with a newly constructed one with an ADU.

505 West 36th Street was constructed in 1913 and while being listed as a non-contributing resource in the National Register Cuyler-Brownville Historic District, the building is listed as a contributing resource in the local Cuyler-Brownville Historic District. The building and site have a notable history having been the site of the Kiah House Museum but have been vacant for several years resulting in the existing conditions that require considerable restoration work. 505 West 36th Street is a two-story frame building with a hipped roof and prominent front dormer, punched openings, and is reached by an uncovered brick porch. The building has seen a host of alterations over the years including most notably with the removal of the original wraparound porch and alterations to the fenestration on the front elevation with the installation of an oversized two-story window. These alterations commenced in 1959 as part of the effort to turn the building into a museum, and the evolution of the house and site can be seen on the Sanborn Map.

The Kiah House Museum was the vision of Virginia Kiah who "*who retrofitted it in 1959 in order to establish the first African American-founded museum in Savannah.*" The story of Virginia Kiah is important on both the local and national level, as she responded to being denied access to the arts by working to open a museum that was open to all citizens in the City of Savannah.

Staff recommended to approve the request for an amendment to 22-005730 for the construction of an addition for a staircase and elevator on the rear of the building, alterations to the building including a deck and ADA ramp, and alterations to the previously approved accessory building with ADU, for the property located at 505 West 36th Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Josh Ward, petitioner, presented the history of the activities since the receipt of CoA in 2023 and proposed.

Kathy Ledvina asked about the rear chimney remaining in place. The petitioner responded yes.

Kathy Ledvina also expressed concern about no window fenestration on west elevation of the ADU. The petitioner stated the structure is within 3 ft of property line - cannot because of fire code. **Kathy Ledvina** asked if it could be moved. The petitioner stated they tried to keep location as close to original existing building as possible; would have to move quite a bit to move it to accommodate.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation, commended the petitioner, and disclosed this property went through the revolving fund. They expressed concerned with elevator addition, overlapping and too much detail on the windows and diamond siding. It would detract from the features of the house.

Josh Ward stated they found design on the nearby Florance Street School and is in keeping with historic sense of the neighborhood, which was the inspiration for their design. Would like to keep as is with respect to HSF comments.

COMMISSION DISCUSSION:

The Commission supported the petition. **Kathy Ledvina** stated the spirit of the addition is good; would like to see that same spirit on the ADU also.

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for an amendment to 23-005730-COA for the construction of an addition for a staircase and elevator on the rear of the building, alterations to the building including a deck and ADA ramp, and alterations to the previously approved accessory building with ADU, to the property located at 505 West 36th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Kiersten Connor

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

[11. Petition of Ward Architecture + Preservation | 24-002996-COA | 2001 Martin Luther King, Jr. Boulevard | Rehabilitation and Alterations](#)

Jonathan Mellon presented the applicant's request of approval for the rehabilitation and

alterations to the building located at 2001 Martin Luther King Jr. Boulevard which serve as part of the proposed campus for the Kiah Museum. In addition, under a separate application, the Applicant is requesting to construct an addition for a staircase and elevator on the rear of the building, alterations to the building including a deck and ADA ramp, and alterations to the previously approved accessory building with ADU, for the property located at 505 West 36th Street.

Per the Applicant:

"The existing 1-story building at 2001 MLK Jr. Blvd. has a stucco veneer on 3 sides of its cmu exterior walls. Constructed ca. 1954, it is a contributing building to the Cuyler-Brownville Historic District and thus will be rehabilitated as part of the arts campus. On its east façade, the original fenestration pattern is barely discernable. Many openings appear to be altered and incongruous materials have been added along a portion of the wall. We propose unifying the storefront openings by matching their sizes and materials. We have created a rhythm of openings determined by what appears to be the original spacing. Each opening will have a single clear anodized aluminum storefront window atop a solid base surfaced with zinc diamond shaped shingles. A simple steel plate canopy will provide protection from the elements. The north façade has a single storefront opening matching the east. The west (rear) façade, facing the courtyard and Kiah Museum, will have the most alterations. Currently this façade is the back of the building with bare cmu walls, an assortment of conduit and systems, various punched openings, and no continuous parapet. We propose to remove a portion of the wall to create a wide expanse of butt-joint glazing. This will increase connectivity to the museum and allow visitors to the Studio full visual access of the courtyard and Kiah House. This wall of glass is slightly angled to help focus your view. On either end of the glazing are 1' thick walls covered with zinc diamond shaped shingles. The walls extend above the roof plane to help define the entry and the art gallery inside. Two clear anodized storefront doors welcome you inside the lobby. The south façade along the lane is unchanged other than the proposed aluminum louver mechanical screen on the roof of this end of the building. The unifying element between the 3 buildings will be the courtyard. We have the opportunity to create a semi-public garden that will complete the arts campus. The Artist Jerome Meadows has been commissioned to create a piece of sculpture to anchor the courtyard. Milling Land Design will incorporate the landscape with the sculpture giving Savannah another garden to

admire. Elements such as paving materials, garden walls, lighting, and signage are still being design and coordinated with the various designers/artists. These items will be submitted at a later date for consideration.”

At the November 20, 2023, HPC meeting the Commission approved (23-005730-COA) a plan for the adjacent building located at 505 West 36th Street that included the renovation of the building, deconstruction of the accessory building and its replacement with a newly constructed one with an ADU. Since that time, this building at 2001 Martin Luther King Jr. Boulevard has been acquired with the plan to have both properties serve as a combined campus for the Kiah Museum.

2001 Martin Luther King Jr. Boulevard is a one-story masonry (stucco) building which was constructed in 1930 on a corner lot with frontage on West 36th Street. The building is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The adjacent building and site at 505 West 36th Street have a notable history having been the site of the Kiah House Museum but have been vacant for several years resulting in the existing conditions that require considerable restoration work.

The Kiah House Museum was the vision of Virginia Kiah who “*who retrofitted it in 1959 in order to establish the first African American-founded museum in Savannah.*” The story of Virginia Kiah is important on both the local and national level, as she responded to being denied access to the arts by working to open a museum that was open to all citizens in the City of Savannah. The Sanborn maps show how the site was developed as the Martin Luther King Jr. Boulevard transitioned in this section from a largely residential set of buildings / uses to commercial ones.

Staff recommended to approve the request for the rehabilitation and alterations to the property located at 2001 Martin Luther King Jr. Boulevard with the following condition because the work is otherwise visually compatible and meets the standards. Provide detailed information on any proposed exterior lighting or note that it would be submitted under a separate application to the Commission.

PETITIONER COMMENTS:

Josh Ward, petitioner, expressed his changes were intended to tie materials into character of the neighborhood.

Kiersten Connor appreciated the west elevation and would like further study of the MLK facade.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation, stated they do not have an easement on building; expressed concern about removal of storefront entrances and changes.

The petitioner stated they are open to reintroducing the doors.

COMMISSION DISCUSSION:

The majority of the Commission stated having a clean front draws to the museum and appears elegant and serves purpose as proposed.

Kathy Ledvina maintained MLK is being overlooked; would like an example to support

what is being proposed. History (the openings) should be preserved not, recreation. The doors add life and character to MLK.

Patricia Richardson cautioned about taking away from one civil rights leader's legacy to enhance another. She also suggested that the existing door openings don't have to be functional, but consistent. **Pamela Miller** preferred functional doors.

The Commission did recommend additional research and use of historical photos regarding the doors and transoms.

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the rehabilitation and alterations to the property located at 2001 Martin Luther King Jr. Boulevard with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide detailed information on any proposed exterior lighting or note that it would be submitted under a separate application to the Commission.
2. A further study of the inclusion of door openings along the Martin Luther King, Jr. Boulevard façade to reflect and honor the historic condition of the building subject to staff approval.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[12. Petition of Savannah Local Initiatives, Inc | 24-0003127-COA | 2114 Bulloch Street | New Construction, Small Parts I & II, Special Exception, and Variance Request](#)

Kelli Mitchell presented the applicant's request of approval for New Construction, Small (Parts I & II), two Special Exception requests, and a variance request for an empty lot located at 2114 Bulloch Street.

The Applicant is working with the Community Housing Services Agency, Inc., and the City of Savannah to construct affordable housing. The proposed project will be located in the Cuyler-Brownville neighborhood and will include the construction of a 1,032 sq ft single family home, a detached shed, and a parking. The proposed design is similar to those that were previously approved by this Board and that are either under construction or completed.

Special Exceptions from the following criteria are being requested:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

And

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

The Applicant is requesting the Special Exceptions to help keep the cost of construction low so that the proposed project can remain affordable. Similar Special Exceptions have been approved for similar projects.

The applicant is also requesting a variance from the minimum lot width of forty feet (40'). The Applicant has been working with the MPC's Development Services to address lot concerns.

2114 Bulloch is currently an empty lot located in the Cuyler-Brownville National Register Historic District and the local Cuyler-Brownville Historic District. Historically, a one story framed shotgun home was located on the site, but according to the state resource survey, the home was demolished c. 2000. Similar projects to include those found on Florance and Lavinia Streets have been approved with similar Special Exception Requests.

Staff recommended approval of the New Construction, Small (Parts I & II) for the vacant parcel located at 2114 Bulloch Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Confirm the proposed location and details of the front and side porches.
2. Confirm that proposed materials and design for the front porch columns, lighting (if applicable), and rear stockade fence.
3. Confirm that the front porch handrails on four inches (4") on center.
4. Confirm the location of the refuse and mechanical equipment.
5. Select a material that meets the standards for the section of the fence facing Bulloch Street.
6. Confirm that the fence is a minimum of five feet from the neighboring building.
7. Redesign the sidewalk and driveway to meet the standards.

AND

Approval of the two (2) Special Exceptions from the following standards:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the Special Exception criteria is met.

AND

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for less than 30% transparent features on both side facades because the

Special Exception criteria are met.

And

Approval of a Variance Recommendation to the Zoning Board of Appeals from the standard that reads as follows:

Section 5.9.5 Development Standards for Permitted Uses; Lot width (ft.): 40

In order for the infill to be constructed on this lot because the variance criteria are met.

PETITIONER COMMENTS:

Juan Uzcategui, petitioner, presented his petition.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

There was no Commission discussion.

Motion

The Savannah Historic Preservation Commission does hereby approve the New Construction, Small (Parts I & II) for the vacant parcel located at 2114 Bulloch Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Confirm the proposed location and details of the front and side porches.
2. Confirm that proposed materials and design for the front porch columns, lighting (if applicable), and rear stockade fence.
3. Confirm that the front porch handrails are four inches (4") on center.
4. Confirm the location of the refuse and mechanical equipment.
5. Select a material that meets the standards for the section of the fence facing Bulloch Street.
6. Confirm that the fence is a minimum of five feet from the neighboring building.
7. Redesign the sidewalk and driveway to meet the standards.

AND

Approve the two (2) Special Exceptions from the following standards:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the Special Exception criteria is met.

AND

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for less than 30% transparent features on both side facades because the Special Exception criteria are met.

And

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

Section 5.9.5 Development Standards for Permitted Uses; Lot width (ft.): 40

In order for the infill to be constructed on this lot because the variance criteria are met.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Pamela Miller

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

STREETCAR DISTRICT

[13. Petition of Tran Capital Management | 24-002995-COA | 306 East Victory Drive | After-the-Fact Alterations](#)

Caitlin Chamberlain presented the applicant's request for an after-the-fact approval for repairs and alterations made to 306 East Victory Drive. Work includes:

- Window replacements
- Siding replacement
- Alterations to front porch/balcony
- Alteration of a door to a window on the front façade

306 East Victory Drive was built in 1930 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. On March 7, 2022, the property owner received a COA to replace window trim and shutters in kind, as well as the replacement of the particle board siding [22-000798-COA]. This was approved at the staff level and the decision was as follows:

Upon the provision of the City of Savannah Zoning Ordinance, Article 3.19.7, the Preservation Officer (MPC Executive Director designee) does hereby approve for replacing window trim, and shutters in kind. In addition, the replacement of the particle board siding at 306 East Victory Drive, with following condition, otherwise because it is visually compatible and meets the standards:

1. *Ensure when replacing the missing siding, it is done as to not further damage the historic material of the property.*

In May 2024, Code Compliance reached out to staff noting that there had been work

done that exceeded the scope of the COA. Staff visited the site and noted that there had been complete replacement of the rear elevation windows, which appear to be vinyl, replacement of windows on the addition which also appear to be vinyl, alteration of a rear dormer, siding replaced with a different size than what was approved, removal of balcony on front elevation and alteration of door opening to window opening. Staff met onsite with a representative of the owner to discuss next steps.

Staff recommended to approve the after-the-fact work done on the property located at 306 East Victory Drive as requested because the after-the-fact work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Ryan Jarles, petitioner, stated the work had occurred before his employment.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commission expressed the appreciation that the work was corrected.

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact work done on the property located at 306 East Victory Drive as requested because the after-the-fact work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller	
Second: Katrina Hornung	
Virginia Mobley	- Not Present
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

X. APPROVED STAFF REVIEWS

[14. Acknowledge Staff-approved petitions as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the Staff-approved petitions as presented.

Vote Results (Approved)

Motion: Mae Bowley

Second: Pamela Miller	
Virginia Mobley	- Not Present
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

[15. Petition of Your Exterior Pros | 54-002954-COA | 513 West 37th Street | Roof replacement](#)

Motion

Approve

Vote Results (Not Started)

Motion:

Second:

[16. Petition of Emma Harrell | 24-002764-COA | 1815 Bull Street | Projecting Sign](#)

[17. Petition of Daniel Brown | 24-002061-COA | 101 East 31st Street | In-kind replacement of non-historic egress](#)

[18. Petition of TWD Buy Houses | 24-001525-COA | 426 E 38th Street | After-the-Fact in-kind roof replacement and porch materials.](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[19. June Stamped Drawings Report](#)

[20. June Violations Report](#)

XII. OTHER BUSINESS

[21. Stucco Text Amendment](#)

Motion

Aprove

Vote Results (Approved)

Motion: Pamela Miller

Second: Patricia Richardson

Virginia Mobley	- Not Present
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Not Present

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

XV. ADJOURNMENT

[22. Next Pre-Meeting: Wednesday, July 24, 2024 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[23. Next Meeting: Wednesday, July 24, 2024 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[24. Adjourn](#)

There being no further business to present before the Commission, the June 26, 2024 HPC meeting was adjourned at 4:57 p.m.

Respectfully submitted,

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.