



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street

March 27, 2024 2:00 p.m.

MINUTES

March 27, 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
Katrina Hornung
Kathy Ledvina
Virginia Mobley
Pamela Miller
Patricia Richardson

Member Absent: 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 Felder & Associates | 24-001190-COA | 2500 Abercorn Street | Rehabilitation / Alteration](#)

🔗 [Submittal Packet - 2500 Abercorn Street.pdf](#)

🔗 [Staff Report - 24-001190-COA 2500 Abercorn St.pdf](#)

Mr. Jonathan Mellon prepared the applicant's request of approval for the rehabilitation and alterations to the building located at 2500 Abercorn Street.

Per the applicant:

"The existing, non-contributing, single-story building will retain its current use as the home of Garden State Tile. Interior modifications are planned throughout the showroom in addition to the exterior modifications listed out in this submission.

Exterior modifications of this project include repairing and repainting the building's stucco finish to match existing. This primarily occurs along the building's facades facing Abercorn

and 41st Streets. A new fabric and metal awning is planned to be installed directly above the existing main entrance. The building's existing signage will be refinished in its existing colors and relocated to hang above the new awning. The building currently has (3) tilted windows along its main façade facing Abercorn Street. These windows are planned to be replaced with vertical aluminum storefront windows to match type and color of the newer, existing aluminum storefront that is to remain. A new metal and glass garage door is planned to replace the existing metal and vinyl garage door at the rear of the building.

The property is zoned TC-1 and does not require any variances as designed."

Staff recommended to approve the request for alterations to the property located at 2500 Abercorn Street as requested because the work is visually compatible and meets the standards.

Motion

The Historic Preservation Commission motioned to approve the request for alterations to the property located at 2500 Abercorn Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Mae Bowley

Second: Pamela Miller

Virginia Mobley - Not Present

Darren Bagley-Heath - Abstain

Jeff Notrica - Not Present

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Aye

Pamela Miller - Aye

Patricia Richardson - Aye

Katrina Hornung - Aye

2. Petition of JL Wallace, LLC | 23-004986-COA | 509 West Gwinnett Street | Variance Recommendation Request

🔗 [Commission Decision - 23-004986-COA 509 W Gwinnett.pdf](#)

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

🔗 [Submittal Packet - Variance request information 509 W. Gwinnett St.pdf](#)

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

Ms. Caitlin Chamberlain presented the petitioner's request for a variance recommendation to the Zoning Board of Appeals for two variances with the previously approved church addition at 509 West Gwinnett Street.

The two variance requests are from two standards in Article 5 - Base Zoning Districts:

(TN) Traditional Neighborhood District Development Standards.

TN-1 Development Standards for Permitted Uses

TN-1, Minimum Building frontage. 70%

In order to allow for a lower percentage building frontage.

TN-1, Nonresidential building footprint (max sq. ft.). 2,500

In order to allow for a larger building footprint.

Motion

The Historic Preservation Commission recommend APPROVAL to the Zoning Board of Appeals for the two variance requests to the previously approved addition to the monumental building located at 509 West Gwinnett Street for the standards that read:

(TN) Traditional Neighborhood District Development Standards.

TN-1 Development Standards for Permitted Uses

TN-1, Minimum Building frontage. 70%

In order to allow for a lower percentage building frontage.

TN-1, Nonresidential building footprint (max sq. ft.). 2,500

In order to allow for a larger building footprint.

because the variance criteria are met.

Vote Results (Not Started)

Motion:

Second:

IV. ADOPTION OF THE AGENDA

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[3. Approve February 28, 2024 HPC Meeting Minutes as presented.](#)

📎 [02.28.24 MEETING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the February 28, 2024 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Pamela Miller

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

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

VII. CONTINUED AGENDA

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

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[6. Petition of Andrew Donovan | 24-001098-COA | 214 West Duffy Street | Porch Rehabilitation/Alterations](#)

🔗 [Submittal Packet 214 W duffy.pdf](#)

🔗 [Staff Report - 24-001098-COA 214 W Duffy St.pdf](#)

🔗 [Staff Research 214 W Duffy.pdf](#)

Ms. Kelli Mitchell presented the applicant's request for approval to restore the one-story partial width porch (or stoop) at the property located at 214 West Duffy Street.

Staff recommended to approve the request to restore the one-story partial width porch (or stoop) at the property located at 214 West Duffy Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide the extent of work need to repair or replace the brick piers if it is determined that the majority of the bricks need to be replaced or if extensive repairs are necessary.

PETITIONER COMMENTS:

Mr. Andrew Donovan, petitioner, stated the porch is falling down and it is a safety hazard. He stated he is trying to retain all historic portions.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION DISCUSSION:

There was no Commission discussion.

Motion

APPROVE the request to restore the one-story partial width porch (or stoop) at the property located at 214 West Duffy Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide the extent of work needed to repair or replace the brick piers if it is determined that the majority of the bricks need to be replaced or if extensive repairs are necessary.

Vote Results (Not Started)

Motion: Mae Bowley

Second: Kiersten Connor

Motion

The Historic Preservation Commission does hereby Approve the request to restore the one-story partial width porch (or stoop) at the property located at 214 West Duffy Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide the extent of work needed to repair or replace the brick piers if it is determined that the majority of the bricks need to be replaced or if extensive repairs are necessary.
2. Submit revised drawings to staff prior to construction that provide the following information:
 - a. Illustrate the balustrades on the porch banister being four inches (4") on center and the porch structure complete with skirt board surrounding the structure.
 - b. Reflect the necessary recess information to include the insets for the lattice work (inset 3").
 - c. Revised step details that are consistent and that reflect the number of proposed steps.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Mae Bowley

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

CUYLER-BROWNVILLE DISTRICT

[7. Petition of Gunn Meyerhoff Shay Architects | 24-001195-COA | 1826 Florance Street | Rehabilitation/Alterations](#)

🔗 [Submittal Packet 1826 Florance St.pdf](#)

🔗 [Staff Report - 24-001195-COA 1826 Florance St.pdf](#)

🔗 [Staff Research - 1826 Florance.pdf](#)

Ms. Kelli Mitchell presented the petitioner's request for approval to carry out general repair work on the structure as well as to remove two chimneys, alter openings on the rear façade, replace existing windows, remove and rebuild non-historic ramps, and make alterations to the front porches at the property located at 1826 Florance Street. The building was constructed in 1898 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The quad-plex first appears on the 1916 Sanborn Map. The structure retains the same footprint from the 1916 map to the 1966 map. The maps show that each residence had a one-story front porch with a one-story rear section. By 2003, the rear section of each home had either been enlarged to include the entire rear of the structure or had been demolished and a new addition constructed. In 2005, staff issued a COA for rehabilitation.

Staff recommended approve the general repair work on the structure as well as the alteration to the openings on the rear façade and to the front porches and the removal and rebuilding of non-historic ramps at the property located at 1826 Florance Street with the following conditions because the work is otherwise visually compatible and meets the standards and Deny the removal of the chimneys because the work does not meet Secretary of Interior Standards 1 and 5 unless evidence is provided that show that it is not feasible to retain the exterior portions of the chimneys.

1. Provide information if the new wood elements will be painted or stained
2. Provide additional information on the ramp handrails to confirm that the balusters are four inches (4") on center.

PETITIONER'S REQUEST:

Mr. Patrick Shay, petitioner, stated there may be original wood studs within, the interior has been gutted. They have tried to give it character, and it is to be small affordable apartments. Handicap ramps will stay from the previous office building. There is little existing historic fabric left.

PUBLIC COMMENT:

Ms. Ellie Isaacs, Historic Savannah Foundation, expressed concern for loss of the chimney. They would like effort to retain it and photographs for historical record.

COMMISSION DISCUSSION:

The Commissioning agrees with HSF, the chimneys should be retained. **Mr. Shay** stated that is the floor plan of owners. The Commission requested more info regarding the chimneys being removed.

Motion

The Historic Preservation Commission does hereby Approve the general repair work on the structure as well as the alteration to the openings on the rear façade and to the front porches and the removal and rebuilding of non-historic ramps at the property located at 1826 Florance Street with the following conditions because the work is otherwise visually compatible and meets the standards and Deny the removal of the chimneys because the work does not meet Secretary of Interior Standards 1 and 5 unless evidence is provided that show that it is not feasible to retain the exterior portions of the chimneys.

1. Provide information if the new wood elements will be painted or stained

2. Provide additional information on the ramp handrails to confirm that the balusters are four inches (4") on center.
3. Have the front porch banister terminate in a newel post.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Pamela Miller

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

8. Petition of Paul Bush | 24-001244-COA | 1712 Ogeechee Road | New Construction, Small (Parts 1 & 2)

- 🔗 [Submittal Packet - 1712 Ogeechee Rd.pdf](#)
- 🔗 [Staff Report - 24-001244-COA 1712 Ogeechee Rd.pdf](#)
- 🔗 [Staff Research 1712 Ogeechee Road.pdf](#)
- 🔗 [Petitioner Presentation - 1712 Ogeechee RD.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request for approval to construct an accessory structure at the rear of the property located at 1712 Ogeechee Road. The proposed 300 square-foot structure will function as a one-story single car garage. The applicant also proposes to reestablish a driveway, located where there is currently a curb cut on the Lavinia Street side.

Staff recommended to approve the request to construct a one-story garage at the rear of the property located at 1712 Ogeechee Road with the following conditions for staff review and approval prior to starting the work because the work is otherwise visually compatible and meets the standards:

1. Consult with the City of Savannah's Traffic Engineering Department to ensure that the driveway plan can be installed as presented.
2. Ensure that the ribbon strip design is utilized for the driveway, in order to meet the standard.
3. In order to meet the 40% square footage maximum, either redesign the size of the garage to 264.56 square feet or apply for a variance to allow for the 300 square feet design as presented.

PETITIONER'S REQUEST:

Mr. Paul Bush, petitioner, stated they will reduce the size of the building and will comply with all staff conditions.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

There was discussion of driveway ribbon and concrete pad.

Motion

The Savannah Historic Preservation Commission does hereby APPROVE the request to construct a one-story garage at the rear of the property located at 1712 Ogeechee Road with the following conditions for staff review and approval prior to starting the work because the work is otherwise visually compatible and meets the standards:

1. Consult with the City of Savannah's Traffic Engineering Department to ensure that the driveway plan can be installed as presented.
2. Ensure that the ribbon strip design is utilized for the driveway, in order to meet the standard.
3. In order to meet the 40% square footage maximum, either redesign the size of the garage to 264.56 square feet or apply for a variance to allow for the 300 square feet design as presented.

Vote Results (Approved)

Motion: Pamela Miller

Second: Mae Bowley

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

STREETCAR DISTRICT

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

- 🔗 [Submittal Packet - 306 W 40th St.pdf](#)
- 🔗 [Commission Decision - 23-002366-COA 306 W 40th.pdf](#)
- 🔗 [Staff Research - 306 W 40th St.pdf](#)
- 🔗 [Previous Submittal Packet - 306 W. 40th St.pdf](#)
- 🔗 [Staff Report - 23-002366-COA 306 W 40th.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request for approval of New Construction, Small Part II: Design Details to construct an accessory dwelling unit at the rear of the property located at 306 West 40th Street. The project also includes a request to remove a non-historic storage shed that was added to the property by a past owner.

Staff recommended to approve Part II: Design Details for the proposed construction of an accessory dwelling unit at the rear of the property located at 306 West 40th Street as requested because the proposed project is visually compatible and meets the standards.

PETITIONER'S COMMENTS:

Ms. Katie Wyllly, property owner, stated the bottom floor of the proposed structure is a

garage and workshop.

PUBLIC COMMENT:

Ms. Ellie Isaacs, Historic Savannah Foundation, stated additional contextual information, window proportions, and structural report for stairs should be provided.

COMMISSION DISCUSSION:

The Commission stated the primary structure looks like the windows are centered and would like that reflect on the accessory structure.

Motion

The Savannah Historic Preservation Commission does hereby APPROVE New Construction, Small Part II: Design Details for the proposed construction of an accessory dwelling unit at the rear of the property located at 306 West 40th Street with the following conditions to be submitted to staff for review and approval prior to starting the work, because the proposed project is visually compatible and meets the standards:

1. Clarify what structural support for the porch will be.
2. Center the second-floor windows to align better with the first floor.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

10. Petition of Residential Concepts Design Group | 24-001193-COA | 531 Seiler Avenue | New Construction, Small Parts I & 2

🔗 [Submittal Packet - 531 Seiler Avenue.pdf](#)

🔗 [Staff Report - 24-001193-COA 531 Seiler Ave.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request for approval for New Construction, Small (Parts I & II), for the construction of a single-family two-story house on a vacant lot at 531 Seiler Avenue.

Per the applicant:

"New construction of two story detached home with front and rear covered porches, 30 inch raised foundation and off-street parking. Home will be constructed with 2x4's at 16" o.c. with a 9'-1" ceiling on first floor and 8'-1" ceiling on the second floor. Home will have 3 bedrooms and 2 ½ baths. Exterior siding, corner boards and all trim including fascia and soffit with be hardi board material."

The applicant is also requesting a variance recommendation to the Zoning Board of Appeals.

Staff recommended to approve the New Construction, Small (Part I & Part II) request for the property located at 531 Seiler Avenue with the following condition because the project is otherwise visually compatible and meets the standards.

1. [The applicant should provide information on the proposed location of any meter boxes to see that the standard is met to have them located on a secondary elevation.](#)

AND

Staff recommends that the Historic Preservation Commission recommend approval to the Zoning Board of Appeals for the variance request for the standard that reads:

*(TN) Traditional Neighborhood District Development Standards.
TN-2 Development Standards for Permitted Uses*

TN-2, Minimum Building frontage. 70%

In order to allow for a lower percentage building frontage.

AND

Approve the Special Exception Request for the lower floor heights at the first and second floors because the project is otherwise visually compatible and meets the standards.

Approve the Special Exception Request for the side (west) elevation for the reduction in the transparent features because the project is otherwise visually compatible and meets the standards.

PETITIONER'S COMMENTS:

Mr. Christian Redeen, petitioner, answered Commission questions.

PUBLIC COMMENT:

Ms. Ellie Isaacs, Historic Savannah Foundation, requested continuation - too many items that are inappropriate. Primarily, it is not visually compatible.

COMMISSION DISCUSSION:

The Commission stated it is not visually compatible for area that was historically built for lower-income; it should be one story. Many two-story structures are now massive and overwhelming. More effort could be made to fit architectural style of neighborhood. Requested mass model with neighboring structures. It was suggested to break up the front facade. Concern was expressed about the square footage and continuance was recommended.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for New Construction, Small (Parts I & II), for the construction of a single-family two-story house on a vacant lot at 531 Seiler Avenue for 30 days, in order for the petitioner to address the following:

1. Add the request for a variance recommendation for the minimum building frontage of 70%.
2. Adjust the floor-to-floor heights to have them meet the standard of an expressed height of 11 feet at the first floor and 9 feet at the second floor or request a special exception.

3. Adjust the proposed treatment of the foundation of the front porch to meet the standard by having expressed piers or request a special exception.
4. Adjust the proposed design of the side (west) elevation to meet the standard for transparent features of 30% or request a special exception.
5. Provide information on any proposed exterior lighting as none is shown as being proposed.
6. Provide a streetscape image showing how the proposed new construction would relate to the surrounding buildings.
7. Restudy the proposed design of the roof in order to have it be more visually compatible.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Patricia Richardson

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

11. Petition of Residential Concepts Design Group | 24-001194-COA | 533 Seiler Avenue | New Construction, Small Parts I & 2

🔗 [Submittal Packet - 533 Seiler Avenue.pdf](#)

🔗 [Staff Report - 24-001194-COA 533 Seiler Ave.pdf](#)

Mr. Jonathan Mellon presented the applicant's request of approval for New Construction, Small (Parts I & II), for the construction of a single-family two-story house on a vacant lot at 533 Seiler Avenue.

Per the applicant:

“New construction of two story detached home with front and rear covered porches, 30 inch raised foundation and off-street parking. Home will be constructed with 2x4’s at 16” o.c. with a 9’-1” ceiling on first floor and 8’-1” ceiling on the second floor. Home will have 3 bedrooms and 2 ½ baths. Exterior siding, corner boards and all trim including fascia and soffit with be hardi board material.”

PETITIONER'S REQUEST:

This item was heard with the previous request.

PUBLIC COMMENT:

COMMISSION DISCUSSION:

Motion

The Savannah Historic Preservation Commission does hereby continue the request for New Construction, Small (Parts I & II), for the construction of a single-family two-story house on a vacant lot at 533 Seiler Avenue for 30 days, in order for the petitioner to address the following:

- 1.Add the request for a variance recommendation for the minimum building frontage of 70%.
- 2.Adjust the floor-to-floor heights to have them meet the standard of an expressed height of 11 feet at the first floor and 9 feet at the second floor or request a special exception.
- 3.Adjust the proposed treatment of the foundation of the front porch to meet the standard by having expressed piers or request a special exception.
- 4.Adjust the proposed design of the side (east) elevation to meet the standard for transparent features of 30% or request a special exception.
- 5.Provide information on any proposed exterior lighting as none is shown as being proposed.
- 6.Adjust the proposed private sidewalk connecting to the public sidewalk to meet the standard by having a direct connection or request a special exception.
- 7.Provide a streetscape image showing how the proposed new construction would relate to the surrounding buildings.
- 8.Restudy the proposed design of the roofs in order to have them be more visually compatible.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kiersten Connor

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

[12. Petition of Boyce's Handyman Services | 24-0000196-COA | 9 West 43 Street | Addition](#)

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

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

Ms. Kelli Mitchell presented the petitioner's request of approval to enclose an existing deck and to reconstruct an existing ramp at the property located at 9 West 43rd Street.

Staff recommended to approve the addition at 9 West 43rd Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide a revised set of drawings that reflect the pitch of the roof.
2. Provide specifications for the side elevation windows.

PETITIONER'S REQUEST:

Mr. Shelly Boyce, petitioner, was agreeable to staff recommendations. The Commission asked questions about the windows.

PUBLIC COMMENT:

Ms. Ellie Isaacs, Historic Savannah Foundation, stated it contrasts with original structure.

COMMISSION DISCUSSION:

The Commission asked about the fence. There was concern about no egress to the street. There was recommendation to reduce window size.

Motion

The Historic Preservation Commission does hereby Approve the addition at 9 West 43rd Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Revise the roof design to be flat to match the roof of the existing addition.
2. Revise the window size/configuration to be similar to those on the existing addition.
3. Revise the windows to be one over one to match the windows on the existing addition.

Vote Results (Approved)

Motion: Mae Bowley

Second: Virginia Mobley

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

13. Petition of Jones Custom Holdings LLC/DBA Southeast Energy Solution | 24-000881-COA | 514 East 34th St | Solar Panels

🔗 [Submittal Packet 514 E 34th St.pdf](#)

🔗 [Staff Report - 24-000881-COA 514 E 34th st .pdf](#)

🔗 [Staff Photos 514 E 34th St.pdf](#)

Ms. Kelli Mitchell presented the applicant's request to install solar panels on the roof of the home located at 514 East 34th Street.

Staff recommended to approve the installation of solar panels on the roof of the home located at 514 East 34th Street as requested because the work is visually compatible and meets the standards.

PETITIONER'S COMMENTS:

Mr. Clay Copeland, petitioner, stated the panels will blend in. The property is on a low-traffic street and there is a railroad behind the house.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

There was no Commission discussion.

Motion

The Historic Preservation Commission does hereby Approve the installation of solar panels on the roof of the home located at 514 East 34th Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Revise the plans to move back the solar panels as far as possible.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Mae Bowley

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

14. Petition of Lynch Architects | 24-001200-COA | 1508 Montgomery Street | Amendment

- 🔗 [Submittal Packet - 1508 Montgomery Street.pdf](#)
- 🔗 [Commission Decision - 23-003054-COA 1508 Montgomery St.pdf](#)
- 🔗 [Staff Research - 1508 Montgomery St.pdf](#)
- 🔗 [Previous Submittal Packet - 1508 Montgomery St.pdf](#)
- 🔗 [Staff Report - 24-001200-COA 1508 Montgomery St.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request for an amendment to the previously approved New Construction, Small (Parts I & II) project for a three-story mixed-use building on an empty lot at 1508 Montgomery Street [File No. 23-003054-COA].

The amendment includes:

- The three-story brick portion has widened slightly to incorporate the previous add-on at the third floor that was clad in siding.
- A more regular window pattern has been employed and the asymmetry of the side elevations has been modified for a more balanced design. The interior floor plans have been modified to allow for more windows at the side and rear elevations.
- The storefront type at the north side (clad in siding) has been modified to employ a different profile to enhance the appearance of two separate buildings.
- The pedestrian gate was removed from the entrance to the parking area.
- The fence design was modified to match the building's materiality. The fence piers will

be brick in place of stucco. The masonry base was removed for the portion of the fence along the lane only. The fence will maintain the masonry base where it fronts Jefferson Street.

Staff recommended to approve the amendment to the previously approved New Construction, Small (Parts I & II) project for a three-story mixed-use building on an empty lot at 1508 Montgomery Street [File No. 23-003054-COA] with the following condition for staff review and approval prior to starting the project, because the proposed changes are otherwise visually compatible and meets the standards:

1. Incorporate storefront bases in order to meet the standard.

PETITIONER'S REQUEST:

Ms. Mariel Hamer, petitioner, presented details of their request.

PUBLIC COMMENT:

There were no public comments.

COMMISSION DISCUSSION:

The Commission requested the condition to be removed.

Motion

The Savannah Historic Preservation Commission does hereby APPROVE the amendment to the previously approved New Construction, Small (Parts I & II) project for a three-story mixed-use building on an empty lot at 1508 Montgomery Street [File No. 23-003054-COA] as requested because the proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Mae Bowley

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

[15. Petition of Shannon Taylor | 23-005180-COA | 303 West 36th Street | Amendment- New Construction, Small \(Parts 1 & 2\)](#)

🔗 [Submittal Packet - 303 W 36th St.pdf](#)

🔗 [Previous Commission Decision - 23-005180-COA 303 W 36th St.pdf](#)

🔗 [Previous Submittal Packet - 303 W 36th St.pdf](#)

🔗 [Staff Report - 23-005180-COA 303 W 36th St.pdf](#)

☞ [Staff Research 303 W 36th Street.pdf](#)

☞ [Petitioner Presentation 303 W 36th St.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval for New Construction, Small (Parts I & II) for a two-story accessory dwelling unit at the property located at 303 West 36th Street. This request is an amendment to a previously approved project to originally reconstruct an existing fire-damaged one-story accessory structure, to be rebuilt on the existing footprint. The property has since been sold and the new owner had a structural analysis of the existing garage and has found that rather than deconstruct, it can remain in place. Another difference of this project is adding a second story.

PETITIONER'S REQUEST:

Ms. Shannon Taylor, petitioner, stated the requested revisions were made. There is no visible lighting, as it is in the soffit in the ceiling.

PUBLIC COMMENT:

Ms. Ellie Isaacs, Historic Savannah Foundation, stated the visual compatibility of balcony on accessory dwelling unit is not had.

COMMISSION DISCUSSION:

The Commission had varying views regarding the balcony. Some thought the balcony adds character, however, some thought the size was more appropriate for the main house.

Motion

The Savannah Historic Preservation Commission does hereby APPROVE the amendment requesting approval for New Construction, Small (Parts I & II) for a two-story accessory dwelling unit at the property located at 303 West 36th Street with the following conditions to be submitted to staff for review and approval prior to starting the work, because the proposed project is otherwise visually compatible and meets the standards:

1. Incorporate a similar window pattern as is seen on the garden view elevation for the most visible elevation on Jefferson Street to meet the visual compatibility standards.
2. Provide information on the drawings about the door proposed to be cut into the lane facing wall.
3. Provide product specifications for the proposed windows and doors.
4. Select garage doors with a more simplified look or revert to the type that were originally approved.
5. Clarification is needed regarding the proposed balcony material.
6. If lighting is proposed on the exterior visible parts of the ADU, staff requests submitting this information prior to installation.
7. Adjust the balcony depth to be no more than four feet.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Mae Bowley

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

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

X. APPROVED STAFF REVIEWS

16. Acknowledgement and approval of Staff-approved petitions.

Motion

Acknowledgement of Staff-approved petitions.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kiersten Connor

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

17. Petition of Southeast Roofing | 24-001463-COA | 212 West 40th Street | Roofing project

🔗 [SIGNED Staff_Decision_- 24-001463-COA_ 212_W_40th_St.pdf](#)

18. Petition of Patriot General Services | 24-001402-COA | 1202 Lincoln Street | Roof replacement and privacy fence

🔗 [SIGNED Staff_Decision_- 24-001402-COA_ 1202_Lincoln_St.pdf](#)

19. Petition of Your Exterior Pros | 24-000689-COA | 208 East 38th Street | Roof replacement and siding cleaning

🔗 [SIGNED Staff_Decision_- 24-00068-COA_ 208_E_38th_St.pdf](#)

20. Petition of Zach Belger | 24-001192-COA | 220 East 33rd Street | Roof replacement

🔗 [SIGNED Staff Decision - 24-001192-COA_ 220 E 33rd St.pdf](#)

21. Petition of M2 Repairs & Management | 24-000858-COA | 1210 West 42nd Street | Roof, window, and door replacement

🔗 [SIGNED Staff Decision - 24-000858-COA_ 1210 W 42nd St.pdf](#)

22. Petition of Monarch Roofing | 210 East Anderson Street | 23-004699-COA | After-the-fact roof replacement

🔗 [SIGNED Staff Decision 23-006240-COA_ 210 E Anderson St.pdf](#)

23. Petition of Brian Schreir | 24-000878-COA | 102 East 38th Street | Swimming pool installation

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[24. March Stamped Drawings Report](#)

🔗 [March 2024.pdf](#)

[25. Inspections Completed by Staff - March Report](#)

🔗 [March 2024.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

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

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

[28. Adjourn](#)

There being no further business to present before the Commission, the March 27, 2024 Historic Preservation Commission adjourned at 5:01 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.