



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street
May 22, 2024
2:00 p.m.
MINUTES

May 22, 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
Katrina Hornung
Kathy Ledvina
Pamela Miller
Virginia Mobley
Jeff Notrica
Patricia Richardson

Member Absent: Mae Bowley

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

CONSERVATION DISTRICTS

[1. ADUs in Conservation Districts - 521 East 45th Street 24-002869-ZBA](#)

🔗 [HPC Review for 521 East 45th Street 24-002869-ZBA.pdf](#)

🔗 [521 E 45 St_24-002869-ZBA_Application.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the ZBA petition as presented.

Vote Results (Approved)

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

IV. ADOPTION OF THE AGENDA

[2. Adopt the May 22, 2024 Historic Preservation Commission Meeting Agenda as presented.](#)

Motion

The Savannah Historic Preservation Commission motioned to adopt the May 22, 2024 agenda as presented.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Katrina Hornung

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[3. Approve the April 24, 2024 Historic Preservation Commission Meeting minutes as presented.](#)

📎 [04.24.24 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve the April 24, 2024 HPC Meeting minutes as presented.

Vote Results (Approved)

Motion: Virginia Mobley

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

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](#)

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

Motion

The Savannah Historic Preservation Commission motioned to continue petition, per the petitioner's request.

Vote Results (Approved)

Motion: Pamela Miller

Second: Virginia Mobley

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

VIII. REQUEST FOR EXTENSION

[5. Petition of J. Elder Studio, Jerome Elder | 22-002376-COA | 1018 Abercorn Street | COA Extension](#)

📎 [Staff Report - 22-002376-COA 1018 Abercorn St.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the request for a 6-month extension for a previously approved Certificate of Appropriateness 22-002376-COA 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: Pamela Miller

Second: Jeff Notrica

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

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[6. Petition of Barnard Architects | 24-0002524-COA | 220 West Bolton Street | Rehab/Alterations](#)

🔗 [Submittal Packet 220 W Bolton St.pdf](#)

🔗 [Staff Report - 24-002524-COA 220 West Bolton.pdf](#)

🔗 [Staff Research 220 West Bolton.pdf](#)

Kelli Mitchell presented the petitioner's request for approval to create three new window openings on the western elevation and to install a new front door at the property at 220 West Bolton Street. The building was constructed in 1872 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

The property in question is part of a line of six townhomes. Based on the Sanborn Maps, the property underwent minimal alterations beyond, possibly, alterations to the rear of the home and the addition of a stoop on the front façade. It is worth noting that the western elevation is noted as having “no opg” on the 1888 Sanborn while 210 West Bolton, which is on the other corner unit, is noted as having windows. Based on a site visit, at least one opening is still visible from the public right of way on that structure. No notes are made on any subsequent Sanborns suggesting that 220 West Bolton had windows on the side elevation.

The applicant is proposing to create three new window openings on the side (western) elevation of the home. This elevation is visible from the public right of way. At the time of writing this report, no historic photographs have been found showing that elevation. Multiple Sanborn Maps do note that 210 West Bolton Street had windows on the exposed elevation historically. For 220 West Bolton Street, a note on the 1888 Sanborn reads “NO OPG.” No other notes were made relating to the possible window openings on this façade. There is also no physical evidence such as scarring or mismatched bricks or mortar on the building itself that reflect any openings having been on this elevation previously.

Given that this elevation is highly visible and given that there's no evidence of windows being on this elevation historically, staff finds that it could create a false sense of history. Staff also has concerns that such a change is not easily reversible since the structure is masonry and since matching brick is difficult.

The applicant also requests that the front door be replaced. The proposed door will be constructed of wood and will have a similar design on the exterior as the current door. Staff finds this to meet the standards.

This project will require the creation of new window openings on the western elevation. There are clad and masonry townhomes in the immediate area with end units that have windows on side elevations. 210 West Bolton, which sits at the other end of the row of homes, has at least one opening that is visible from the public right of way. There are also several structures that have decorative elements that mimic the shape and size of an opening without having an actual window. The proposed work is visually compatible. The applicant is proposing wood windows in new window openings and a wood door to replace an existing door. These materials are visually compatible. The proposed door will match the existing door in design on the exterior and will be made of wood. Staff finds this to meet the standards.

Staff recommended to deny the creation of three new window openings on the western elevation finding that the project does not meet Secretary of Interior Standards 2 and 3 at the property located at 220 West Bolton Avenue and to approve the installation of a new front door at the same property.

PETITIONER'S COMMENTS:

Rob Portman, petitioner, presented the modifications from prior ownership and the proposed work, that will not present a false sense of history. He presented examples of non-historic work done on historic structures.

James Dalton, owner, stated the staircase within the house poses the problems. His wife is legally blind, it is difficult for her to see as it is dark, thus the request for the windows.

PUBLIC REQUEST:

There was no public comment.

COMMISSION DISCUSSION:

Though there was question as to whether there is enough brick to support the windows and the repurposing of potential removed brick, the majority of the Commission supported Staff recommendation to deny the request. The Commission recommended considering other options because the need for safety is understood.

Motion

The Savannah Historic Preservation Commission does hereby deny the creation of three new window openings on the western elevation finding that the project does not meet Secretary of Interior Standards 2 and 3 at the property located at 220 West Bolton Streer.

And

Approve the installation of a new front door at the same property.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Patricia Richardson

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

7. Petition of Rose Architects | 24-002525-COA | 902 Montgomery Street | Rehabilitation/Alterations/Addition

🔗 [Submittal Packet Part I - 902 Montgomery Street.pdf](#)

🔗 [Submittal Packet Part II - 902 Montgomery Street.pdf](#)

🔗 [Submittal Packet Part III - 902 Montgomery Street.pdf](#)

🔗 [Staff Report - 24-002525-COA 902 Montgomery St.pdf](#)

Caitlin Chamberlain presented the petitioner's request of approval for alterations and an addition to the non-contributing building located at 902 Montgomery Street for the purpose of becoming a restaurant. Proposed work includes:

- Addition of a small office and storage area at the north end of the existing building
- Adding new transparent garage doors
- Adding an outdoor patio dining area

902 Montgomery Street was built in 1990 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The building previously functioned as a gas station and auto service center.

Staff recommended to approve the request for alterations and an addition for the property located at 902 Montgomery Street with the following condition, to be submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. Provide product specifications for the new storefront window and door on the south elevation.

PETITIONER'S COMMENTS:

Kevin Rose, petitioner, agreed with the Staff recommendation.

PUBLIC COMMENT:

Ellie Isaacs, Historic Savannah Foundation, stated her agency supports the rehabilitation.

COMMISSION DISCUSSION:

There was no Commission discussion.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for alterations and an addition for the property located at 902 Montgomery Street with the following condition, to be submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. Provide product specifications for the new storefront window and door on the south elevation.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

8. Petition of Roy Manard | 24-002649-COA | 1104 Montgomery Street | Rehabilitation & Alterations

🔗 [Submittal Packet - 1104 Montgomery St..pdf](#)

🔗 [Staff Report - 24-002649-COA 1104 Montgomery St.pdf](#)

Jonathan Mellon presented the petitioner's request of approval for the rehabilitation and alterations to the building located at 1104 Montgomery Street, including the replacement of the storefront windows and doors, and roof.

Per the applicant:

“Replace existing storefront entry doors and windows with new 1” glazed bronze aluminum storefront as per rendering.

Stucco over existing stucco masonry walls and cap with new aluminum flashing.

Remove existing pitched roof and restore existing flat roof pitched to rear of building.

Cover with new TPO roof system as necessary.

Install new gutter system and downspout on rear of building.

Relocate existing HVAC equipment to roof.

Raise parapet wall on front and side elevation to provide screening of HVAC equipment on roof.”

1104 Montgomery Street is a one-story masonry (stucco) building which was constructed in 1940 on a corner lot on the east side of Montgomery Street with frontage on West Park Avenue and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The existing design consists of vertical punched openings in a blank stucco façade topped by a hipped roof with two projecting

signs above the entrances.

Staff recommended to approve the request for alterations to the property located at 1104 Montgomery Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide additional information on the proposed stucco to meet the definition of “true stucco”.
2. Revise the proposed material for the storefront base to meet the standard.
3. Provide additional information on the proposed size, design, and material of the proposed lighting.
4. Provide additional information on the proposed size, design, and material of the proposed awnings.
5. No signage is shown as being proposed as part of the scope of work. Any proposed signage should be submitted under a separate application.

PETITIONER'S COMMENT:

Roy Maynard, petitioner, presented the plans for his project to the Commission.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

The Commission expressed appreciation for the thoughtfulness indicated in the plans for the project.

Motion

Approve the request for alterations to the property located at 1104 Montgomery Street with the following conditions because the work is otherwise visually compatible and meets the standards.

Provide additional information on the proposed stucco to meet the definition of “true stucco”.

Revise the proposed material for the storefront base to meet the standard.

Provide additional information on the proposed size, design, and material of the proposed lighting.

Provide additional information on the proposed size, design, and material of the proposed awnings.

No signage is shown as being proposed as part of the scope of work. Any proposed signage should be submitted under a separate application.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

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

Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for alterations to the property located at 1104 Montgomery Street with the following conditions because the work is visually compatible and meets the standards.

1. Provide additional information on the proposed stucco to meet the definition of “true stucco”.
2. Revise the proposed material for the storefront base to meet the standard.
3. Provide additional information on the proposed size, design, and material of the proposed lighting.
4. Provide additional information on the proposed size, design, and material of the proposed awnings.
5. No signage is shown as being proposed as part of the scope of work. Any proposed signage should be submitted under a separate application.

Vote Results (Not Started)

Motion:

Second:

CUYLER-BROWNVILLE DISTRICT

9. Petition of Mark and Nina Gibbs | 24-0002513-COA | 818 West 37th Street | Rehabilitation and Alteration

🔗 [Submittal Packet 818 W. 37th St..pdf](#)

🔗 [Staff Report - 24-002513-COA 818 W 37th St.pdf](#)

🔗 [Staff Research - 818 West Jones St.pdf](#)

Kelli Mitchell presented the petitioner's request to perform repair work on the siding, fence, and side porch as well as to alter an existing window opening at the property located at 818 West 37th Street. The building was constructed in 1905 and is a contributing resource within the Cuyler-Brownville National Register Historic District and the local Cuyler-Brownville Historic District.

Per the state resource survey, the home was relocated. This is reflected on the Sanborn Maps, which show the home closer to Bulloch Street in 1916 but in its current location by 1950. Though the property was moved, it has retained the same footprint from 1916 until 1963. A rear addition was constructed on the home in the early 2000s. Demolition for the addition was underway by February 2005 with the work being completed by February 2007. Work included a two-story rear addition as well as a side porch facing Bulloch Street. Between November 2007 and May 2012, three windows were added on the eastern elevation, also facing Bulloch Street. The front porch columns were also altered between January 2016 and August 2017.

The applicant is requesting to alter a window opening on the side elevation facing Bulloch Street. The proposed window is on the historic portion of the home and had a diamond configuration previously. Currently, the window is a typical double hung window. It had been altered sometime after March of 2022 without staff review or approval. The

applicant now wishes to go back to the diamond shaped pattern. While the diamond configuration is not typical, staff finds that it meets the standards given that there is evidence that the window previously existed.

The applicant also intends to replace select siding on the Bulloch Street elevation and on the rear of the home. Cedar siding is being proposed. The applicant will need to confirm the reveal of the siding to confirm that it matches the current siding. With this condition met, staff finds that the standard is met. Overall, the footprint and design of both elements will remain the same, and the work is just to replace deteriorated elements such as the steps and handrails. The proposed work is visually compatible and meets the standards.

Staff is working with the applicant to find a compatible window that meets the standards for materials. At the time of writing this report, a compatible window has yet to be selected. Staff requests that the applicant provide a specification for a window that meets the standards.

The applicant is proposing to replace the existing gate. The gate will be ten feet (10') and six feet (6') tall. This meets the standards.

Staff recommended to approve the proposed repair work on the siding, fence, and side porch as well as to alteration of an existing window opening at the property located at 818 West 37th Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide the reveal for the new cedar siding.
2. Confirm the materials for the main porch ceiling.
3. Provide a window specification for the proposed window.
4. Provide a specification for the new handrail to confirm that it is no taller than thirty-six inches (36") and that the balustrades are a maximum of four inches (4") on center.

PETITIONER'S COMMENT:

Mark Gibb, petitioner, agreed with Staff recommendation.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

There was no Commission discussion.

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed repair work on the siding, fence, and side porch as well as to alteration of an existing window opening at the property located at 818 West 37th Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide the reveal for the new cedar siding.
2. Confirm the materials for the main porch ceiling.
3. Provide a window specification for the proposed window.
4. Provide a specification for the new handrail to confirm that it is no taller than thirty-six inches (36") and that the balustrades are a maximum of four inches (4") on center.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Virginia Mobley

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

STREETCAR DISTRICT

[10. Petition of Real Investments Savannah, Inna Adams | 24-0002098-COA | 536 Seiler Avenue | Amendment to 23-001783](#)

- 🔗 [Submittal Packet 536 Seiler Ave Part 1.pdf](#)
- 🔗 [STAMPED DRAWINGS for 536 Seiler Ave.pdf](#)
- 🔗 [Staff Photos 536 Seiler Ave.pdf](#)
- 🔗 [Submittal Packet 536 Seiler Ave Part 2.pdf](#)
- 🔗 [Staff Report - 24-002098-COA 536 Seiler Avenue.pdf](#)

Kelli Mitchell presented the petitioner's request for an amendment to a previously approved Certificate of Appropriateness (23-001783-COA) for the property located at 536 Seiler Avenue. Alterations were made to the primary and accessory structures without review by staff or by the HPC. The applicant is requesting approval to retain these changes as-is.

An application was submitted in 2023 for “New Construction, Small (Parts I and II) to construct a two-story duplex and carriage house at 536 Seiler Avenue.” The project was heard at the April 2023 HPC meeting.

Staff made the recommendation to approve New Construction, Small (Parts I and II) at 536 Seiler Avenue with the following conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Revise the design of the porch piers and base wall to meet the standard which states piers and base walls shall be of the same material as the foundation wall facing the street.
2. Screen the HVAC equipment which faces East Broad Street or relocate it to an area that is not visible from the street.
3. Increase the exterior expression of the second-floor height to a minimum of 9 feet to meet the standard.

The Commission’s initial decision was as follows:

The Savannah Historic Preservation Commission does hereby **approve** New Construction, Small (Parts I and II) at 536 Seiler Avenue **with the following**

conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Screen the HVAC equipment which faces East Broad Street or relocate it to an area that is not visible from the street.
2. Increase the exterior expression of the second-floor height to a minimum of 9 feet to meet the standard.

Deviations to the approved plans were found after staff was notified of inconsistencies in what was constructed versus what was approved and after an inspection of the property. Staff reached out to the applicant and met onsite to discuss the inconsistencies. The applicant has submitted an amendment to request to keep the work as is.

The following work was done differently from what was approved:

- Window Sizes and Configuration:** The primary and accessory buildings were approved to have double hung two over two windows with the exception of the dormer windows on the primary building, which appear to be casement. As constructed, the windows are one over one. Also, the window sizes, primarily on the main structure, are smaller than what was approved.
- Front Porch:** As approved, the front porch had exposed piers in the foundation matching with the columns on the porch, two sets of front stairs, and 'autumn smoke' bricks. As constructed, the porch has one set of stairs that are visually separated into two sets by handrails, no exposed piers under the columns except at the corners, and masonry with a mortar rub/whitewash.
- Doors:** The doors were approved to be wood, but steel doors were installed.
- Primary Structure - Rear Canopy/Hood:** A canopy/hood was constructed over the rear doors on the primary structure. This was not shown on the plans.
- Accessory Structure – Canopy/Hood:** A canopy/hood was installed over the second-story door as well as over the door on the first floor facing Seiler Avenue. Neither was shown on the approved plans.
- Accessory Structure - Stairs:** As constructed, the platform for the stairs was enlarged, and a switchback was required for the steps due to the alteration. Such a design was not shown on the plans.
- Accessory Structure - Seiler Avenue Elevation:** Per the plans, the Seiler Avenue elevation was to have two garage doors and a pedestrian door on the first floor. As constructed, one of the garage doors was removed and a pair of windows was installed in its place.
- Fencing:** Select fencing was approved around the HVAC for the main and accessory structures as well as for the trash cans. A vinyl privacy fence around the side and rear yards was installed instead. Vinyl is a prohibited material within the standards for the district, is not a material seen historically, and is not commonly approved within the district.
- Exterior Wall Material:** Stamped fiber cement siding was used instead of smooth board siding.

As mentioned, this work was done without staff review or HPC approval. Staff pulled the approved building plans for the project. The plans do not reflect the above-mentioned alterations.

The applicant utilized different masonry in the foundation than what was approved. The brick highlighted in the supplemental packet for the previous approval is called 'autumn

smoke' (see fig. 9) and has a browner color. What was installed is covered with a whitewash or mortar rub. While not a typical style, staff finds that this could meet the standards since the building is not historic and given that the masonry is not the primary cladding material.

The front porch foundation, as approved, has expressed piers under the porch columns. As constructed, however, the only exposed piers are on the foundation corners. Staff finds that the standards are not met. The siding reveal on both structures is greater than five inches (5"). The siding also has a stamped grain to it. While this is a deviation from the approved plans, staff finds that the standards are met.

Staff recommended to approve the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes as requested because the work is visually compatible and meets the standards.

1. The steel doors on the primary and accessory building
2. The masonry on the front porch
3. The canopy/hoods on the rear doors on the primary building and first floor of the accessory structure
4. The exterior stairs on the accessory building
5. The siding on the primary and accessory building
6. The design of the stairs on front porch
7. Window configuration for all windows and the size of large windows on the side elevations
8. The design of the first-floor elevation of the accessory structure facing Seiler Avenue

and to deny the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes because the work is not visually compatible and does not meet the standards for Fencing and Walls, Foundations (New Construction), and Windows (New Construction).

1. The size of the windows on the second floor of the primary building's front elevation
2. The vinyl privacy fence
3. The hood/canopy over the second story door on the accessory building
4. The configuration for the front porch foundation

PETITIONER COMMENTS:

Inna Adams, petitioner, stated they used what was available by Home Depot. She wanted to know who pays for the mistake on the plans.

Jonthan Mellon stated he spoke with original architect; petitioner stated that they built as they wanted.

PUBLIC COMMENT:

Ellie Isaacs, Historic Savannah Foundation, stated her agency supports Staff recommendation.

COMMISSION DISCUSSION:

The Commission expressed disappointment in the petitioner's flagrant disregard of the approved plans; they should have been followed as approved. The Commission stated that Staff was more than generous, as it is not visually compatible at all.

The Savannah Historic Preservation Commission does hereby approve the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes as requested because the work is visually compatible and meets the standards.

1. The steel doors on the primary and accessory building
2. The masonry on the front porch
3. The exterior stairs on the accessory building
4. The siding on the primary and accessory building
5. The design of the stairs on front porch

AND

Deny the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes because the work is not visually compatible and does not meet the standards for Fencing and Walls, Foundations (New Construction), and Windows (New Construction).

1. The size and configuration of the windows on both the primary building and accessory unit.
2. The vinyl privacy fence
3. The hood/canopy over the rear door on the primary building and over the first-floor door and the second story door on the accessory building
4. The configuration for the front porch foundation
5. The design of the first-floor elevation of the accessory structure facing Seiler Avenue

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Jeff Notrica

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

[11. Petition of Liah Spilove | 24-0002496-COA | 211 East 38th Street | Rehabilitation/Alterations](#)

🔗 [Submittal Packet - 211 E 38th Street Part 1.pdf](#)

🔗 [Submittal Packet - 211 E 38th Street Part 2.pdf](#)

🔗 [Staff Report - 24-002496-COA 211 E 38th St.pdf](#)

🔗 [Public Comment.pdf](#)

Kelli Mitchell presented the petitioner's request for approval to carry out rehabilitation work and to construct a shed at the property located at 211 East 38th Street.

Work includes:

1. Removal of metal security bars on doors and windows.
2. Installation of brick pavers on the front porch steps.

3. Replacement of the handrails on the front porch stairs with wood handrails. MINUTES
4. Removal of aluminum siding and repair and replacement of select wood siding and trim. (Less than 10% of siding needs to be replaced per the applicant.)
5. Removal of handicap ramp and replacement of missing handrail.
6. Replacement of electrical pendant light with a gas pendant light.
7. Installation of shed at the rear of the property.
8. Installation of a new ribbon strip driveway. (Replacing an existing driveway.)
9. Installation gutters around the home.

The applicant is also proposing to paint the primary building and accessory structure. Paint colors are not reviewed in this district. The building was constructed in 1897 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 rehabilitation work and the construction of a shed at the property located at 211 East 38th Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide staff with additional information on the window in the accessory unit.
2. Provide information on the design of the proposed gutters.

PETITIONER COMMENTS:

Leah Spilove, petitioner, supported Staff recommendations.

PUBLIC COMMENT:

Written comment of support from **Steven Thomas** was presented.

COMMISSION DISCUSSION:

There was no Commission discussion.

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation work and the construction of a shed at the property located at 211 East 38th Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide staff with additional information on the window in the accessory unit.
2. Provide information on the design of the proposed gutters.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Jeff Notrica

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

Patricia Richardson

- Aye

Katrina Hornung

- Aye

[12. Petition A| D Collaborative, Heather Spigner | 24-002516-COA | 2415 Montgomery Street | Rehabilitation / Alterations](#)

🔗 [Submittal Packet - 2415 Montgomery St..pdf](#)

🔗 [Staff Report - 24-002516-COA 2415 Montgomery St.pdf](#)

Jonathan Mellon presented the petitioner's request of approval for the rehabilitation and alterations to the building located at 2415 Montgomery Street.

Per the applicant:

“THE SCOPE OF THIS SUBMISSION CONSISTS OF ALTERATIONS TO THE EXTERIOR FAÇADES OF AN EXISTING ONE-STORY MASONRY BUILDING LOCATED AT 2415 MONTGOMERY STREET IN SAVANNAH, GA. THE BUILDING IS LOCATED WITHIN DALE WARD AND IS A NON-CONTRIBUTING STRUCTURE WITHIN THE STREETCAR HISTORIC DISTRICT.

THE PROPOSED ALTERATIONS INCLUDE DESIGN CHANGES TO THE EXTERIOR FAÇADES INCLUDING NEW WINDOWS, DOORS, LIGHTING, AND PAINT. INTERIOR CHANGES INCLUDE RENOVATING THE EXISTING BUILDING FOR BUSINESS USE.”

2415 Montgomery Street is a one-story masonry (brick) building which was constructed c.1965 on a corner lot on the west side of Montgomery Street between West 41st Street and West 40th Lane and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the request for alterations to the property located at 2415 Montgomery Street with the following conditions because the work is visually compatible and meets the standards.

1. Provide additional information on the proposed size, design, and illumination of the restored or in-kind replacement projecting sign to make sure that it meets the standards.

PETITIONER COMMENTS:

Heather Spigner, petitioner, presented the plans of her request before the Commission.

PUBLIC COMMENT:

Ellie Isaacs, Historic Savannah Foundation, stated her agency recommended to retain the storefront, as it is a character defining feature, and to reuse the materials within the project.

COMMISSION DISCUSSION:

Several of the Commissioners agreed with HSF comments, and asked if retaining the storefront is an option. The petitioner responded conversation would need to be had with client; but agreed that the proposal is not that drastic of a change.

The property owner, **Roger Winters**, stated he would like to keep the layout as is for maximum use of space; to retain the doors will reduce the amount of office space and he does not want to change his proposal. **Jonathan Mellon** stated it is not a contributing structure and the applicant's proposal meets standards. The Commission stated it takes away from the character of the structure and the African American history associated with

the site is also affected.

Motion

Approve the request for alterations to the property located at 2415 Montgomery Street with the following conditions because the work is visually compatible and meets the standards.

Provide additional information on the proposed size, design, and illumination of the restored or in-kind replacement projecting sign to make sure that it meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for alterations to the property located at 2415 Montgomery Street with the following condition because the work is visually compatible and meets the standards.

1. Provide additional information on the proposed size, design, and illumination of the restored or in-kind replacement projecting sign to make sure that it meets the standards.

Vote Results (Not Started)

Motion:

Second:

[13. Petition of Greenline Architecture, Eric O'Neill | 24-002521-COA | 411 West 41st Street | Amendment to 22-003175-COA](#)

🔗 [Submittal Packet - 411 W. 41st St..pdf](#)

🔗 [Staff Report - 24-002521-COA 409 411 W 41st St.pdf](#)

Jonathan Mellon presented the petitioner's request for approval to amend 22-003175-COA for alterations to the rear porch for the property located at 411 West 41st Street. Per the applicant:

"We are applying for an amendment to a previously approved COA for the building located at 411 West 41st Street.

The rear upper porch is currently enclosed with non-historic window sashes above a vertical board guard rail. The windows are in very poor condition and were previously approved to be replaced in kind with new wood window sashes or repaired if possible. With this application, we are requesting approval to replace the windows with insect screening set in a painted wood frame. The vertical board guardrail will be repaired and left in place."

At the July 27, 2022, HPC meeting the Commission approved rehabilitation and alterations to the property including to the windows and rear porch.

411 West 41st Street is a two-story frame building which was constructed in 1900 on the south side of west 41st Street between Montgomery Street and Martin Luther King, Jr. Boulevard 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 request for an amendment to 22-003175-COA for alterations to the rear porch of the property located at 411 West 41st Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Eric O'Neill, petitioner, agreed with Staff recommendation.

PUBLIC COMMENT:

There was no public comment.

COMMISSIONER DISCUSSION:

The Commission agreed with Staff recommendation.

Motion

Approve the request for an amendment to 22-003175-COA for alterations to the rear porch of the property located at 411 West 41st Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Patricia Richardson

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

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for request for an amendment to 22-003175-COA for alterations to the rear porch of the property located at 411 West 41st Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:

Second:

X. APPROVED STAFF REVIEWS14. Acknowledge Staff-approved petitions as presented.**Motion**

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

Vote Results (Approved)

Motion: Patricia Richardson

Second: Virginia Mobley

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

15. Petition of Landmark Roofing | 24-002176-COA | 2305 Harden Street | Siding replacement

🔗 [Staff Decision - 24-002176-COA 2305 Harden Street.pdf](#)

16. Petition of Katerine Phillips | 524 E Henry St | 24-000445-COA | After-the-Fact Fence

🔗 [SIGNED Staff Decision - 24-000445-COA 524 E Henry St.pdf](#)

17. Petition of CORE Design | 24-002526-COA | 417 W 32nd St | Amend 23-005661-COA - Driveway ribbon

🔗 [SIGNED Staff Decision - 24-002526-COA 417 W 32nd St.pdf](#)

18. Petition of Historic Foundation of Savannah | 24-002032-COA | Amend 23-002694-COA - Fence

🔗 [SIGNED Staff Decision - 24-002032-COA 607 W 39th St.pdf](#)

19. Petition of Chelsea Nasso | 24-002031-COA | 421 E Anderson St | Window replacement

🔗 [SIGNED Staff Decision - 24-002031-COA 421 E Anderson St.pdf](#)

20. Petition of MetalCrafts | 24-001892-COA | 114 Barnard Street | Replace section of first-floor metal cornice over

storefronts

☞ [SIGNED Staff_Decision_-_24-001892-COA_114_Barnard_St.pdf](#)

21. Petition of Russell Finland | 2306 Barnard St | 24-002481-COA | Window replacement

☞ [SIGNED Staff_Decision_-_24-002481-COA_2306_Barnard_St.pdf](#)

22. Petition of Jessica Glenn | 24-00247-COA | 534 E Waldburg St | Roof replacement

☞ [SIGNED Staff_Decision_-_24-002497-COA_534_E_Waldburg_St.pdf](#)

23. Petition of Reese & Co. | 24-002478-COA | 2305 Abercorn St | Window replacements and porch deck replacement

☞ [SIGNED Staff_Decision_-_24-002478-COA_2305_Abercorn_St.pdf](#)

24. Petition of Talya Roofing | 24-001888-COA | 2307 Abercorn St | Roof replacement

☞ [SIGNED Staff_Decision_-_24-001888-COA_2307_Abercorn_St.pdf](#)

25. Petition of Landmark Roofing | 24-002155-COA | 1810 Habersham Street | Siding replacement

☞ [SIGNED Staff Decision - 24-002155-COA 1810 Habersham St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

26. Inspections Completed by Staff - May Report

☞ [May 2024.pdf](#)

27. Stamped Drawing Report for May

☞ [Stamped Drawing Reoprt for May 2024.pdf](#)

28. HPC Violations Report - May

☞ [HPC Violations Report- May 2024.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

29. Next Pre-Meeting: Wednesday, June 26, 2024 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room

30. Next Meeting: Wednesday, June 26, 2024 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room

31. Adjourn

The HPC Sub-Committee informed that Solar Panels and Iron Gates will be in upcoming sub-committee discussions.

There being no further business to present before the Commission, the May 22, 2024 Historic Preservation Commission meeting adjourned at 4:53 p.m.

Respectfully submitted,

Jonathan Mellon
Director of Historic Preservation

/bm

Motion

Adjourn - 4:53

Solar and iron gates for subcommittee discussion

Vote Results (Not Started)

Motion:

Second:

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.