



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street
August 24, 2022 3:00 PM
MINUTES

August 24, 2022 Historic Preservation Commission

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

Members Present: Virginia Mobley, Chair
Brian Arcudi
Darren Bagley-Heath
Mae Bowley
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina
Jeff Notrica
Robin Williams

Staff Present: Melanie Wilson, Executive Director
Leah Michalak, Historic Preservation Director
Ethan Hageman, Assistant Planner
Jamie Zerillo, Assistant Planner
Bri Morgan, Administrative Assistant
Julie Yawn, Systems Analyst

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

IV. ADOPTION OF THE AGENDA

[1. Adopt the August 24, 2022 Agenda](#)

Motion

The Historic Preservation Commission motioned to adopt the amended August 24, 2022 agenda.

Vote Results (Approved)

Motion: Robin Williams

Second: Rebecca Fenwick

Rebecca Fenwick

- Aye

Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[2. Approve the July 27, 2022 HPC Meeting Minutes](#)

[📎 07.27.22 MEETING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the July 27, 2022 Historic Preservation Commission meeting minutes as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

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

VII. CONTINUED AGENDA

[3. Petition of J. Elder Studio | 22-003186-COA | 2613 Montgomery Street | After-the-Fact Demolition of Non-Contributing Buildings, New Construction, Part I: Height and Mass, and Special Exception Request](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[4. Petition of Heather Halverson | 22-000966-COA | 671-673 West 34th Street | After-the-Fact Rehabilitation and Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[5. Petition of First Mount Bethel Missionary Baptist Church | 22-002169-COA | 124 West Anderson Street | After-the-Fact Fence](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye

Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[6. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | New Construction, Large \(Part II\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[7. Petition of Noble L. Boykin | 22-002599-COA | 217 East 38th Street | Addition and Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[8. Petition of Wubbena Architects | 22-001248-COA | Jefferson Street | New Construction, Small, Parts I and II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

Jeff Notrica - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Aye

Brian Arcudi - Aye

[9. Petition of Shah Architecture, Shelby Scally | 22-003652-COA | 808 Drayton Street | Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

Jeff Notrica - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Aye

Brian Arcudi - Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[10. Petition of Sawyer Design | 22-003648-COA | 419 East Bolton Street | New Construction Small, Parts I & II](#)

[☞ Staff Recommendation - 22-003648-COA - 419 E Bolton St.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

Mr. Ethan Hageman presented the petitioner's requesting approval for new construction small, Parts I & II of a single-family residence and a carriage house on the property of **419 East Bolton Street.**

The project description per the petitioner is as follows:

"This proposed project is a new single-family residence with carriage house to be built on the currently empty 419 East Bolton Street lot"

419 East Bolton Street is currently a vacant lot within the Victorian Local Historic District. The 1916 Sanborn Maps show a two (2) story wood framed house which had a similar configuration to its neighbors. The house had a one (1) story porch on the front façade facing East Bolton Street. The Sanborn Maps also feature a wood framed dwelling in the rear yard facing the lane. The 1955- 1966 Sanborn Map show the exact same configuration as the 1916 Maps.

The lot area is 3,450 square feet of the minimum allowed 2,100 square feet. The lot width for 419 East Bolton Street is 30 feet of the 30-foot minimum allowed for parcels in the zoning district TN-1. The building coverage for the proposed project will be 53% of the allowed 60% maximum for the zoning district TN-1. Staff determined that the building frontage of the proposed house will be at least 70% of the lot frontage off the submitted site plan. The front yard setback will be the average of the block face. The side yard setback of the proposed house and carriage house will be the minimum 3 feet. The rear yard setback for the proposed house will be 37 feet from the lane. The minimum rear yard setback is 30 feet for the TN-1 zoning district. The main ridge height of the proposed house will be 30'2" of the allowed 40 feet for the zoning district. The proposed carriage house will have a height of 25'2".

Staff finds the Visual Compatibility Criteria to be met. The proposed house will have a main ridge height of 30' 2" and the carriage house will have a height of 25' 2". 421 East Bolton located directly east is much taller than the proposed house at 419 East Bolton Street. Staff finds the Visual Compatibility Criteria to be met. The proposed house and carriage house will be built on a lot with a 30-foot width. This parcel of land has the narrowest width of all lots on this block of East Bolton Street. The width of the building is appropriate; the proposed individual components of the house are visually compatible as well. Staff finds the Visual Compatibility Criteria to be met. The scale of the proposed building and individual components which make up the house are compatible with surrounding contributing buildings on the block. 412- 414 East Bolton Street has a first and second floor porch much like the proposed house. The proposed setbacks are compatible with what is currently existing on this side of the block. The proposed carriage house will have the same side setback of 3 feet for the property. It will have a 3'6" set back from the southwest corner of the lane and a 3'1" setback from the southeast corner of the lane. There will be a 14-foot setback from the rear of the principal dwelling to the north façade of the carriage house.

419 East Bolton Street is currently a vacant lot; through this proposed project, the rhythm of the street will become stronger than what currently exists on this block of East Bolton Street. 419 East Bolton Street will follow similar openings as are currently seen on this block of East Bolton Street in the contributing buildings. The proposed house will have similar projections to other contributing buildings on East Bolton Street.

All the materials of the proposed building and carriage house fit the visual compatibility of the Victorian Historic District. The proposed materials are as follows per the petitioner's submittal packet:

-Siding: Smooth finish Hardie Plank with 5" exposure

- Trim: 5/4" Hardie Plank with smooth finish
- Windows: Jeld Wen Sitrine Series, Double Hung
- Doors: Solid Wood, Stained Finish
- Foundation: CMU wall reinforced with concrete piers, with a hard coat stucco finish
- Shingles: 30 Year Estate Gray
- Handrails: 2" wood pickets with 1-1/2" handrail

The proposed house and carriage house will have a hip roof, which is visually compatible within the Victorian Historic District. The proposed house and carriage house conveys human scale and visual interest. The proposed first-floor ceiling height of the house will be 11'1". The second-floor ceiling height of the proposed house will be 11'1". A gray hard coat stucco will go over the concrete block piers, while the space between the piers will be filled with hog pen wood panels which will be inset 3". The foundation is raised 30" above grade. The configuration of the proposed foundation is a similar height to its neighboring east property, which is a contributing building. The front porch has expressed piers. The proposed exterior siding of the house and carriage house will be Hardie Plank, horizontal siding or also known as fiber cement horizontal lap siding.

The window casing and sashes will be clad wood. The proposed windows configuration will be taller than they are wide and will be the Jeld Wen Sitrine Series, Double Hung which have previously been approved for new construction and non-historic buildings. The muntin will be 7/8 inches wide with simulated putty-glazing divided lights. The framing members will be covered with a header, surrounds, and sill. Window sashes shall be inset a minimum of three (3) inches and the residential ground floor façade will incorporate a minimum of 30% windows.

All doors will be made of a solid wood and stained. The doors will not have prefabricated ornamentation. The entrances will face the primary street which the building is located on. The other standards do not apply to this proposed house since it is on a 30-foot-wide lot. The proposed house will have a 24-foot-wide front porch. The porch piers and base wall will be a hard coat stucco with painted wood hog pen panels. The porch elements will be wood rails and pickets painted SW 7009 Alabaster. The whole front porch on the front façade of the proposed house will be at least six (6) feet in depth. The posts will have a cap and base molding while the balusters will be between the upper and lower rails. The height of the railing will not exceed 36 inches and the front porch will not be enclosed. The balusters will be four inches apart on center. The proposed shingles on both the house and carriage house will be composite fiberglass shingles. The proposed house and carriage house will have a roof pitch of 4:12 on all sides of the roof. Skylights and roof vents are not proposed along with pergolas and roof decks. The lookouts will be 16" for the eaves.

The proposed house and carriage house will have gable overhangs of 1 foot, while the eave lookouts will extend 16" on the carriage house. The soffits will be perpendicular to the building wall. The HVAC unit will be screened from the view of the street while there will be a refuse storage area in the rear of the proposed house. A meter box is planned to be attached to the lane façade of the proposed carriage house. The lighting proposed will not be visible from the public right-of-way and will produce a white light source.

The proposed carriage house will be 25' 2" tall however, it abuts East Bolton Lane. The buildings footprint will not exceed the maximum building coverage for the zoning district. The total habitable space for the proposed carriage house will be 479.33 square feet with one (1) bedroom. The proposed carriage house is visually compatible with the principal

dwelling and other contributing buildings within the Victorian Historic District. The proposed carriage house will have two parking spaces on the first floor which will be accessible from East Bolton Lane. The proposed carriage house will be in the rear of the property and will be a similar configuration to another contributing carriage house located at 402 East Bolton Lane. The proposed carriage house will not be exceeded by any accessory structure on the same parcel and will be a proposed height of 25' 2".

Staff believes the garage openings will not exceed 12 feet in width because the total lane frontage of the carriage house is 24 feet and there is a significant gap between the two garage door openings. The proposed carriage house will have a lane setback ranging from 3'1" to 3'6". The side yard setback will be 3 feet on both sides. The petitioner's site plan shows a proposed concrete sidewalk tying into the existing city sidewalk on East Bolton Street which is currently concrete as well.

Parking will be provided through the proposed two car carriage house in the rear of the property. Parking will be accessed from the lane using the proposed carriage house which is proposed to have a two-car garage capacity. The proposed carriage house will not provide exterior evidence of a parking structure besides the garage doors which meet the standard. The proposed carriage house will extend within 3'1" from the lane right-of-way.

Ms. Connor asked about columns to be used; thinks round columns are appropriate.

Ms. Fenwick asked about tree on the lot. **Mr. Hageman** stated it is coming down. **Ms. Michalak** stated trees on private property not protected.

Mr. Williams asked about brackets on side elevation.

PETITIONER COMMENTS:

Mr. Jonathan Leonard, petitioner, stated the columns are square to differentiate its newness from the older structures. There are four brackets - 4" wide version of fascia - on the front, not the side. The crown is moved out and the trim to read as a bracket, completely closed. The openings on the top are doors; center door is operable, outer doors are fixed. It is the owner's aesthetic choice for inoperable doors. **Ms. Conner** suggested flanking windows rather than doors; it looks odd. **Ms. Ledvina** agrees; or use door sized windows. **Mr. Leonard** stated that is not an issue. **Ms. Connor** stated full length windows would be appropriate.

Mr. Arcudi stated the drawing shows a full lite door, not panel. **Ms. Fenwick** asked for round columns. **Mr. Leonard** stated they prefer square.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Ms. Connor agrees with Mr. Williams regarding the brackets. **Mr. Williams** stated the paneling should be consistent all around. **Ms. Ledvina** stated she has concerns with the lower panels acting as doors.

STAFF RECOMMENDATION:

Approval for new construction small, part I & II of a single-family residence and a carriage house on the property of 419 East Bolton Street as submitted because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction Small, Parts I & II of a single-family residence and a carriage house on the property located at 419 East Bolton Street with the following conditions to be submitted to staff prior to or in concurrence with the drawing to be stamped for permitting, because the work is otherwise visually compatible and meets the standards:

- 1.Remove the brackets from the roofline on the front façade of the principal structure.
- 2.Revise the drawings to show rounded porch columns.
- 3.Revise the drawings to show panels on the cornice being uniform on all façades.
- 4.Revise the door specification to match the second-floor full-lite doors as shown on the elevation drawing.

Vote Results (Approved)

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

CUYLER-BROWNVILLE DISTRICT

[11. Petition of Howard Reid | 22-002601-COA | 1003 and 1009 West 36th Street | New Construction Small, Parts I and II](#)

[☞ Staff Recommendation - 22-002601-COA - 1003 and 1009 W 36th St.pdf](#)

[☞ Submittal Packet - Project Description and Materials.pdf](#)

[☞ Submittal Packet - 1003 W 36th St.pdf](#)

[☞ Submittal Packet - 1009 W 36th St.pdf](#)

[☞ SIGNED Board Decision - 22-002601-COA - 1003 and 1009 W 36th St.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for New Construction, Small, Parts I and II for two (2) one-story duplex buildings and one (1) accessory dwelling unit for each duplex building for the properties located at 1003 and 1009 West 36th Street. The two buildings will be separate and located individually on each property but are proposed to be identical.

The applicant was initially proposing a triplex with a protruding fire wall between the first two units and the third at the rear. At the July 27, 2022, the Historic Preservation

Commission voted to continue the petition with staff's conditions and a few additional. Staff finds that all conditions of the continuance have been met. The status of those conditions, with the revised petition, is as follows:

1. **Increase the interior side yard setbacks on the northern side of the buildings to five feet.** The side yard setbacks are now five feet.
2. **Detach the third unit as an ADU on the property or pursue other methods of removing the protruding fire wall from the building.** The third unit has been detached as an ADU.
3. **The windows must be made of PVC, metal, wood, or clad wood material; revise the window selection to meet the standards.** The windows have been revised to be aluminum clad wood.
4. **The eaves must extend a minimum of 12 inches and the gable end rakes must overhang at least 8 inches; label these dimensions on the drawings.** The eaves and the gable end rakes will overhang 12".
5. **Provide screening for the refuse storage location, which is located in the rear along the lane.** The refuse storage will be located in the rear and will be screened. The mechanical equipment will be located on the side façade and will be screened.
6. **The foundation infill material must be recessed a minimum of three inches behind the front edge of the pier.** The foundation infill (hog pen) will be inset three inches.
7. **Vehicular access must be from West 36th Lane; the parking must follow the standards associated if the option to separate the third unit into an ADU is pursued.** Vehicular access will be West 36th Lane; the driveway has been removed.
8. **Increase the dimensions of the front porch columns; the columns should match the dimensions of posts on historic buildings.** The columns have been revised to be 6"; staff finds this to be compatible with the surrounding historic building's posts.
9. **Reconfigure the window configuration to 2/2 or 6/6.** The window configuration is to be 6/6.
10. **Add attic ventilation in the gables, following the models of existing buildings in the area.** Attic ventilation has been added to the gables.

The properties located at 1003 and 1009 West 36th Street are vacant lots within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The building coverage is to be 35.8%; the standard is met. The building setback standards are now met. The height of the two-family structure is to be 19'-4" and the ADU is to be 15'-5". The height and width of the duplex and ADU are visually compatible with the surrounding contributing rowhouses and one-story buildings. The setbacks proposed are visually compatible with the surrounding historic structures.

Revise the ADU to abut West 36th Lane. The historic configuration of an accessory dwelling unit is to be sited within 5 feet of a lane; however, the current location shows the ADU nearly 24 feet from the lane. Otherwise, staff finds the relationship of the building to the open space between it and adjacent buildings to be visually compatible. All openings are to be taller than they are wide. Staff finds the proportions and the rhythm of the openings along all facades to be visually compatible. The front façade of the main duplex and ADU is to feature a porch over the front doors. The porches are to project from the building 4 feet. Staff finds the projections to be visually compatible.

The following materials are proposed to be utilized:

- Foundation: 8" CMU foundation with brick veneer and 1x4 pressure treated Hog Penning (painted), with a painted wood water table and band board
- Exterior Walls: Smooth Hardie board siding (painted), with a 5" reveal
- Windows: *American Craftsman* aluminum clad wood window and *Jen Weld* aluminum clad wood window
- Door: *Masonite* 6-panel steel exterior door with brickmold
- Roof: *GAF* Timberline HDZ architectural asphalt shingles
- Gable Vent: Wood, louvered
- Porches: Columns: Wood 6" chamfer column, painted Railing: P.T. wood railing and square balusters, painted Stairs: P.T. wood risers and chamfered posts, painted
- Mechanical Screening: P.T. wood, painted

Both windows submitted by the applicant meet the standards; however, it is unclear which will be used or where they will be used. **Clarify the window selection or where each window type will be used.** Staff otherwise finds the materials to be visually compatible. The roof is to be a side gable facing West 36th Street and West 36th Lane for the ADU. Staff finds the roof shapes to be visually compatible.

Staff finds the height and mass of the duplex and ADU to reflect the traditional size of buildings. Staff finds the foundation to be the average height of the foundation of contributing buildings. The exterior walls will be smooth fiber cement horizontal lap siding. The window is to be an aluminum clad wood window. The windows are to be double hung. The doors will be steel.

The roof will feature asphalt shingles. There is not a public sidewalk in this location. Parking will be located in the rear. The parking area will be accessed from the lane. The standards are met for the detached ADU. The ADU is to be 580 square feet and 39% of the principal dwelling's square footage.

Ms. Michalak stated it is more appropriate for ADU to be on the lane. Windows are 6 over 6; drawings show 9 over 9 - Williams.

Ms. Fenwick asked can they have a small drive if on ADU. **Ms. Michalak** recommended rotating the structure, have half or small driveway.

PETITIONER COMMENTS:

Mr. Howard Reid, petitioner stated there are more changes. Will be using 6 over 6 windows and can move building closer to lane. **Mr. Bagley-Heath** asked to rotate 90 degrees and that would provide 20' on the lane.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Mr. Arcudi and **Ms. Connor** stated they think it is fine as it is so that the petitioner does not have to incur additional changes to his properties.

Ms. Fenwick thanked the petitioner for the changes made.

STAFF RECOMMENDATION:

Approve the petition for New Construction, Small, Parts I and II for two (2) one-

story duplex buildings and one (1) accessory dwelling unit for each duplex building for the properties located at 1003 and 1009 West 36th Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards.

1. **Revise the location of ADU to abut West 36th Lane.**
2. **Clarify the window selection or where each window type will be used.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small, Parts I and II for two (2) one-story duplex buildings and one (1) accessory dwelling unit for each duplex building for the properties located at 1003 and 1009 West 36th Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards.

1. Rotate the ADU 90 degrees and abut the entrance to the lane.
2. Clarify the window selection or where each window type will be used.
3. Revise the window light pattern to 6-over-6.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[12. Petition of Savannah Home Solutions, LLC | 22-003653-COA | 2305 Harden Street | Rehabilitation/Alterations](#)

[Cuyler-Brownville Staff Recommendation - 22-003653-COA - 2305 Harden St.pdf](#)

[Submittal Packet.pdf](#)

[Staff Research.pdf](#)

****Kathy Ledvina requested removal of this item from the Consent Agenda.*

****Mae Bowley recused herself from this item.*

Mr. Ethan Hageman presented the applicant's request of approval for rehabilitations and alterations to the house and garage located at 2305 Harden Street.

The project description per the applicant is as follows:

-Front Exterior Door Replace with wood door from Re-Purpose Savannah, with a new doorknob.

- Garage Door Replace with metal garage door.
- Fence Replace 50ft of fence only at back of property to match the side of the fence of right side of property.
- Lattice Install wood lattice around entire crawlspace.
- Light Fixtures Install fan light and pedant light on front porch.
- Miscellaneous Install new address numbers and mailbox.

The historic building was constructed in 1920 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The 1916- 1953 Sanborn Map with paste-ins shows a wood-framed structure in the same configuration as currently existing at 2305 Harden Street. A cinder-block garage is seen in the same location as the present-day garage. It is worth noting, a similar wood framed two-story house existed just north of 2305 Harden Street as seen in the Sanborn Maps.

Staff finds the Secretary of Interior's Standards to be met. The proposed rehabilitations and alterations are to non-original features of 2305 Harden Street. Staff is unsure of the age of the garage door however, the state of the garage door is beyond repair and needs to be replaced. Rehabilitation will restore the historic significance of this house. The proposed new wood door will return the---- historic character to 2305 Harden Street. The distinctive and deteriorated features of 2305 Harden Street will be restored through the gentlest means possible. The proposed rehabilitations and alterations are compatible with the contributing properties within the Cuyler-Brownville Historic District. The proposed four-panel wood door is visually compatible within this historic district. The following materials per the applicant are listed below:

- Front Door Wood Door from Repurpose Savannah
- Fence 6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel
- Garage Door Clopay, Classic Collection 9 ft x 7ft. Non-Insulated Garage Door
- Lattice 2 ft. x 8 ft. Southern Yellow Pine Pressure Treated Garden Wood Lattice
- Exterior Light- Front Door Addington Park, 1-Light Nautical Outdoor Pendant, Dark Bronze
- Exterior Fan Light Hampton Bay, Gazebo III 52 in. Indoor/Outdoor Natural Iron Ceiling Fan with Natural Iron
- Exterior Front Door Hardware Schlage, Accent Aged Bronze Single Cylinder Deadbolt with Entry Door
- Mailbox Gibraltar, Steel Vertical Wall-Mount Locking Mailbox
- Address Number Everbilt, Elevated Plated Number and Letter

Staff confirmed with the applicant on August 5, 2022, that the proposed lattice would be at least one-half (0.5) inch thick. See above under visual compatibility for further specifications regarding the lattice. Staff and the Planning Director (HP Director) performed a site visit to 2305 Harden Street and confirmed the door is not original. The new proposed door will be based on historic context of the building. See above under visual compatibility for further specifications regarding the new door. The proposed lighting fixtures will be made of iron and will have a white light source. See above under visual compatibility for further information regarding specifications of the proposed lighting fixtures. The proposed garage door will not exceed 12 feet in width. See above under visual compatibility for proposed garage door specifications. The proposed fence in the rear yard of the property will be made of wood. The proposed wood fence will be exactly six (6) feet tall. Staff confirmed with the applicant on August 5, 2022, that the fence would be a minimum of five (5) feet from the parallel building neighboring the south of the

property.

Ms. Connor asked about the original door.

???????

PETITIONER COMMENTS:

Mr. Corey Griffin, petitioner, stated the door shown was only one they could find repurposed that fit the dimensions. Will look again.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Ms. Connor stated she appreciates the repurposing. **Ms. Ledvina** appreciates the design of the door; does not fit character of the house. **Ms. Fenwick** and **Ms. Connor** stated they have no issues with door.

STAFF RECOMMENDATION:

Approval for rehabilitations and alterations to the house and garage located at 2305 Harden Street as requested because the proposed work is otherwise visually compatible and meets the standards.

Motion

The Historic Preservation Commission motioned to remove this petition from the Consent Agenda.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Mae Bowley

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

Jeff Notrica - Nay

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Aye

Brian Arcudi - Nay

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for rehabilitations and alterations to the house and garage located at 2305 Harden Street with the following condition to be submitted to staff prior to or in concurrence with the drawings to be stamped for permitting, because the proposed work is otherwise visually compatible and meets the standards.

1. Install a front door which better fits the historic period of the house (1920s).

Vote Results (Approved)

Motion: Robin Williams

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[13. Petition of Savannah Stucco & Contracting | 22-003179-COA | 650 West 34th Street | Rehabilitation & Repair](#)

📎 [SUBMITTAL PACKET.pdf](#)

📎 [STAFF RECOMMENDATION.pdf](#)

****Kathy Ledvina requested this item be removed from the Consent agenda.*

Mr. James Zerillo presented the petitioner's request of rehabilitation and repairs to the structure at **650/640 West 34th Street**.

The petitioner is requesting to make repairs in line with the City of Savannah's code compliance violation report issued April 27, 2022, under file number 22-00325. The petitioner is proposing in-kind repair and replacement of exterior siding, reconstruction of the porch with in-kind materials, and installation of a wood door in the existing front façade doorway.

The historic 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. According to the 1994 Georgia Historic Resources survey the structure was originally constructed as a 1-story store and later converted into a residence. The 1916 Sanborn Map shows the structure as a wood-frame dwelling. This supports the 1994 survey which states that the structure was altered at one point, to be converted from a store to a duplex. The structure has deteriorated over time and is missing several features such as a door and porch stair, columns, and railing. The exterior clapboard walls have several deteriorated and missing planks.

In-kind repair and replacement are proposed. Replacement is proposed to be based on level of deterioration. No character defining features are proposed to be removed, as the configuration of the structure and porch are not proposed to be changed. No conjectural features are proposed to be added to the structure. The deteriorated portions of the structure are proposed to be repaired and replaced in-kind. The configuration and features of the structure are not proposed to be changed. The proposed rehabilitation and repairs are to be in-kind. No distinctive features will be removed. The proposed scope of work details in-kind repair and replace. Based on what Staff has examined at the site as well as photographs provided by the petitioner, a significant portion of the structure is deteriorated beyond repair. Staff has determined that in-kind replacement is acceptable given the state of the structure. The petitioner has proposed to use in-kind materials (wood). The proposed in-kind repair and replacement is visually compatible. The existing

siding is wood, clapboard siding. The petitioner is proposing in-kind repair and replacement depending on the level of deterioration of each plank of siding. No prohibited materials are proposed to be added.

The existing door is non-historic. The original door of the structure has long since been removed. The proposed new door is to be a solid core wood exterior door manufactured by Krosswood. No modification to the historic opening is proposed. The porch in its existing condition is severely deteriorated and missing a landing, railing, and proper support structures. Given this level of deterioration Staff has determined the proposed plans for reconstruction to be appropriate. No prohibited materials are proposed to be utilized. The configuration of the reconstructed porch is visually compatible with regards to the historic context.

PETITIONER COMMENTS:

Ms. Brenda Allen, petitioner, stated they were not aware of the historical porch; went by the dimensions provided by Staff for the architectural drawings. She stated she is willing to adjust the columns to 6x6 turns.

Ms. Ledvina requested turned columns should be used to keep the design. Ms. Allen stated if they can be found, they will do so.

Ms. Fenwick stated grant funds are available if non-profit property. National Trust for Historic Preservation or National Park Service.

Ms. Allen stated the porch will be covered. Will have to find out about the roof material.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Ms. Bowley stated 6x6 turned column will be appropriate; custom should not be required as they may provide burden to the petitioner. **Ms. Connor** stated the petitioner should be informed they will need to come back to MPC for other stages.

STAFF RECOMMENDATION:

Approval for the rehabilitation of 650 West 34th Street as submitted because the work is visually compatible and meets the standards.

Motion

The Historic Preservation Commission motioned to remove this petition from the Consent Agenda.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Mae Bowley

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

Jeff Notrica - Aye

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for the rehabilitation of 650 West 34th Street with the following condition to be submitted to staff for final review and approval, because the work proposed is otherwise visually compatible and meets the standards:

1. The petitioner will provide dimensions for 6x6 turned porch columns to replace the proposed 4x4 columns and work with staff to determine an appropriate column.

Vote Results (Voting)

Motion: Mae Bowley

Second: Kiersten Connor

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Voted
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

STREETCAR DISTRICT

[14. Petition of Ward Architecture + Preservation | 22-003645-COA | 202 East 38th Street | New Construction Small, Parts I and II](#)

[☞ Staff Recommendation - 22-003645-COA - 202 E 38th St.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ public comment.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for New Construction, Parts I and II to building a two-story carriage house for the property located at 202 East 38th Street. The existing shed building will be removed; the new building will be attached to the rear of the historic building by a raised covered walkway/stair. The main building is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The shed does not appear on the contributing buildings map and has clearly been constructed recently; therefore, staff did not review its demolition and in detail recommends approval. The 1916 Sanborn Map shows a two-story wood-framed building (carriage house) in the same location as this proposed carriage house. On subsequent maps, the building is no longer there.

60% coverage is proposed, meeting the standard. Because the accessory dwelling unit is attached to the main building, these setbacks apply and are met. The walkway attachment is reversible and does not damage, remove, or obscure character-defining features.

Staff recommends the following:

- Add a note to the drawings that the fiber cement siding is to have a smooth finish.
- The seam height and panel width of the standing seam metal roof are to match that of the contributing building's roof.

Otherwise, staff finds the proposed project is visually compatible.

The accessory building is at grade to accommodate the garage and, therefore, does not have a visible foundation and the standards do not apply. The exterior walls are proposed to be fiber cement lap siding. It is noted in the Project Narrative that the siding will have a smooth finish; staff recommends this note be added to the drawings. The windows are proposed to be Marvin Clad Ultimate Double-Hung, Next Generation – G2 which have previously been approved by the Commission for use on new construction. They are clad wood material with clear glass. Marvin wood and glass 3/4 lite human doors are proposed. The garage doors are proposed to be Grand Harbor insulated metal with a smooth finish. The standards are met.

The walkway and the carriage house roofs are proposed to be metal standing seam with a drip edge. Staff recommends that the seam height and panel width match that of the contributing building's roof. The hip roof has a 5:12 pitch, the eaves are 18" deep, and the soffits are perpendicular. The meter is proposed to be located on the north side façade. Refuse and HVAC are both proposed on the rear façade.

The new building is in scale; however, it is not located on a lane. The accessory structure does not have access to a lane. Five feet are proposed. There is an existing curb cut and driveway off Abercorn Street. There is an existing curb cut and driveway off Abercorn Street and the site does not have access to a lane. The existing wood fence and vehicular gates are proposed to remain. The unit is attached. The unit has a separate entrance and is connected by a covered walkway. The accessory dwelling unit is attached to the main building by a covered walkway. The building is 21'-6" high. One garage parking space is provided.

PETITIONER COMMENTS:

Mr. Josh Ward, petitioner, stated he will add the cover portion and attach to carriage to avoid 10 foot separation from the building. The original two-story carriage house is in the northwest corner facing Abercorn. Believes to be appropriate as presented. No new curb cuts are proposed, and the main house porch comes out to the property line. The proposal is not new historically or regarding what is existing.

Ms. Wilson stated for a special exception the petitioner has to prove this condition previously existed in order to be consistent with current regulations. This is a variance request to the zoning code. The petitioner will have to apply for a Special Exception and variance (through Zoning Board of Appeals).

Mr. Ward stated he can move back two feet to be on line with property line.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, no concerns and felt appropriate. He stated they are agreeable to setting back two feet.

Ms. Cindy Etz, resident neighbor, sent a letter requesting amending the proposed project. **Ms. Michalak** read the letter to the Commission.

BOARD COMMENTS:

There were no additional comments.

STAFF RECOMMENDATION:

Approval for New Construction, Parts I and II to building a two-story carriage house for the property located at 202 East 38th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Add a note to the drawings that the fiber cement siding is to have a smooth finish.
2. The seam height and panel width of the standing seam metal roof are to match that of the contributing building's roof.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Parts I and II to building a two-story carriage house for the property located at 202 East 38th Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Move the two-story carriage house back from the west property line to have a 3-foot side-yard setback.
2. Add a note to the drawings that the fiber cement siding is to have a smooth finish.
3. The seam height and panel width of the standing seam metal roof are to match that of the contributing building's roof.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[15. Petition of Rose Architects | 22-003654-COA | 15 West 43rd Street | Alterations and Additions](#)

[☞ Staff Recommendation - 22-003654-COA - 15 W 43rd St.pdf](#)

[☞ Submittal Packet.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for alterations and additions for the property located at 15 West 43rd Street. MINUTES

Per the applicant:

This project is comprised of the adaptive re-use of an existing non-contributing building in the Streetcar District which has been vacant for 30 years and was originally built between 1936 and 1940 and operated as a cold storage and "icehouse" facility. The existing structure will be preserved, and a kitchen addition is proposed for the south side and a small entrance vestibule will be added onto the existing stoop on the west elevation. A small restroom addition will be added to the easternmost corner of the north façade in addition to a glass indoor/outdoor seating area. Brick removed to allow for new openings will be reused to patch existing striated brick that has been defaced with graffiti.

The building was constructed between 1936 and 1940 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The existing building is setback from the street and, therefore, it is a pre-existing condition that the building does not have street frontage. The footprint is 2243sf. This is a pre-existing non-conforming condition.

The height and width of this building are atypically short and wide; however, this is an existing condition of this small one-story building. The scale of this building is atypically short and wide; however, this is an existing condition of this small one-story building. The large setbacks from the streets and shallow rear setback are an existing condition of this unusual site. The large setbacks from the streets and shallow rear setback are an existing condition of this unusual site; this creates an atypical rhythm but is greatly improved by the additions which spread the building over more of the site.

A pair of double-hung windows are proposed on the front (Whitaker) façade which are taller than they are wide which is visually compatible. Because of the later age of the building and the industrial/commercial historical use of the building, the building itself and the proposed alterations and additions have a modern aesthetic that includes large expanses of glass and stucco walls including an entry vestibule, and enclosed and expanded side (43rd Street) side porch. Staff finds these elements appropriate to the aesthetic nature of this building. Staff recommends that any new walls to be coated in stucco be constructed of masonry and then coated with the proposed three-part stucco to meet the definition of 'true stucco' within the ordinance; otherwise, staff finds the materials and textures visually compatible. The existing building's roof shape is flat and, therefore, flat roofs are proposed for the additions which staff finds appropriate.

For the new pair of windows on the front façade, the drawing notes "new window shall be built in-kind to match interior windows to remain". Staff requests clarification and/or a specification to ensure that the windows meet the design standards. Storefront is proposed to be aluminum. Neither storefront bases nor burglar bars are proposed. Door specifications, for any non-storefront doors, was not provided. The new canopy roof is proposed to be standing seam metal; staff recommends that the seam height not exceed 1" and that the panel widths not exceed 16" to be visually compatible. It is appropriate for the additions to have flat roofs because the existing building has a flat roof. The electric meter is proposed on the south (side) façade. The HVAC equipment is located on the roof and is proposed to be screened. Staff requests a detail of the screening and that, if it constructed of wood, it be painted. The refuse storage area is proposed on the south (side) of the building and is proposed to be screened with an 8-foot-high wood fence. Staff recommends that the fence be painted. Gas lanterns are proposed along the

wall/fence; however, a specification was not provided. Provide a specification and ensure that the standards are met.

No off-street parking is proposed (or required due to building square footage for a commercial use). The walls/fences around the front of the building, along Whitaker and 43rd Streets, are topped with an "expanded metal screen wall"; however, the base material is not identified. Although designed to allow for plantings, the site is surrounded by a 6'-10" high wall/fence with 9'-3" high gas lanterns between the individual fence sections. Staff recognizes that Whitaker is a busy street; however, this wall creates a visual and physical barrier between this site and the sidewalk. Staff recommends lowering the fence/wall height to a maximum of 3 feet along Whitaker and redesigning the fence/wall along 43rd Street read as movable planters instead of a wall/fence.

PETITIONER COMMENTS:

Mr. Kevin Rose, petitioner, stated he agrees with conditions 2-7. He stated he did research, and found it was constructed in 1936, as it showed up on 1940 Sanborn map. Regarding condition 1: stucco. Proposing going against ordinance and leave window and cover, and bring wall further out. Trying to keep everything as removable as possible. Regarding condition 8, Mr. Rose stated he is proposing freestanding planters at 3'3"; will work with 3'. Same along Whitaker with the guardrail as well as privacy fence to be consistent. The guardrail will be ADA compliant. The gate is freestanding; will come back regarding that. The corner one is permanent to 'stop cars, along with the gate.'

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, commended petitioner for maintaining the non-contributing structure.

BOARD COMMENTS:

Ms. Connor stated she thinks compromise is appropriate for the busier street on the corner; gradually decrease height.

Mr. Williams encouraged to use Ardsley Station as an example.

STAFF RECOMMENDATION:

Approval for alterations and additions for the property located at 15 West 43rd Street **with the following conditions** to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. **Revise any framed walls that are coated in stucco to masonry construction.**
2. **Provide a specification and/or additional information for the pair of windows on the front façade; the proposed window must meet all window design standards.**
3. **The storefront glazing must be inset a minimum of 4 inches from the face of the building.**
4. **Provide a specification for any new non-storefront doors; the doors must meet all door design standards.**
5. **The standing seam metal roof must have seam heights of 1 inch or less and panel widths must not exceed 16 inches.**
6. **Provide a HVAC equipment screening detail; if wood, the screening must be painted and the wood refuse storage area screening must be painted.**
7. **Provide a specification for the gas lantern light fixtures; the light fixtures must meet all lighting design standards.**

8. Lower the fence/wall height to a maximum of 3 feet along Whitaker and redesign the fence/wall along 43rd Street read as movable planters instead of a wall/fence and identify the material proposed for the fence/wall base.

Motion

The Savannah Historic Preservation Commission does hereby approve alterations and additions for the property located at 15 West 43rd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Revise any framed walls that are coated in stucco to masonry construction.
2. Provide a specification and/or additional information for the pair of windows on the front façade; the proposed window must meet all window design standards.
3. The storefront glazing must be inset a minimum of 4 inches from the face of the building.
4. Provide a specification for any new non-storefront doors; the doors must meet all door design standards.
5. The standing seam metal roof must have seam heights of 1 inch or less and panel widths must not exceed 16 inches.
6. Provide a HVAC equipment screening detail; if wood, the screening must be painted and the wood refuse storage area screening must be painted.
7. Provide a specification for the gas lantern light fixtures; the light fixtures must meet all lighting design standards.
8. Lower the fence/wall height to a maximum of 3 feet to meet the standard.

Vote Results (Approved)

Motion: Mae Bowley

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[16. Petition of Frank Stevens & Associates | 22-003649-COA | 120-122 West 38th Street | Rehabilitation & Alterations](#)

[📎 Staff Recommendation.pdf](#)

[📎 Submittal Packet.pdf](#)

Mr. James Zerillo presented the petitioner's request of approval for rehabilitation and alterations at 120 West 38th Street. The petitioner is proposing to enclose the rear porch including the installation of new windows, porch balustrade and columns, rear porch stair, and canopy on the northern (rear yard) façade. The historic building was constructed in 1908 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

As the proposed porch still reads architecturally as a porch, the historic character of the structure will not be damaged. No conjectural features are proposed to be added. No historic additions or changes are proposed to be removed. No distinctive features are proposed to be removed. The change of the rear stair entryway is not visible from the public right of way. The proposed scope of work will not damage the existing historic integrity the structure. The proposed scope of work is reversible, and its removal would not damage the form and integrity of the historic structure. The proposed scope of work is visually compatible as the porch, while enclosed, still reads architecturally as a porch. The petitioner is proposing the use of wood and wood composite. These materials are visually compatible with the surrounding context as well as the context of the existing materials of the structure.

The proposed windows are to be used to enclose the porch. No new openings or windows are proposed to be added to the exterior walls of the structure. The proposed windows are Windsor Pinnacle insulated windows. The standards are met per the proposed shutters. The shutters do not have to be operable as they are part of a porch enclosure and not window shutters.

The proposed rear entryway is not visible from the public right of way. A western elevation was not provided for the fire wall between the enclosed porch and the adjoining property. The petitioner must provide this specification and ensure it meets the standards as a condition of approval.

The proposed alterations to the porch are permitted per the standard. The proposed configuration still reads architecturally as a porch and does not utilize any prohibited materials. The proposed material (Hardi board) is permitted.

Per Sec. 9.6 Fences and Walls, the proposed fence is considered to be 7 feet 9 inches as the decorative screening is measured separately:

2. *A post or column, including decorative features, may extend above the maximum height of the fence or wall as follows: One (1) foot above the height limit when the size of the post or column is less than six by six (6 x 6) inches; or Two (2) feet above the height limit when the size of the post or column is six by six (6 x 6) inches or greater.*

The screening is proposed to be 2 feet 1 inches above the 7 foot 9 inch fence. The standard from Sec 9.6 allows a height limit of 10 feet as the proposed columns are 6x6. The parallel rear yard fence is 18 feet from the rear wall of the structure.

PETITIONER COMMENTS:

Mr. Frank Stevens stated the existing railing is not in good shape; thus removing. The upstairs treatment is fixed shutters; the downstairs to trim and paint out as transom windows. There will be glass on the east side.

Ms. Ledvina stated the proposed railing is not in keeping with the historic height with the others in the area. Requested the height be matched to maintain the historic character.

Mr. Stevens stated he could meet the requested height of the railings.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, expressed concern with amount of historic fabric being removed from the rear of the structure. The existing block wall cannot be replaced.

Ms. Michalak stated purview is not had on anything not visible from the public right-of-

way.

BOARD COMMENTS:

There was question if the the wall or portions of it could remain.

Mr. Stevens stated leaving fractions of the wall is impractical; the enclosure will make the wall non-viewable.

STAFF RECOMMENDATION:

Approval for rehabilitation and alterations at 120 West 38th Street with the following condition to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

- 1. Provide a Western elevation to detail the firewall which will separate the enclosed porch from the adjoining properties' porch.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for the rehabilitation and alterations at 120 West 38th Street with the following condition to be submitted to staff for final review and approval, because the work proposed is otherwise visually compatible and meets the standards:

- 1.The new faux railing matches the height of the existing railing and is notated as non-functional and aesthetic when the plans are submitted to the city for code review.
- 2.Provide a Western elevation to detail the firewall which will separate the enclosed porch from the adjoining properties' porch.

Vote Results (Approved)

Motion: Mae Bowley

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

X. APPROVED STAFF REVIEWS

[17. Acknowledge and approve of Staff-approved decisions as presented.](#)

[18. Petition of MARK FELDMAN | 22-003866-COA | 417 WEST BOLTON STREET | AMEND 22-03265-COA: add stucco as siding material to bottom of carriage house](#)

[📎 SIGNED V Staff Decision - 22-003866-COA - 417 W Bolton St.pdf](#)

[19. Petition of SAVANNAH HOME SOLUTIONS, Corey Griffin | 22-003681-COA | 2305 HARDEN STREET |](#)

[Exterior repairs and window replacements](#)

[☺ SIGNED CB Staff Decision - 22-003681-COA 2305 Harden St \(002\).pdf](#)

[20. Petition of ROOFCRAFTERS | 22-003533-COA | 21 EAST 36TH STREET | In-kind chimney and roof repair](#)

[☺ SIGNED S Staff Decision - 22-003533-COA 21 E 36th St_.pdf](#)

[21. Petition of SYLVESTER BROWN | 22-003450-COA | 220 EAST DUFFY | Window replacement with trim repair and roof replacement with metal drip edge](#)

[☺ SIGNED V Staff Decision - 22-003450-COA - 220 E Duffy St.pdf](#)

[22. Petition of WHITFIELD SIGNS, Kasey Perks | 22-003596-COA | 130 EAST VICTORY DRIVE | Install two wall mounted signs with dimensions condition \(to be submitted to Staff\)](#)

[☺ SIGNED S Staff Decision - 22-003596-COA 130 E Victory Dr_.pdf](#)

[23. Petition of KPL 2313 WHITAKER, LLC, Monica Gelok | 22-003443-COA | 2313 WHITAKER STREET | Rear fence addition \(for off-street parking\) with condition to consult Street Maintenance for gravel use](#)

[☺ SIGNED S Staff Dec -22-003443-COA 2313 Whitaker St.pdf](#)

[24. Petition of OAKHURST SIGNS, Candy Simmons | 22-003565-COA | 1408 Montgomery St | Illuminated signs \(2\)](#)

[☺ SIGNED S Staff Decision 22-003565-COA 1408 Montgomery St..pdf](#)

[25. Petition of LESLIE KNISKERN | 22-03398-COA | 906 WEST 38TH STREET | In-kind repair and rehabilitation](#)

[☺ SIGNED CB Decision 22-003398-COA 906 W 38th St.pdf](#)

[26. Petition of ESTELLA CONSTRUCTION | 22-003330-COA | 1502, 1504 HABERSHAM STREET | Exterior siding and window repair](#)

[☺ SIGNED Staff Decision - 22-003330-COA 1502-1504 Habersham St.pdf](#)

[27. Petition of SAMMIE & THERESA HARRIS | 22-003428-COA | 217 WEST 34TH STREET | Rear exterior wood stair and railing relocation](#)

[☺ SIGNED STC Staff Decision - 22-003428-COA - 217 W 34th St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[28. Report on Work Inconsistent With Issued Certificate of Appropriateness for the August 24, 2022 HPC Meeting](#)

[☺ Work Inconsistent with Issued COA - August Report.pdf](#)

[29. Report on Work Performed Without a Certificate of Appropriateness for the August 24, 2022 HPC Meeting](#)

[☺ Worked Performed without a COA - August Report.pdf](#)

[30. Report on Work That Exceeds Scope of Issued COA for the August 24, 2022, HPC Meeting](#)

[☺ Exceed Scope of Issued COA - August Report.pdf](#)

[31. Items Deferred to Staff - August Report](#)

[☺ Items Deferred to Staff - August Report.pdf](#)

[32. Inspections Completed by Staff - August 2022 Report](#)

[☺ August 2022 - Inspections.pdf](#)

[33. Stamped Drawings - August Report](#)

[📎 Stamped Drawings Report - August 2022.pdf](#)

XII. OTHER BUSINESS

[34. Discuss DNA recommended changes to stucco text amendment](#)

Ms. Wilson suggested determining their priority (stucco versus deconstruction) to present to MPC and Council. This will avoid important topics getting caught in the mass of items sent to the City. She will try to get the proposal submitted before the end of the year.

Motion

The Historic Preservation Commission motioned to approve to amended Stucco recommendation sent to MPC.

Vote Results (Approved)

Motion:

Second:

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

XV. ADJOURNMENT

[35. Next Pre-Meeting: September 28, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[36. Next Regular Meeting: September 28, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[37. Adjourn](#)

There being no further business to present before the Commission, the August 24, 2022 Historic Preservation Commission meeting adjourned at 6:29 p.m.

Respectfully submitted,

Leah G. Michalak
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.