



Historic Preservation Commission

Hybrid Meeting
February 23, 2022 3:00 PM
MINUTES

February 23, 2022 Historic Preservation Commission

A Pre-Meeting will be held at 2:30 PM. Items on the Agenda will be presented by Staff, as time permits, and Board may ask question. No testimony will be received and no votes will be taken.
Sub-Committee to Review Discussion from the February 23, 2022 1:00pm Meeting.
Commission to discuss buildings of exceptional importance.

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

STREETCAR DISTRICT

[1. Petition of JAK Homes | 22-000337-COA | 111 East 36th Street | Rehabilitation](#)

- [☞ Staff Recommendation-22-000337-COA.pdf](#)
- [☞ Submittal Packet-Application and Checklist.pdf](#)
- [☞ Submittal Packet-Drawings.pdf](#)
- [☞ Submittal Packet-Photographs.pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE alterations and the replacement of stairs at 111 East 36th Street with the following condition to be provided to staff for final review and approval because otherwise the work is visually compatible and meets the standards.

1. The distance between balusters must not exceed 4 inches measured from on center.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[2. Petition of Reardon Design, LLC. | 22-000477-COA | 16 East 37th Street | Rehabilitation](#)

- [☞ Staff Recommendation 22-000477-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Submittal Packet - Materials.pdf](#)
- [☞ Staff Research.pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation of the building located at 16 East 37th Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All repairs / replacements shall match the deteriorated feature in design, location, dimension, configuration, texture, materiality, as well as other visual qualities. All window / door repairs shall be made with wood / transparent glass (appropriately).
2. All materials must be provided to Staff for all proposed repairs / replacements. Information regarding the roof repair method shall be provided to Staff for review.
3. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, and the infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
4. Only a white light source shall be used.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[3. Petition of Ethos Preservation LLC, Ellen Harris | 22-000491-COA | 2309 Drayton Street | Rehabilitation and Alterations](#)

- [☞ STC Staff Recommendation - 22-000491-COA - 2309 Drayton.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal Packet - Project Description.pdf](#)
- [☞ Previous COA - 20-004853-COA.pdf](#)
- [☞ Staff Research - Sanborn Maps.pdf](#)
- [☞ Staff Research - Sanborn Maps.pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation and alterations to the

property located at 2309 Drayton Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

IV. ADOPTION OF THE AGENDA

[4. Adopt the February 23, 2022 Agenda](#)

Motion

The Historic Preservation Commission motioned to adopt the February 23, 2022 Agenda as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[5. Approval of January 26, 2022 HPC Meeting Minutes](#)

📎 [01.26.22 MEETING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to APPROVE the January 26, 2022 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
-----------------	-----------

Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

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

VII. CONTINUED AGENDA

[6. Petition Sawyer Design | 21-006064-COA | 208 West 37th Street | Rehabilitation](#)

Motion	
Continue.	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: Robin Williams	
Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[7. Petition of Joseph L Sr. & Lydia S. Young | 21-006061-COA | 823 West 39th Street | After-the-Fact Rehabilitation / Alterations and Rear Addition](#)

Motion	
Continue.	
Vote Results (Approved)	
Motion: Darren Bagley-Heath	
Second: Robin Williams	
Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[8. Petition of Michelle Wilmore | 21-006053-COA | 905 West 38th Street | Removal of Rear Addition and Alterations](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick - Abstain

Virginia Mobley - Aye

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[9. Petition of A Fox Construction, Inc. | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick - Abstain

Virginia Mobley - Aye

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[10. Petition of Brown Design Studio, Eric S. Brown | 22-000485-COA | 1602 Bull Street | Alterations and Addition](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick - Abstain

Virginia Mobley - Aye

Chelsea Jackson-Greene - Aye

Robin Williams - Aye

Darren Bagley-Heath - Aye

J. Haley Swindle - Aye

[11. Petition of Ramsay Sherrill Architects | 22-000490-COA | 208 West Waldburg Street | New Construction \(Small\): Parts I and II](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

- | | |
|------------------------|-----------|
| Rebecca Fenwick | - Abstain |
| Virginia Mobley | - Aye |
| Chelsea Jackson-Greene | - Aye |
| Robin Williams | - Aye |
| Darren Bagley-Heath | - Aye |
| J. Haley Swindle | - Aye |

[12. Petition of Terminus Design Group, LLC | 22-000467-COA | 712 West 39th Street | Rehabilitation and Additions](#)

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

- | | |
|------------------------|-----------|
| Rebecca Fenwick | - Abstain |
| Virginia Mobley | - Aye |
| Chelsea Jackson-Greene | - Aye |
| Robin Williams | - Aye |
| Darren Bagley-Heath | - Aye |
| J. Haley Swindle | - Aye |

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[13. Petition of Liang Zhao | 22-000480-COA | 306 East Park Avenue | After-the-fact Rear Demolition of Contributing Building](#)

- [☞ Staff Recommendation 22-000480-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)

- 🔗 [Rear Addition Correspondence.pdf](#)
- 🔗 [Email from Owner - December 2, 2021.pdf](#)
- 🔗 [Staff Concerns \(Email\).pdf](#)
- 🔗 [Correspondence with the City.pdf](#)
- 🔗 [Previous Submittal Packet - March 26, 2021.pdf](#)
- 🔗 [Photographs - Existing Conditions.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request for approval of the after-the-fact demolition of the rear of the building located at **306 East Park Avenue**.

On **March 26, 2021**, Staff approved the in-kind repair of siding, (1) window, and the in-kind replacement of porch handrails at **306 East Park Avenue** [File No. 21-001610-COA]. Staff's report, also, referenced the replacement of the roof, that is not visible from the public right-of-way, with an AG Panel 29-gauge metal roof. A photograph was provided to Staff regarding the existing condition of the building's rear. On **November 17, 2021**, Staff was contacted by Mr. Fred Dean regarding a proposed (vertical) addition to the building located at **306 East Park Avenue**. On **December 2, 2021**, Staff received an email from the property owner, Mr. Jackie Zhao, with a photograph of the existing conditions of the rear of the building. Mr. Zhao followed up with a phone call to confirm the receipt of the photograph and was, again, informed that any work required a COA. Staff, also, reiterated the information that was emailed to Mr. Dean in November. On **January 21, 2022**, Staff received an initial drawing packet from Mr. Dean for the proposed addition at **306 East Park Avenue**. Staff recommended that a virtual pre-meeting be scheduled to review many concerns that Staff had regarding the work. On **January 25, 2022**, Staff discussed their concerns regarding the areas of the principal building's rear that were noted as being 'Now Demolished,' and asked for clarification. Mr. Zhao confirmed that those areas had already been demolished. Staff advised the architect, and property owner, that any proposed demolition within a historic district requires a COA and a Board-level review. Staff summarized the discussion in a follow-up email and provided all the necessary information to apply for the after-the-fact demolition. On **February 2, 2022**, Staff received an application from Mr. Dean for the after-the-fact demolition. After reviewing the 'Existing Conditions' photograph that was provided in the submittal packet, Staff determined that the rear of **306 East Park Avenue** has been stripped of all remaining historic material and at least (2) sections have been demolished entirely and are in the process of being reframed / reconstructed. Additionally, it appears that much of the main building has been "gutted" inside and outside. On **February 14, 2022**, Staff informed Mike Rose and Kevin Milton, with the City of Savannah, of the current situation at **306 East Park Avenue**. Staff requested a Stop Work Order be issued, to prevent any further work on the property. On **February 15, 2022**, a parcel hold was placed on the property.

306 East Park Avenue was constructed in **1887** and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The building is first visible on the 1888 Sanborn Map. Although under a different address, **62 East New Houston Street**, the dwelling is noted as being a two-story, frame building with (2) one-story rear additions. On the 1898 Sanborn Map, alterations are visible to the rear of the building. The one-story addition, located in the north-west corner of the principal building, has been substantially extended. This expansion occurred, both, horizontally and vertically. A new one-story room was constructed off of the rear, and a second-story was added. The one-story addition in the north-east corner, has remained relatively unaltered. Further alterations are documented on the 1916 Sanborn Map; however, Staff

questions the overall accuracy of this map. A second-story is now visible atop the one-story addition in the north-east corner. A full-width porch is noted along the rear of the building.

The reason Staff doubts the validity of the 1916 Sanborn Map is because the one-story room that extends from the north-west corner of the property on the 1898 Sanborn Map seems to reappear only on the 1916 Sanborn Map that has paste-ins through 1953. While the room appears slightly larger on the 1916 Sanborn Map, with paste-ins through 1953, the overall location and configuration does not change. Staff finds it highly unlikely that the entire room was removed to construct a full-width porch, then half-of the porch was later removed, to re-construct a similar one-story room located in the north-west corner. Semantics aside, the one-story room was undoubtedly older than 50-years; therefore, it had historic integrity worth preserving. A picture of the building's rear (prior to demolition) was provided in the submittal packet and supports Staff's presumption. Due to its location, and the shared chimney, the one-story extension likely served as a kitchen for the principal building. All remaining rear elements, including the chimney, have been demolished. All new openings have been incorporated into the partial reframing / reconstruction that is currently underway.

306 East Park Avenue was constructed in **1887** and is listed as a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The petitioner did provide information in the submittal packet regarding the pre-existing condition of the foundation. Although, Staff concurs that the foundation appeared to be in poor condition, the building was intact from (at least) **March 26, 2021**, through **December 2, 2021**. Therefore, the petitioner had adequate time to appropriately apply for all necessary repairs and replacements, as well as any proposed addition.

The demolition was not required to alleviate an immediate threat to public health or public safety. Additionally, the Property Record Card (PRC) lists **February 1, 2021**, as the official sale date. Therefore, it is likely that the Mr. Zhao purchased the property with the rear in the pre-existing condition that is pictured in the photograph provided to Staff. Thus, the undue hardship is of the property owner's own choosing; thus, the criteria are not met.

A Certificate of Appropriateness application must be submitted for the restoration of the previously demolished portions of the historic building. The proposed plans must align with the design, configuration, dimensions, and materiality of the building's original rear, as documented in the photograph provided to Staff. Further, additional information regarding the alterations to the main building must be submitted and evaluated by the Commission; likely this work will be required to be reconstructed/reversed as well. Due to the circumstances surrounding this after-the-fact, partial, demolition, the petitioner was only instructed to provide as much information as was available to them. Since the partial demolition had already occurred, Staff did not find it pertinent to provide all of the application requirements.

The petitioner provided information regarding the pre-existing conditions of the historic building's foundation. *Per the petitioner,*

The existing rear portion of the structure and the corresponding foundation was demolished because that portion of the structure was in significant disrepair due to major water intrusion from the roof intersection of the front and rear portions of the building. This resulted in most of the wood in the rear having major rot and one side of the building leaning towards the neighboring property.

Some of the original stone foundation was being undermined and most of the foundation piers were made up of loosely assembled concrete blocks and wood

blocking, as you can see in the pictures below.

It was therefore determined by the Owner that the existing rear structure needed to be torn down for safety reasons and properly rebuilt to current code standards. In doing so the foundation was built to support a new two-story structure, if approved (8). However, because the applicant did not apply for building permits, there is no way of knowing that “current codes” were being utilized to construct the new addition.

Staff concurs that the foundation appeared to be in poor condition, the building was intact from (at least) **March 26, 2021**, through **December 2, 2021**. Therefore, the petitioner had adequate time to appropriately apply for all necessary repairs and replacements, as well as any proposed addition. Additionally, no official report from a Georgia-licensed structural engineer was provided to Staff documenting the conditions of the principal building prior to the unauthorized partial demolition.

The historic character of the property has been severely impaired by the partial demolition of the building’s rear. Historic materials were removed, and openings, as well as roof shapes / configurations, have been severely altered. Staff determined that all pre-existing rear additions (other than the rear porch that appeared previously altered) had acquired historic significance and should have been appropriately retained and preserved.

Staff determined that not only has an authorized partial demolition been undertaken, but the current reframing / reconstruction does not match the distinctive features and spaces that were removed. **A Certificate of Appropriateness application must be submitted for the restoration of the previously demolished portions of the historic building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the building’s original rear, as documented in the photograph provided to Staff. Any areas that were illegally reconstructed (including the foundation) must be removed.**

PETITIONER COMMENTS:

Mr. Li-ing Zhao, petitioner, stated they tried to fix what they could of the siding: found it was too bad. Removing the foundation was the best thing to do because it was leaning in the back; had support poles. Secured foundation because it was dangerous. Planned to add second story. The condition of the house was very bad and impossible to repair. They'd planned to save everything but they could not. All that was done was all that could be done; it was the right thing to do, although they did not reach out to the City or MPC/Historic Preservation. The remainder of the house will be met to code and follow the historic process. The property was purchased about a year ago.

Mr. Fred Dean, petitioner's architect: stated the foundation is built in same footprint as original structure. The slope of the roof caused water infiltration, which affected the structure. He asked what could be done to the rear roof sloping away from the street view, otherwise, the same problem will occur.

Mr. Ryan Arvay, Historic Savannah Foundation, sympathetic to the situation, but supports Staff recommendation. The Ordinances need to be enforced without bias. An unfortunate loss for a significant historic structure. It is not following the original footprint; it should be returned to original design. The petitioner had knowledge of need for COA for smaller actions, but choose not to for what was done. These types of situations negatively impact the City; ignorance of the law does not justify breaking it.

BOARD COMMENTS:

Supports staff recommendation because it does not align with the Sanborn map.

STAFF RECOMMENDATION:

Deny the petition for the after-the-fact partial demolition of the contributing building located at 306 East Park Avenue with the following conditions, because the standards are not met.

- 1. A Certificate of Appropriateness application must be submitted for the restoration of the previously demolished portions of the historic building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the building’s original rear, as documented in the photograph provided to Staff.**
- 2. A Certificate of Appropriateness application must be submitted for after-the-fact alterations to the main building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the historic main building as documented in historic photos as well as past internet street views of the property.**
- 3. Any areas that were illegally constructed, such as the addition (including the foundation), must be removed.**

Motion

The Historic Preservation Commission motioned to Deny the petition for the after-the-fact partial demolition of the contributing building located at 306 East Park Avenue with the following conditions, because the standards are not met.

1. A Certificate of Appropriateness application must be submitted for the restoration of the previously demolished portions of the historic building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the building’s original rear, as documented in the photograph provided to Staff.
2. A Certificate of Appropriateness application must be submitted for after-the-fact alterations to the main building. The proposed plans must align with the design, configuration, dimensions, materiality, as well as other visual qualities, of the historic main building as documented in historic photos as well as past internet street views of the property.
3. Any areas that were illegally constructed, such as the addition (including the foundation), must be removed.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Robin Williams

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Aye

[14. Petition of PIP Group LLC. | 22-000067-COA | 2309 Burroughs Street | Rehabilitation, Additions, and Variance Recommendation Request](#)

- 📎 [Staff Recommendation 22-000067-COA.pdf](#)
- 📎 [Submittal Packet - Application and Checklists.pdf](#)
- 📎 [Submittal Packet - Drawings.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Staff Research - Photographs.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request of approval for the rehabilitation of, with alterations to, the building located at **2309 Burroughs Street**, including a rear addition. To allow for the proposed rear addition, two (2) Variance Recommendation Requests have been made by the petitioner.

Per the petitioner, the scope of work is as follows, “Complete rehabilitation and new addition. Existing brick veneer wall finish to be removed and new wood lap siding installed. Existing roof damage to be repaired – with asphalt shingles to replace existing asphalt shingles. New addition at rear yard with new foundation and roof. New rear porch. New wood fence and gate at rear yard at Lane. New mechanical, electrical and plumbing work required. Exterior painted where required.”

Regarding the Variance Recommendation Requests, “The property and structure pre-date the current TR-1 Zoning Standards. This proposal seeks to rebuilding the damaged structure back to encompass the historic property use. As indicated on sheet A1.0 – AsBuilt Site Plan and the Sagis Property Record Cord, the house as built did not conform to current lot coverage requirements or rear yard set back. This proposal seeks to rebuild the damaged structure and wood encompass 55% of the total lot coverage. The addition of the rebuilt damaged structure would be pulled back from the existing historic building at rear” (2022, Title Sheet).

2309 Burroughs Street 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 building first appears on the 1916 Sanborn Map, that includes paste-ins through 1953. The dwelling is a one-story, frame building that follows an irregular plan. A one-story front porch is visible along the front façade. The porch is full-width and follows the irregular front façade that is created by an extension from the south-facing façade. The addition is clearly setback from the rest of the front elevation. A one-story porch is located along the rear of the extension. Towards the rear of the property, along the lane, is an auto-garage. The auto-garage is noted as having at least (2) open-air sides. There is minimal distance between the rear wall of the principal building and the accessory structure / outbuilding.

Besides a change in roof materiality, there is no obvious alterations visible on the 1966 Sanborn Map. Staff believes that sometime after 1966, the auto-garage was likely replaced by a CMU garage that may have been attached to the rear of the building. The rear porch, on the south-façade’s addition, was, also, enclosed. During a visit to the site, Staff noted that the south-west portion of the dwelling has collapsed, and the overall structural integrity of the building is, now, severely impaired. Currently, the building is open to the elements.

VARIANCE RECOMMENDATION:

The unique placement, north-to-south street orientation, of the main historic structure on the corner of Burroughs Street and West 39th Street Lane, allows for only a rear yard setback of approximately 13’-2”. The lot dimensions, and setback, are pre-existing, nonconforming

conditions of this property. The two (2) variances will remain in harmony with the general purpose and intent of the design standards, and the overall historic integrity of the property will be conserved. The proposed addition will not be detrimental to the public health, safety, or welfare.

The small size of the lot, and the placement of the main historic structure, does not allow for any rear additions that would make the building updated, usable, and/or profitable. The rear yard setback, and lot coverage, regulations would deprive the applicant of an addition to the principal building that is commonly enjoyed by other properties in the same zoning district. Variances to allow for a 55% lot coverage, and an approximate 13'-2" rear yard setback, are the minimum variances necessary to allow for an addition to the south-west corner of the property that will align with the remaining rear of the building. Additions to the rear of contributing buildings are allowed in this zoning district; therefore, the variance would not confer on the applicant any special privileges.

The petitioner requested Variance Recommendations to allow for 55% building coverage and a 13'-2" rear yard setback (12'-8" to the existing CMU wall), due to the unique constraints of this property. Please, reference *Sec 3.21.10 - Variance Authority and Criteria*. The lot dimensions, front yard setback, and North-facing side yard setback are pre-existing conditions that are not proposed to be altered. The addition to the south-west corner of the building is proposed to have an (interior) side yard setback of 5'-4".

The historic character of the property is proposed to be restored. Staff determined that the building originally had wood siding and the brick veneer was a later alteration that occurred sometime after 1966. The brick veneer is proposed to be removed, and new 5" wood siding (where needed) is proposed to be installed and painted. The standard is met.

Staff has determined that many of the alterations to the rear of the building occurred sometime after 1966, and have not acquired historic significance worthy of preservation.

The irregular front porch and entry door location are character defining features of this building's front façade. The configuration is visible on the 1916 Sanborn Map, with paste-ins through 1953, and is proposed to be preserved. The porch roofs, and all existing porch masonry, are proposed to remain. All deteriorated windows will be replaced with appropriated wood windows. All deteriorated features (such as windows, doors, asphalt shingles, etc.) will be replaced with new features that match the original elements in design, texture, dimension, configuration, materiality, as well as other visual qualities, meeting the standard.

All work is proposed to be undertaken using the gentlest means possible. Staff has determined that many of the alterations to the rear of the building occurred sometime after 1966. Currently, the south-west portion of the dwelling has collapsed, and the overall structural integrity of the building is, now, severely impaired. At this time, the building is open to the elements. The addition to the south-west corner will be setback from the corner boards of the principal building. **However, to ensure that the new addition is reversible, any remaining openings on the rear of the principal building shall be retained and preserved. The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable.**

The height, width, and scale of the proposed addition will be compatible with the remaining principal building and the neighboring contributing resources. The intent of the standard is met.

The petitioner requested a Variance Recommendation to allow for a 13'-2" rear yard setback, due to the unique constraints of this property. Please, reference *Sec 3.21.10 - Variance Authority and Criteria*.

All openings on the principal building, that have not been impacted by the partial collapse in the rear, are proposed to be retained and unaltered. The new windows proposed to be installed on the addition are visually compatible with the openings on the rest of the principal building, as well as the contributing resources to which the addition will be visually related. The standard is met. The original, full-width front porch is proposed to be retained and preserved. A small, covered entrance is proposed on the rear of the building. Staff has determined that the entrance is visually compatible with the contributing buildings to which it will be visually related. The standard is met.

The following materials are proposed to be used:

Foundation: CMU block with textured stucco finish

Hog penning boards between foundation piers, painted, and recessed a minimum of 3"

Exterior Walls: 5" exposure wood siding

Windows: *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL, 2-over-2 or 1-over-1 and (1) fixed picture window on front facade

Doors: Wood, half-lite, 1 panel

Wood, 2 panel (rear)

Roofing: TAMKO Heritage, Premium Laminated Asphalt Shingles in the color 'Rustic Black'

Fencing: 6-foot-tall wood fence / vehicular gate, painted

All original roof shapes are proposed to remain. The new addition is proposed to have a half-hip roof shape that is integrated into the existing roof of the principal building. **The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable.**

The petitioner requested a Variance Recommendation to allow for a 13'-2" rear yard setback, due to the unique constraints of this property. Please, reference *Sec 3.21.10 - Variance Authority and Criteria*.

The addition's foundation is proposed to consist of CMU block with a stucco finish. Horizontal wood boards will be installed between piers, and recessed a minimum of 3". The new foundation will overlap with the south-west corner of the principal building that has collapsed. The standards are met.

The unoriginal brick veneer, that currently exists on the exterior walls of the principal building, is proposed to be removed and replaced with new 5" exposure wood siding (where needed). The wood siding is proposed to continue onto the new addition. All exterior siding is proposed to be painted. The standard is met.

All windows on the principal building are proposed to be restored or replaced in-kind, depending on the degree of deterioration. Any windows that require replacement will be replaced using *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL windows with a 2-over-2 lite configuration.

On the front façade, a unique tri-partite window is proposed to be restored. *Per the petitioner*, "Restore existing wood window with center fixed panel and double-hung side windows at each side." The center window is a fixed picture window, and to either side is

a 1-over-1, double-hung wood window. **If any of the tri-partite windows need to be replaced, the replacement type shall be *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL windows.**

On the addition's south-facing elevation, *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL windows with a 2-over-2 lite configuration is proposed, as well as a small accent window with a 1-over-1 pattern. On the West-facing façade, one window is proposed and will match the majority of the windows on the building.

The entrance on the front façade is proposed to be replaced with a wood, half-lite, 1-panel door, while the rear door is proposed to have 2-panels and be made of wood. Staff noted some inconsistencies in the drawing packet regarding the doors. **The information noted on the drawings must align with the information provided in the 'Door Schedule,' sheet A2.1.**

The irregular front porch and entry door location is a character defining feature of this building's front façade. The configuration is visible on the 1916 Sanborn Map, with pastes-ins through 1953, and is proposed to be preserved. The porch roofs, and all existing porch masonry, are proposed to remain. All deteriorated windows will be restored or replaced with appropriated wood windows.

On the rear of the building, a small, covered entrance is proposed. The existing shed roof is proposed to be extended over the rear door. The stairs and decking will be constructed of wood boards and the railing will consist of a pine handrail, bottom rail, pine balustrade, and square columns. The railing will be 36-inch-tall. **All balusters shall be square pickets, the distance between balusters shall not exceed (4)-inches on center, and all wood must be painted.**

Staff has determined that extending the existing shed roof to cover the rear door is not appropriate. **The rear entrance must have a roof / cover separate from the principal building's roof or shall remain uncovered.** All deteriorated roofing is proposed to be repaired / replaced in-kind with TAMKO Heritage, Premium Laminated Asphalt Shingles in the color 'Rustic Black'. All original roof shapes are proposed to remain. The new addition is proposed to have a half hip roof shape with a 5:12 pitch, that is integrated into the existing roof of the principal building. Similarly, the existing shed roof (on the rear of principal building) is proposed to extend over the new rear entrance. **The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable. The rear entrance must have a roof / cover separate from the principal building's roof or shall remain uncovered. The addition's eaves must extend no less than 12 inches beyond supporting walls.**

New HVAC condensers are proposed to be located on a concrete pad in the south-west corner of the property. No information was provided regarding the refuse area or electrical vaults/meters. **Information regarding the refuse storage area and electrical vault/meter must be submitted to Staff for review, and shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way.**

No light fixtures are indicated in the submittal packet.

Per the petitioner, "New addition at rear to conform to previous building structure footprint – New addition of the rebuilt damaged structure to be pulled back from the existing historic building at the rear." Although the addition is proposed to be setback from the corner boards of the principal building, Staff has determined that the additional will not be subordinate in height to the resource.

While it is possible that the height constraints of the principal building could pose a challenge regarding reducing the height of the addition, **the addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable.** The addition is proposed to be located in the south-west corner of the contributing resource. The addition is not proposed to obscure or damage any character-defining features of this contributing resource. The existing wood fence is proposed to be repaired / replaced in-kind with a 6-foot-tall wood fence that will be painted. An accompanying wood, vehicular gate will provide access to the proposed off-street parking spot. The (6) feet fence shall only be installed within the side or rear yards behind the front façade of the building.

Staff has determined that (5) feet will not be provided between the proposed fence and the existing accessory structures at **602 West 40th Street** and **606 West 40th Street**. **A minimum of (5) feet must be provided between a fence and a building where they are parallel.**

Currently, the addition is proposed to be incorporated into the remaining portions of the south-west corner of the principal building. While Staff does acknowledge that the addition has been appropriately setback from the corner boards of the principal building, the addition is not subordinate to the principal building or clearly differentiated in materiality. Although, the addition is highly compatible with the existing structure, Staff is concerned that the integration of the roofs and the utilization of historically appropriate materials, may imply that the addition is historic or original to the building.

The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable. Staff recommends exploring the use of different materials (for either window, doors, siding, etc.) to distinguish the addition from the principal building, while still being aesthetically compatible.

PETITIONER'S COMMENTS:

Mr. Steve Lieberman, petitioner, had questions regarding the side setback: the fence starts at the next house. It will be repaired in-kind. Staff clarified that the fence is existing and the standard does not apply. **Ms. Michalak** stated that the roof on the addition needs to be subservient to the historic roof (needs to be lower). **Mr. Lieberman** said the addition is in the same footprint as previous, although there were many additions over the years. They are trying to get back to what was historically shown.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, addressed existing crown moldings around the eaves: would like for it to be retained/replaced in-kind with what is already there, replicated around perimeter of the building. The tapered columns are a pre-existing conditions, but the brick piers and brickwork indicate two different time periods.

BOARD COMMENTS:

Use caution using front porch piers until more research can be done; it is a part of the building now. Would like trim retention to be incorporated in motion.

STAFF RECOMMENDATION:

Approve the rehabilitation of, with alterations to, the building located at 2309 Burroughs Street, including a rear addition, with the following conditions, to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Any remaining openings on the rear of the principal building shall be retained

- and preserved.
2. If any of the tri-partite windows need to be replaced, the replacement type shall be *VictorBilt*, Historic Series, wood, double-hung, single-pane, TDL windows.
 3. The information noted on the drawings must align with the information provided in the 'Door Schedule,' sheet A2.1.
 4. All balusters shall be square pickets, the distance between balusters shall not exceed (4)-inches on center, and all wood must be painted.
 5. The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable. The rear entrance must have a roof / cover separate from the principal building's roof or shall remain uncovered. The addition's eaves must extend no less than 12 inches beyond supporting walls.
 6. Information regarding the refuse storage area and electrical vault/meter must be submitted to Staff for review, and shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way.
 7. A minimum of (5) feet must be provided between a fence and a building where they are parallel.
 8. Staff recommends exploring the use of different materials (for either window, doors, siding, etc.) to distinguish the addition from the principal building, while still being aesthetically compatible.

AND

Recommend approval to the Zoning Board of Appeals for variances from the following Article 5 – Base Zoning District standards:

<i>All other housing types & uses:</i>	<i>50%</i>
<i>Rear yard:</i>	<i>20 (min)</i>

To allow for 55% building coverage and a 13'-2" rear yard setback, due to the unique constraints of this property, because the variance criteria are met.

Motion

The Historic Preservation Commission motioned to APPROVE the rehabilitation of, with alterations to, the building located at 2309 Burroughs Street, including a rear addition, with the following conditions, to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards:

1. Any remaining openings on the rear of the principal building shall be retained and preserved.
2. If any of the tri-partite windows need to be replaced, the replacement type shall be VictorBilt, Historic Series, wood, double-hung, single-pane, TDL windows.
3. The information noted on the drawings must align with the information provided in the 'Door Schedule,' sheet A2.1.
4. All balusters shall be square pickets, the distance between balusters shall not exceed (4)-inches on center, and all wood must be painted.
5. The addition's roof cannot be integrated into the original roof in any way and shall be clearly distinguishable. The rear entrance must have a roof / cover separate from the principal building's roof or shall remain uncovered. The addition's eaves must extend no less than 12 inches beyond supporting walls.
6. Information regarding the refuse storage area and electrical vault/meter must be submitted to Staff for

review, and shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way.

7. Staff recommends exploring the use of different materials (for either window, doors, siding, etc.) to distinguish the addition from the principal building, while still being aesthetically compatible.

AND

Recommend approval to the Zoning Board of Appeals for variances from the following Article 5 – Base Zoning District standards:

All other housing types & uses: 50%

Rear yard: 20 (min)

To allow for 55% building coverage and a 13'-2" rear yard setback, due to the unique constraints of this property, because the variance criteria are met.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[15. Petition of PIP Group LLC. | 22-000276-COA | 2310 Burroughs Street | After-the-Fact Rehabilitation and Alterations](#)

[📎 CB Staff Recommendation - 22-000276-COA - 2310 Burroughs.pdf](#)

[📎 Submittal Packet - Drawings.pdf](#)

[📎 Staff Dec - 20-005477-COA - 2310 Burroughs St.pdf](#)

Ms. Aislinn Droski presented the petitioner's request of approval for the after-the-fact rehabilitation of the property located at 2310 Burroughs Street.

The work is proposed to include the following:

- All siding to be replaced with lap siding, and to be painted
- Reframing front porch per historical detail and previous photos
- New wood windows
- Replace roof with asphalt shingle

On November 13, 2020, staff approved a petition for the replacement of the roofing material and siding, as well as the in-kind repair of the existing windows [File No. 20-005477-COA]. However, following this approval, additional work, such as the replacement of the porch columns, occurred on the property. Staff was alerted of these changes and worked with the applicant to apply for an after-the-fact petition which revised the work to be appropriate. Additionally, there is work proposed for the rear façade, however due to the property's position on a block that does not have a lane, the rear is not visible from the public right-of-way, and any work to the rear was not included as part

of this review. The historic building was constructed in 1911 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

The after-the-fact work on the property included the removal of the front porch roof, columns, and railing, and the installation of a porch with a flat roof, square columns, and simple wood railing. The base of the porch, including the CMU piers on which the columns rested, were retained. Photos of the property, prior to the work, show that the porch featured a hip roof with rounded columns and a breezeblock railing. While the breezeblock railing was likely installed sometime in the 1950s or 60s, the previous elements were likely original. The applicant is proposing to remove the flat roof, square columns, and railing which descends along the brick stoop, and to re-install the hip roof with asphalt shingle and round wood columns. The simple square wood railing is to remain. Staff finds that the work proposed will return the porch to its original and historic configuration, without creating a false sense of historical development.

The applicant is also proposing to re-replace the front door with a new door which matches the old in configuration (half-lite door with transom above). All windows on the property will be replaced with 2/2 double-hung wood windows; Google Street Views of the property from prior to the boarding of the windows show several 2/2 windows that appear to be original. All siding on the property has been replaced with new wood siding, in the same configuration as previous. Staff finds the preservation standards to be met. The scale, projection, and size of the existing porch, and window and door openings shall not be altered.

The following materials are proposed to be utilized:

- Front Door: Wood, with half-lite and transom, painted
- Windows: *VictorBilt* Historic Series 2/2 wood double hung windows, in existing openings
- Siding: Wood lap siding, painted
- Front Porch Roof: Asphalt shingle over existing wood framing
- Front Porch Columns: Round smooth tapered wood column with doric capital, painted
- Front Porch Railing: P.T. square/simple railing, painted

Staff finds the materials proposed to be visually compatible. The roof over the front porch is to be replaced with a hip roof to match the original porch roof configuration. Staff finds the roof shape to be visually compatible.

The original wood siding was deteriorated, and the siding has been replaced with wood lap siding in the same configuration as was previously existing. It is not clear whether the historic siding was deteriorated beyond repair. All vinyl windows on the property will be replaced with wood 2/2 windows, which are based on photos of the building that appear to show the historic window configuration. It is not clear whether the historic wood windows were deteriorated beyond repair. The existing door is to be replaced with a wood door in the same configuration as existing. It is not clear whether the historic wood door was deteriorated beyond repair. The applicant will be removing the inappropriate porch elements from the property and rebuilding the porch to match photos of the building from when it contained the historic porch elements, with the exception of the breezeblock railing. It is not clear whether the historic wood porch elements were deteriorated beyond repair. The porch roof is to be rebuilt in its original configuration (hip) and covered with asphalt shingle. It is not clear whether the porch roof shape was deteriorated beyond repair.

PETITIONER COMMENTS:

Mr. Steve Lieberman, petitioner, highlighted the plans for the structure, though he

became involved after-the-fact. There will be round columns.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, was glad to see tapered round columns will be installed. Recommended use of full-length round columns. Hoping door similar to original will be used. There were three original windows, where there is now two without approval: should be returned. The windows were multi-paned. Board suggested a shadow of a window: frame with closed shutters.

BOARD DISCUSSION:

Upon reviewing the photos from Google Street View, the Board observed that there was a third window on the side façade which is visible from Burroughs Street. The Board concurred that a new opening should be placed in the original location (directly beneath the second window to the rear on the second floor). However, the Board also concurred that it would be appropriate for the applicant to work with staff to come up with a solution for a blind window (through closed shutters, etc.) in this location due to the current interior mechanical situation.

Additionally, the Board discussed the date in which the piers beneath the columns on the porch were installed. Members of the Board agreed that it is likely the original columns, which were removed, were full length and that the CMU piers were installed around the same time period as the breezeblock railing, which was removed. The Board determined that, with the replacement of the inappropriate columns, a full-length, wood, tapered round column would be historically appropriate and more accurate to the restoration of the front porch.

STAFF RECOMMENDATION:

Approval of the after-the-fact rehabilitation of the property located at 2310 Burroughs Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for the after-the-fact rehabilitation of the property located at 2310 Burroughs Street with the following conditions to be submitted to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Locate the shadow of the window on the first floor of the side façade, and work with staff to create a blind window solution which mimics the location and trim of the window directly above it.
2. Remove the non-historic CMU base piers and extend the new tapered round columns to be full length.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Virginia Mobley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

STREETCAR DISTRICT

[16. Petition of Michael Blakemore | 21-006436-COA | 218 West 37th Street | Rehabilitation](#)

- [☞ Staff Rec - 21-006436-COA 218 West 37th Street.pdf](#)
- [☞ Submittal Packet- new drawings and new scope of work.pdf](#)
- [☞ Submittal Packet- Jan 26 recommendation, drawings, and narrative.pdf](#)
- [☞ Staff Research.pdf](#)

Ms. Monica Gann presented the petitioner's request of approval for rehabilitation of and alterations to the main residence, the two-story carriage house, and the one-story garage for the property located at 218 West 37th Street.

Per the applicant:

MAIN RESIDENCE:

1. REPAIR/RESTORE ALL EXISTING SIDING AND TRIM
2. REPAINT METAL ROOFING
3. REPAIR/RESTORE ALL ORIGINAL WINDOWS AND DOORS U.O.N
4. REMOVE ALL EXISTING "MODERN" VINYL WINDOW(S)
5. REPAIR/RESTORE REAR FAÇADE MATERIALS
6. NEW WINDOWS AND REPLACEMENT DOOR AT REAR FAÇADE AT KITCHEN
7. REPAIR/RESTORE EXISTING PANTRY WINDOWS
8. NEW REPLACEMENT DOOR AT UPSTAIRS PORCH
9. REPAIR/RESTORE EXISTING PORCH(S)
10. REPLACE EXISTING ELECTRICAL SYSTEM AND SUBPANELS
11. REPLACE EXISTING MECHANICAL SYSTEMS
12. REPLACE EXISTING PLUMBING SYSTEM TO PROPERTY LINE/METER

CARRIAGE HOUSE:

1. REPAIR/RESTORE ALL EXISTING SIDING AND TRIM AT ORIGINAL CARRIAGE HOUSE
2. DEMOLISH FRAMING AT PRIOR ADDITIONS
3. NEW FRAMING PER PLAN
4. NEW EXTERIOR FINISHES AT NEW WORK
5. REPLACE ROOFING
6. REPURPOSE ORIGINAL WINDOWS AND DOORS TO GARAGE
7. RECONFIGURE FRONT AND REAR FAÇADE
8. REPLACE EXISTING EXTERIOR STAIR AND PORCH
9. NEW WINDOWS AND DOORS
10. NEW CARRIGE DOORS AT GARAGE ENTRANCES FROM THE LANE
11. REPLACE EXISTING ELECTRICAL SYSTEM AND SUBPANELS
12. REPLACE EXISTING MECHANICAL SYSTEM
13. REPLACE EXISTING PLUMBING SYSTEM

GARAGE:

1. REPAIR/RESTORE ALL EXISTING SIDING AND TRIM
2. REPLACE ROOFING
3. INSTALL ORIGINAL WINDOWS AND DOORS FROM CARRIAGE HOUSE
4. NEW CARRIGE DOORS AT GARAGE ENTRANCES FROM THE LANE

5. NEW ELECTRICAL SYSTEM AND SUBPANEL

SITE:

1. DEMO ALL EXISTING CONCRETE SLABS PER PLAN
2. NEW BRICK PATIOS AND WALKWAYS PER PLAN
3. UNDERGROUND POWER TO GARAGE SUBPANEL FROM MAIN RESIDENCE
4. NEW LANDSCAPE IN A FORMAL GARDEN STYLE
5. NEW PROPERTY LINE FENCING PER SITE PLAN, SHEET CS

CONTEXT:

On December 20, 2021, the petition was continued to the HPC meeting of January 26, 2022, in order for the Petitioner to address the following:

1. Provide additional information regarding each existing opening.
2. Revise that the amount of historic wall fabric proposed to be removed by the alterations of these windows and door openings be greatly reduced.
3. Reduced proposed garage door opening on accessory building to 12 feet in width.
4. Revise drawing to show eaves and rakes on accessory buildings and dormers have an overhang of at least eight (8) inches

AND

On January 26, 2022, the petition was continued by Board for a maximum of 90 days in order for the petitioner to address the following conditions:

1. Must redesign the rear façade alterations so as to reduce the amount of historic material removed and the quantity of window and door openings altered.
2. Shall not alter the second-floor window on the east façade.
3. Reselect the proposed window manufacturer and series for the main residence; windows are to match the historic in design, materials, and configuration.
4. Provide additional information regarding the Woodwright windows; muntins shall be 7/8" or less and have a traditional putty glazing.
5. Provide eave depth dimensions for the accessory building; they shall not be less than 8 inches.
6. The fence shall be painted or stained.

Condition one (1) was partially met. The door is proposed to remain in its current location; however, the proposed row of four (4) windows within the historic wall has not changed; see standards below.

Conditions 2-6 have been met:

#2 the second-floor window the east façade will maintain as a single window.

#3 and #4 the window manufacturer has changed to a Board approved, "Victorbilt" historic series double hung, wood single pane windows, with less 7/8" muntins and is proposed to have a traditional putty glazing.

#5 depth dimensions of the eaves for the accessory building have been provided.

#6. A stain color has been provided to Staff.

Additionally, the applicant has added the replacement of a side fence to the scope of work. See fence and wall standards.

The historic main building was constructed in 1919 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic

District. The carriage house and garage dates of construction are unknown and have had several modifications and additions and are listed as non-contributing buildings on the Contributing Resources Map. Both buildings appear on the 1955 and 1966 Sanborn Maps; the modifications occurred sometime after 1966.

On the first floor of the rear façade, a large section of the rear wall is proposed to be removed to accommodate a bank of 4 windows. On the second floor of the rear façade, a window opening is proposed to be infilled, a door opening is proposed to be infilled. Staff determines that these alterations to the historic rear wall removes an excessive amount of historic materials. Staff recommends that the bank of four (4) windows be redesigned to retain more of the historic walls.

The proposed windows on the main house are visually compatible with contributing buildings to which it is visually related. (Windows- "Victorbilt" Historic Series, wood double hung single pane TDL, black, 4 over 1.) The proposed stain color is visually compatible.

An excessive amount of historic wall material is proposed to be removed from the rear façade of the main residence for the four (4) proposed windows. Staff recommends that this façade be redesigned to retain more of the walls. An excessive amount of historic wall/window openings are proposed to be removed from the rear façade of the main residence. Staff recommends that these facades be redesigned to retain more of the openings. The carriage house windows are proposed to be "Victorbilt" Historic Series, wood double hung single pane TDL, four over one. All new window openings are proposed to be double hung and are taller than they are wide. The carriage house windows are proposed to be "Victorbilt" Historic Series, wood double hung single pane TDL, four over one. The eaves are proposed to be eight (8) inches. The proposed fence is to be naturally weathering cedar. The proposed finish will be a natural semi-transparent stain in grey

The proposed fence on the west and east side of the property. *As per the applicant.* The fence will be constructed of the following: Fence Panels: 8'-0"x 8'-0" with 4x4 vertical posts @ 8'-0" OC., access gates to match. Lowest - 2'-0", horizontal cedar boards, tightly spaced for privacy. Middle - 5'-0", vertical cedar boards, tightly spaced for privacy Top - 1'-0", cedar lattice work framed in cedar. The proposed finish will be a natural semi-transparent stain in grey.

Windows: 9 over 1 is original; proposing 4 over 1 to distinguish the historic.

PETITIONER:

Mr. Michael Blakemore, petitioner, stated the 12 over 1 windows are the greatest number of original windows on all four sides. Thinks the 9 over 1s are over 50 years old, but added later. The three windows with shading are the new ones to close a bay window.

Ms. Carolyn Guilford, neighboring resident, still concerned regarding the fence-line adjoining his property. **Ms. Fenwick** stated this issue cannot be addressed by this Board.

Board Discussion:

Board discussed how a redesign of the four proposed windows would look like with three window openings. Asked what Staff would find as an acceptable design. Maintain the original window opening then perhaps add two windows to the right or flank each side of the original window opening with new windows in order to retain more of the historic material. The Board agreed.

STAFF RECOMMENDATION:

Approval for rehabilitation of and alterations to the main residence, the two-story carriage house, and the one-story garage for the property located at 218 West 37th Street with the following condition to be submitted to staff for final review and approval because otherwise the project is visually compatible and meets the standards:

- 1. Redesign the bank of four (4) windows on the rear façade to retain more of the historic wall and existing window opening(s).**

Motion

The Historic Preservation Commission motioned to APPROVE for rehabilitation of and alterations to the main residence, the two-story carriage house, and the one-story garage for the property located at 218 West 37th Street with the following condition to be submitted to staff for final review and approval because otherwise the project is visually compatible and meets the standards:

1. Redesign the bank of four (4) windows on the rear façade to maintain the original window opening and add an additional two windows for a total of three window openings.

Vote Results (Approved)

Motion: Robin Williams

Second: Darren Bagley-Heath

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[17. Petition of J. Eady Construction | 22-000488-COA | 501 East 34th Street | New Construction \(Small\): Parts I and II](#)

📎 [Staff Recommendation 22-000488-COA.pdf](#)

📎 [Submittal Packet - Drawings and Specs.pdf](#)

📎 [Submittal Packet - Images.pdf](#)

📎 [Staff Research - 1.pdf](#)

📎 [Staff Research - 2.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for New Construction (Small): Parts I and II for a two-story single-family residence for the vacant parcel at 501 East 34th Street. The parcel is currently vacant. The first Sanborn Map of this area is from 1898 and, at that time, a building existed on this site that was a two-story wood dwelling with a front stoop and an open porch at the rear. The building is still present on the 1966 map; it is unclear when the building was demolished. This area of the district was recently added as part of the new zoning ordinance; therefore, there aren't survey records or other research of this area.

This pre-existing, non-conforming lot is 27 feet wide and 2,700sf. The building coverage is 40.8%. The frontage is 77%. The building is 2 stories and is 32'-1" to the roof peak. The proposed project is visually compatible. The first floor is 12 feet and the

second floor is 9 feet. The foundation is proposed to be brick piers with stucco over CMU recessed 3 inches behind the face of the piers. The standard is met; the finished floor height is 30 inches above grade. Fiber cement lap siding is proposed. The drawings indicate it will have a smooth finish. The proposed window is “Jeldwen, Sitrine” which is a clad wood product that has previously been approved for use on new construction, alterations to non-contributing resources, and additions. All windows are proposed to be double-hung and taller than they are wide with the exception of the square accent window on the east façade which is casement.

A two-over-two lite pattern is proposed; however, the specification provided indicates “grilles between the glass”. Revise the product to have simulated divided lites with a spacer bar, 7/8” wide muntin that simulate traditional putty glazing. The elevations show a header, surrounds, and a pronounced sill. All facades will be visible from a street. The calculation wasn’t provided but the standard appears to be met on all facades. Doors are proposed to be 6-panel wood with no diamond, half-moon or other similar shapes. The porch piers are proposed to be brick; however, the foundation wall facing the street is not visible due to the porch; therefore, staff recommends approval for the brick piers. Porch elements are constructed from painted pressure-treated wood with the exception of the deck which is concrete with a brick edging. Staff recommends approval if the concrete is painted.

For clarification, the other buildings construction by this applicant (across the street) were building with a brick front stair instead of wood as the drawings show. Clarify whether wood or brick will be used; if brick is to be used the drawings must be updated to reflect this. The front porch is full width, and the posts have cape and base moldings.

The railing height is proposed to be 36 inches with a top and bottom rail. Ensure that the baluster spacing does not exceed 4 inches on-center. The roof is asphalt shingle. The porch is under the main roof. The hip roof is proposed to have a 7:12 pitch. They are proposed to extend 16 inches. The electric meter is on the rear façade and minimally visible. The HVAC and refuse are proposed behind the building and are screened; however, the screening does not screen from the street. It is proposed to be painted. No light fixtures are indicated in the submittal packet.

PETITIONER COMMENTS:

Mr. Juan Eady, petitioner, stated he understands what is desired in the area. Stated he is on board with staff recommendations.

PUBLIC COMMENT:

No public comment.

BOARD COMMENTS:

Have same thickness of trim around doors and windows. Neighborhood is moving toward cookie-cutter design.

STAFF RECOMMENDATION:

Approval for New Construction (Small): Parts I and II for a two-story single-family residence at 506 East 34th 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. The baluster spacing must be 4 inches on-center.**
- 2. The windows must have simulated divided lites with a spacer bar; the muntins must be 7/8 inches wide and simulate traditional putty glazing.**

3. **The concrete porch deck must be painted.**
4. **If the porch stair is to be brick, the drawings must be revised to reflect this change.**
5. **The mechanical and refuse screening must be adjusted as to screen them from the street and the lane.**

Motion

The Historic Preservation Commission motioned to APPROVE for New Construction (Small): Parts I and II for a two-story single-family residence at 506 East 34th 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. The baluster spacing must be 4 inches on-center.
2. The windows must have simulated divided lites with a spacer bar; the muntins must be 7/8 inches wide and simulate traditional putty glazing.
3. The concrete porch deck must be painted.
4. If the porch stair is to be brick, the drawings must be revised to reflect this change.
5. The mechanical and refuse screening must be adjusted as to screen them from the street and the lane.
6. The header and trim design and width around all doors must match that of the windows.
7. The 30" foundation height must be measured from the highest point on the site.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[18. Petition of GM Shay Architects | 21-006437-COA | 1716 Montgomery Street | New Construction: Part II, Design Details](#)

- 🔗 [Staff Recommendation 21-006437-COA.pdf](#)
- 🔗 [Submittal Packet - Photos and Drawings.pdf](#)
- 🔗 [Submittal Packet - Materials and Specifications.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Part I Submittal Packet.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for New Construction: Part II, Design Details for a two-story mixed-use building for the property located at 1716 Montgomery Street. The historic context facing Montgomery Street is extremely eroded. Remaining historic context consists of wood-framed residential buildings that face the east-west streets; therefore, there isn't appropriate historic context for which to measure

this new building. At the December 20, 2021, HPC Meeting, the Commission approved demolition of a non-contributing building and New Construction: Part I, Height and Mass for a two-story mixed-use building for the property located at 1716 Montgomery Street with the following conditions to be submitted with Part II: Design Details:

1. Add a lower rail to the railing design and provided the baluster spacing.
2. Require the use of brick as the exterior building material.

Condition 1 is met. See review throughout regarding Condition 2.

Brick and smooth fiber cement wood simulated horizontal lap siding are proposed.

The windows are proposed to be the Pella, Reserve-Traditional Series, which is double paned, aluminum clad product; no muntins are proposed. All second floor windows are double-hung. This window series has previously been approved by the Commission for use on new construction. All windows standards are met. The standard is not met for windows within siding areas. Revise header, trim, and add a pronounced sill to be a more standard configuration. The storefront is aluminum. . The main building's brick continues under the storefront. Non-storefront doors are custom half lite wood doors. The column material for the second floor porches is not indicated. Neither cap nor base molding is proposed for the second floor porch columns. No decks are proposed. Some awnings are powder coated aluminum and some wood awning systems are proposed; staff recommends approval of the wood awnings because they are appropriate for this contemporary building and visually related contributing buildings with awnings are not present. The roof is not visible. A wall/fence is proposed along the west property line, north of the building to screen the parking area from the street. It is 3 feet high and is constructed from wood. The standards are met.

PETITIONER COMMENTS:

Mr. Pat Shay and Ms. Meredith Stone, petitioners, stated they tried to use appropriate materials and respect currently existing structures. Agree with Staff recommendation.

PUBLIC COMMENTS:

No public comment.

BOARD COMMENTS:

Have beams/columns be in harmony with classicism design. Feel that the porch columns do not need caps and base molding.

STAFF RECOMMENDATION:

Approval for New Construction: Part II, Design Details for a two-story mixed-use building for the property located at 1716 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed project is otherwise visually compatible and meets the standards:

1. **Revise header, trim, and add a pronounced sill to be a more standard configuration.**
2. **Revise the storefront bases to be a material permitted by the ordinance.**
3. **The porch columns must be wood or wood composite.**
4. **The porch columns must have caps and base molding.**

Motion

The Historic Preservation Commission motioned to APPROVE for a two-story mixed-use building for the property located at 1716 Montgomery Street with the following conditions to be submitted to staff for final

review and approval because the proposed project is otherwise visually compatible and meets the standards:

- 1.Revise header, trim, and add a pronounced sill to be a more standard configuration.
- 2.Revise the storefront bases to be a material permitted by the ordinance.
- 3.The porch columns must be wood or wood composite.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

X. APPROVED STAFF REVIEWS

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

Motion

Acknowledge Staff-approved decisions as presented.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

Rebecca Fenwick	- Abstain
Virginia Mobley	- Aye
Chelsea Jackson-Greene	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
J. Haley Swindle	- Not Present

[20. Petition of ELLIOT SHEFFIELD | 22-000469-COA | 523 EAST HENRY STREET | AFTER-THE-FACT: Roof re-coating, in-kind wood repair, repaint](#)

[SIGNED Victorian Staff Dec- 22-000469-COA - 523 E Henry St.pdf](#)

[21. Petition of PETER GALLOWAY | 22-000603-COA | 307 WEST GWINNETT STREET | Fence Installation](#)

[SIGNED VIC Staff Dec - 22-000603-COA 307 W Gwinnett.pdf](#)

[22. Petition of ECO-FRIENDLY CONTRACTORS, Andre' Gadson | 21-000049-COA | 521WEST 38TH STREET | Exploratory removal of asphalt shingles, in-kind siding and window repair](#)

[SIGNED CB Staff Decision - 21-000049-COA - 521 W 38th St.pdf](#)

[23. Petition of ADAM DRUMMOND | 22-000423-COA | 12 WEST 41ST STREET \(2421 DeSoto Avenue\) | Screening installation for outdoor sink](#)

☞ [SIGNED STC Staff Decision - 22-000423-COA - 12 W 41st.pdf](#)

[24. Petition of DO IT RIGHT FENCING & HANDYMAN SERVICES, Patrick Kenny | 22-000436-COA | 2512 HOPKINS STREET | Wooden privacy fence installation](#)

☞ [SIGNED CB Staff Dec - 22-000436-COA 2512 Hopkins St.pdf](#)

[25. Petition of SANGEETA KUMAR | 22-000299-COA | 1021 WEST 41ST STREET | Siding and roofing material replacement \(fire damage\)](#)

☞ [SIGNED CB Staff Decision - 22-000299-COA - 1021 W 41st.pdf](#)

[26. Petition of SCOT PATRICK KELLY | 22-000439-COA | 201 WEST 33RD STREET | Fence installation](#)

☞ [SIGNED STC Staff Dec - 22-000439-COA 201 W 33rd St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[27. Stamped Drawings - February Report](#)

☞ [February 2022_REPORT.pdf](#)

[28. Report on Work Inconsistent With Issued COA for the February 23, 2022, HPC Meeting](#)

☞ [Work Inconsistent With Issued COA_February Report.pdf](#)

[29. Report on Work That Exceeds Scope of Issued COA for the February 23, 2022, HPC Meeting](#)

☞ [Work That Exceeds Scope of Issued COA_February Report.pdf](#)

[30. Report on Work Performed Without a COA for the February 23, 2022 HPC Meeting](#)

☞ [Work Performed Without a COA_February Report.pdf](#)

[31. COA Inspections - February Report](#)

☞ [February 2022 - REPORT.pdf](#)

[32. Items Deferred to Staff - February Report](#)

☞ [February 2022 - REPORT.pdf](#)

XII. OTHER BUSINESS

[33. Victorian Amendment Attachments for Pre-Meeting Discussion](#)

☞ [2022 Proposed Victorian Map.pdf](#)

☞ [2022 Proposed Victorian Map Supplement.pdf](#)

☞ [2022 Victorian Proposed 10 Buildings of Exceptional Importance.pdf](#)

☞ [2-2022 - 1201 Bull Street - Staff site visit photos.pdf](#)

☞ [1015 Whitaker Street - Staff Research \(Art Deco\).pdf](#)

☞ [Map No. 19 - 805 Whitaker Street.pdf](#)

☞ [Map No. 125 - 124 West Park Avenue.pdf](#)

☞ [Map No. 127 - 1001 Whitaker Street.pdf](#)

☞ [Map No. 128 - 1015 Whitaker Street.pdf](#)

- ☞ [Map No. 211 - 6 West Duffy Street.pdf](#)
- ☞ [Map No. 212 - 1111 Bull Street.pdf](#)
- ☞ [Map No. 317 - 1315 Bull Street.pdf](#)
- ☞ [Map No. 392 - 906 Drayton Street.pdf](#)
- ☞ [Map No. 558 - 17 East Park Avenue.pdf](#)
- ☞ [Map No. 661 - 3 East Henry Street.pdf](#)
- ☞ [Public Comment.pdf](#)

XV. ADJOURNMENT

[34. Next Pre-Meeting: March 23, 2022 at 2:30pm - HYBRID](#)

[35. Next Regular Meeting: March 23, 2022 at 3:00pm - HYBRID](#)

[36. Adjourn](#)

The February 23, 2022 Historic Preservation Commission Meeting adjourned at approximately 5:30 p.m.

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.