



## Historic Preservation Commission

112 East State Street - Hearing Room  
March 31, 2022 at 1:00 PM  
MINUTES

### March 31, 2022 RESCHEDULED Historic Preservation Commission

A Pre-Meeting was held virtually at 2:30 PM. No testimony was received and no votes were taken.

**Ms. Michalak** stated take-out windows are now allowed in the Streetcar District in the Ordinance. Sidewalk queueing has been resolved with Traffic Engineering.

**Stucco** - will be discussed at a later time.

**Board Policies and Procedures** were reviewed with the new members.

**Members Present:** Virginia Mobley, Chair  
Darren Bagley-Heath  
Mae Bowley  
Kiersten Connor  
Rebecca Fenwick  
KeyShawn Housey  
Kathy Ledvina

**Member Absent:** Robin Williams

**Staff Present:** Pamela Everett, Esq., Assistant Executive Director  
Leah Michalak, Historic Preservation Director  
Olivia Arfuso, Assistant Planner  
Aislinn Droski, Assistant Planner  
Bri Morgan, Administrative Assistant  
Julie Yawn, Systems Analyst

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### STREETCAR DISTRICT

[1. Petition of Rose Architects PC | 22-000969-COA | 2411 Desoto Avenue | Alterations](#)

[☞ Staff Recommendation - 22-000969-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

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

**Motion**

The Historic Preservation Commission motioned to approve the proposed takeout window, entrance relocation, and chimney for Vittoria Pizzeria at 2411 Desoto Avenue within Starland yard as requested because the proposed changes are visually compatible and meet the standards.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Abstain
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

## [2. Petition of Rose Architects PC | 22-000974-COA | 120 East 42nd Street | Rehabilitation / Alterations](#)

- [☞ Staff Recommendation 22-000974-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Submittal Packet - Material Specifications.pdf](#)
- [☞ Staff Research.pdf](#)

**Motion**

The Historic Preservation Commission motioned to approve the petition for the rehabilitation of, with alterations to, the building located at 120 East 42nd Street with the following conditions, because otherwise the work is visually compatible and meets the standards:

1. All wood must be painted or stained.
2. If any mechanical equipment is proposed to be updated / installed, it shall be (similarly) screened from any public right-of-way.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye

Kathy S. Ledvina

- Aye

**IV. ADOPTION OF THE AGENDA**3. Adopt the March 31, 2022 Agenda**Motion**

The Historic Preservation Commission motioned to adopt the revised agenda as presented.

**Vote Results ( Approved )**

Motion: KeyShawn Housey

Second: Rebecca Fenwick

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Not Present

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Conner - Abstain

KeyShawn Housey - Aye

Kathy S. Ledvina - Aye

**V. APPROVAL OF MINUTES OF PREVIOUS MEETING**4. Approval of the February 23, 2022 HPC Meeting Minutes

[02.23.22 MEETING MINUTES.pdf](#)

**Motion**

The Historic Preservation Commission motioned to approve the February 23, 2022 minutes as presented.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Not Present

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Conner - Aye

KeyShawn Housey - Aye

Kathy S. Ledvina - Aye

**VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA**5. Staff Initiated Petition | 22-001136-ZA | Victorian Historic District: Various Addresses | Amendment to

[Contributing Resources Map](#)

**Motion**

Remove.

**Vote Results ( Approved )**

Motion: KeyShawn Housey

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

**VII. CONTINUED AGENDA**

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

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

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

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Not Present

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Conner - Aye

KeyShawn Housey - Aye

Kathy S. Ledvina - Aye

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

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Not Present

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Conner - Aye

KeyShawn Housey - Aye

Kathy S. Ledvina - Aye

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

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick - Aye

Virginia Mobley - Abstain

Robin Williams - Not Present

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

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

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

[11. Petition of J. Elder Studio | 22-001023-COA | 208 West 37th Street | Rehabilitation/Alterations and Additions](#)

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

[12. Petition of Greenline Architecture, Keith Howington | 22-000930-COA | 1001 Whitaker Street | Demolition of a Non-Contributing Building](#)

**Motion**

The Historic Preservation Commission motioned to continue this petition..

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**CUYLER-BROWNVILLE DISTRICT**

[13. Petition of Terminus Design Group, LLC | 22-000467-COA | 712-714 West 39th Street | Rehabilitation and Additions with Variance Recommendation Request](#)

- [CB Staff Recommendation - 22-000467-COA - 712 W 39TH St.pdf](#)
- [Submittal Packet - Drawings.pdf](#)
- [Submittal Packet - Variance Criteria.pdf](#)
- [Staff Research - Sanborn Maps.pdf](#)

**Ms. Aislinn Droski** presented the petitioner's request of approval for the demolition of non-historic additions and new additions, and rehabilitation for the rowhouses located at 712-714 West 39th Street. The property consists of two (2) detached duplex rowhouses, both of which are included in this application. The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the following standards:

*“Section 5.9.5 – Development Standards for Permitted Uses  
Building Coverage (max).  
Two-Family, Three & Four-Family: 40%  
&  
Building Setbacks (ft).  
All other housing types & uses.  
Rear yard: 20 (min)”*

To allow for a building coverage of ~77.4% and a rear yard setback of 8'-0”.

**VARIANCE RECOMMENDATION:**

The following standards from the Sec 3.21.10 Variance Criteria apply:

***Variance Criteria.***

***Criteria for Approval.*** *The responsible review authority shall make a finding that the variance criteria does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below*

when determining whether a variance shall be provided:

**General Consistency.** *The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.*

**Special Conditions.**

*Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.*

*The special conditions and/or circumstances do not result from the actions of the applicant.*

*The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.*

**Literal Interpretation.** *Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unreasonable hardship on the applicant.*

**Minimum Variance.** *The variance, if granted, shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.*

**Special Privilege Not Granted.** *The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.*

Staff finds the variance criteria to be met. The existing building coverage is non-conforming and exceeds the 40% allowable in this district. The applicant is proposing to remove extremely deteriorated existing additions and to replace them in the exact footprint, which will have the building coverage sit at 77.4% and the rear setback at 8'-0". The existing non-conforming main buildings, as well as the deteriorated condition of the existing additions, which do not allow for rehabilitation, did not result from the actions of the applicant. The applicant is requesting the minimum variance to re-build these rear additions and the variance will not confer any special privilege upon the applicant that is denied to structures within the same zoning district. Staff recommends that the Historic Preservation commission recommend approval for the variances to the Zoning Board of Appeals.

The historic building at 712-714 West 39th Street was constructed in 1903 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. While it is likely the additions that were there were iterations of the historic rear of the building, the existing rear additions are significantly deteriorated, and little remains. Staff finds that the demolition of the rear additions meets the criteria and does not constitute the removal of historic material. Additionally, the additions are proposed to be reconstructed in the existing configuration.

The applicant is requesting a variance from the building coverage and rear yard setback standards – See Section 3.21.10 Variance Criteria for staff's recommendation. The standards are otherwise met. The front yard setback is an existing non-conforming condition, and the applicant will be rebuilding the front stoops based on an existing base on the property.

The Cuyler-Brownville Historic District preservation standards are met. With regards to the rear additions, while it is likely that portions are historic, they are significantly deteriorated and not able to be rehabilitated. The applicant is proposing to remove them



and to rebuild them in the same footprint and configuration as is currently present, utilizing historically appropriate materials. The new addition will remain subordinate to the main building.

With regards to the rehabilitation proposed for the main building, all existing openings are to remain and are to be infilled with appropriate windows and doors. The applicant is also proposing to restore the front stoops to both buildings. Staff was unable to locate any photographs of this property, however, Sanborn Maps clearly indicate the presence of a stoop in the middle of both buildings. While the applicant will be replacing the existing CMU base with brick piers, to match the foundation, they have utilized the relative size to create the new stoops. The design of the stoops, including roof, columns, handrails, and foundation, is historically appropriate without creating a false sense of history. The remaining work on the building includes in-kind repairs and replacements.

The overall height and width of the new rear additions is to be the same as was previously existing. The restored front stoops sit atop the existing door openings and the height and width of the stoop is informed by the existing bases on the property. Staff finds the overall height, width, and scale of the new additions and stoops to be visually compatible.

The applicant is requesting a variance for the rear yard setback; staff finds the eight foot setback to be visually compatible and consistent with the pattern of development in the surrounding area.

The existing openings on the main building will not be altered. The new openings in the additions are to be taller than they are wide, and staff finds them to be visually compatible. The new projections include the front stoops and the rear additions. The projection of each of these features is based on an existing feature, a base for the stoop and the remaining portions of the additions. Staff finds the projections of these elements to be visually compatible.

The following materials are proposed:

- Exterior Walls: Wood siding, 5" exposure
- Windows: 2/2 double hung wood windows
- Front Doors: Wood entry door with glass panel and glass transom above
- Rear (Addition) Doors: Solid wood entry door with glass transom above
- Front Stoops: Roof: Low slope membrane roofing with a metal drip edge  
Columns: 5" turned cedar post  
Porch/Porch Floor: Wood  
Handrail: *Vintage Woodworks* solid wood sub and bottom rail, 2" square wood balusters with solid turned wood newel post and wood stairs  
Foundation: Brick piers, to match existing foundation, with the gaps between the piers infilled with 3.5" wood slats
- Roof: Asphalt shingle, fascia, and soffit to be repaired in-kind, with wood
- Chimney: Repointed, in-kind

**Staff requests that the brick be submitted to staff for final review and approval.** Staff otherwise finds the materials proposed to be visually compatible.

The roof shape of the main building will not be altered. The front stoop roofs are to be hip roofs and the additions are to feature a gable roof in the middle and a shed roof on the smaller portions. Staff finds the roof shapes to be visually compatible. The existing roofing material is asphalt shingle and will be replaced in-kind. The Cuyler-Brownville Historic District Design Standards for New Construction, Additions, and Alterations are met. The foundation of the additions will match the main building. The front stoops will

have expressed piers. Existing siding will be repaired and replaced in-kind. The addition will feature wood siding which matches the exposure of the main building.

The windows are currently boarded and there is interior evidence of the 2/2 window configuration, which is proposed for the entirety of the building. The standard for materials for the windows and casings are met. The windows proposed for the addition will be 2/2 double hung windows which match the main building. While there is no interior evidence of the configuration of the door, which is currently boarded, the new door will match the physical evidence of the opening and is historically appropriate. The doors on the addition will be wood and glass.

While the stoops are essentially new, they are proposed to restore the original stoops on the building. Staff finds that the materiality and configuration meets the design standards. The stoops on the front façade are to feature a low slope membrane roofing material. Staff finds the intent of the standard to be met.

The shed roofs on the rear are pitched at 5:12. The front stoop roofs are to be pitched 2:12. The gable roof on the rear is pitched at 8:12.

The refuse, HVAC units, and electrical equipment will be located in the rear yard, at the interior of the property, where it will not be visible from the public right-of-way. The existing additions are significantly deteriorated and are to be reconstructed. They will continue to be subordinate to the main building.]

#### **PETITIONER COMMENTS:**

**Mr. Hunkele** stated **Ms. Droski's** presentation was appreciated. **Ms. Mobley** asked why are there no windows on the rear; solid wall does not follow the character of the building. **Mr. Hunkele** stated they are proposing to put bathrooms there. They will be two-bedroom properties and the bathrooms are toward the rear, specifically the showers. **Ms. Bowley** was curious about the chimney location/shape. **Mr. Hunkele** stated it is a firebox on the floor, angled to a small chimney; will improve the fireplace.

#### **PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, Historic Savannah Foundation, supported the project. It is part of the HSF Revolving Fund project. They are working with the owners to rehab and make into affordable housing. Also supports the variance to return the rear additions, per the Sanborn map. He stated the rear did not have windows originally; they were on the side.

#### **BOARD COMMENTS:**

The Board supports the project.

#### **STAFF RECOMMENDATION:**

**Approval of the demolition of non-historic additions and new additions, and rehabilitation for the rowhouses located at 712 - 714 West 39th Street with the following conditions because the work is otherwise visually compatible and meets the standards:**

1. Provide the final brick material specification.

**AND**

**Recommend approval to the Zoning Board of Appeals for a variance from the following standards:**

***“Section 5.9.5 – Development Standards for Permitted Uses  
Building Coverage (max).*”**

**Two-Family, Three & Four-Family: 40%**  
**&**  
**Building Setbacks (ft).**  
**All other housing types & uses.**  
**Rear yard: 20 (min)”**

**To allow for a building coverage of ~77.4% and a rear yard setback of 8’-0” because the variance criteria are met.**

**Motion**

The Savannah Historic Preservation Commission does hereby approve the petition for of the demolition of non-historic additions, new additions, and rehabilitation for the rowhouses located at 712 - 714 West 39th Street with the following conditions because the work is otherwise visually compatible and meets the standards:

- 1. Provide the final brick material specification.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the following standards:

“Section 5.9.5 – Development Standards for Permitted Uses

Building Coverage (max).

Two-Family, Three & Four-Family: 40%

Building Setbacks (ft)., All other housing types & uses.

Rear yard: 20 (min)”

To allow for a building coverage of ~77.4% and a rear yard setback of 8’-0” because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Kiersten Conner

- |                     |               |
|---------------------|---------------|
| Rebecca Fenwick     | - Aye         |
| Virginia Mobley     | - Abstain     |
| Robin Williams      | - Not Present |
| Darren Bagley-Heath | - Aye         |
| Mae Bowley          | - Aye         |
| Kiersten Conner     | - Aye         |
| KeyShawn Housey     | - Aye         |
| Kathy S. Ledvina    | - Aye         |

[14. Petition of Eco Friendly Contractors | 22-000970-COA | 2308 Florence Street | Alterations](#)

[☞ Staff Recommendation - 22-000970-COA - 2308 Florance St.pdf](#)

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

[☞ Staff Research - Sanborn Maps.pdf](#)

*\*\*\*This item was moved to the Continued Agenda, prior to discussing the Regular Agenda, thus not discussed or voted upon. It was continued to the April 27, 2022 HPC meeting.*

**Motion**

The Savannah Historic Preservation Commission does hereby continue the petition for the reconstruction of the rear addition for the property located at 2308 Florence Street, to the April 27, 2022, HPC meeting, in order for the petitioner to address the following:

- 1.Redesign the reconstruction of the rear to retain the gable roof in its current location, as well as the historic chimney.
- 2.Redesign the material on all exterior walls on the main building and the historic rear addition (gable roof portion) to be horizontal lap wood siding.
- 3.The infill between the piers must be recessed a minimum of 3 inches from the pier face.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: KeyShawn Housey

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

**STREETCAR DISTRICT**

[15. Petition of Rayfield Reeves | 22-001021-COA | 504 East 40th Street | New Construction, Small \(Parts I and II\)](#)

- [☞ Staff Recommendation 22-001021-COA.pdf](#)
- [☞ Submittal Packet - Application and Checklist.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal - Additional Site Plan.pdf](#)

**Ms. Olivia Arfuso** presented the petitioner's request of approval for *New Construction, Small (Parts I and II)* at 504 East 40th Street. 506 East 40th Street has been subdivided, proposing 504 East 40th Street, which is currently a vacant lot. A two-story, single-family, detached residence is proposed to be constructed. 506 East 40th Street is a contributing resource and was constructed in 1916.

On August 17, 2021, Staff approved in-kind repairs/replacement of the roof and windows at 506 East 40th Street with (4) conditions. One of the conditions stated that "If any additional repairs / replacements are necessary, ensure that a separate *Certificate of Appropriateness (COA)* is applied for." Due to extensive fire damage, additional exterior work will be undertaken to restore the building to its previously existing condition. The new construction proposed at 504 East 40th Street will be located to the west of 506 East 40th Street.

504 East 40th Street has a lot area of 2,681.8-square feet and is 29.15-feet wide. Although the lot area is under the 3,000-square-foot minimum, the dimensions have been

approved by the *Chatham County Department of Public Health, Division of Engineering and Sanitations, the City Engineer, and the Metropolitan Planning Commission*. The new construction is proposed to be 23-feet wide by 57'- 4" deep; therefore, the proposed building area is approximately 1,318.67-square-feet. Staff calculated that 504 East 40th Street will have a building coverage of 49%. The proposed building frontage is approximately 78.9%.

The front yard is proposed to align with the block face (10-foot setback to the front porch), and the side yards will have a 3'-1" setback. The rear yard setback will be 24'-8". The proposed height (to the top of the gable roof) is approximately 27'-10 <sup>3</sup>/<sub>4</sub>", and the width is 23-feet. These measurements and, overall scale, are typical of a single-family residence in the vicinity. The standard is met. The proposed setbacks are compatible with the pre-existing setbacks of the contributing resources to which the New Construction will be visually related. Therefore, the rhythm of the open space between the buildings is also compatible. The standards are met.

Staff has determined that, due to the proposed bay window, there is a disproportionate number of voids on the front facade in comparison to the overall rhythm and solid-to-void ratio apparent on the neighboring historic buildings. Staff believes that the petitioner is referencing 503 East 40th Street as historical precedent for the bay window; however, that bay is a unique feature of that specific property. The oversized bay at 503 East 40th Street is centrally located on the front façade, and differentiates this building from the rest of the contributing resources on the street.

Staff has determined that the bay window, visible on 503 East 40th Street, is an exception and shall not be used as design inspiration for the proposed new construction, because this feature (in its entirety) is not compatible with the majority of contributing resources. **The bay window shall be removed, and a rhythm of openings compatible with the adjacent contributing buildings shall be utilized.** The west elevation is proposed to have no windows on the second floor. Staff feels that this is not appropriate or compatible with the surrounding contributing buildings. **Revise the fenestration of the west elevation's second floor to incorporate at least (1) window.**

The adjacent contributing resources all have front porches. Two historic buildings across the street have two-story porches. The proposed projections are visually compatible with the contributing buildings to which the New Construction will be visually related. The new construction is proposed to have an asphalt shingle roof. The exterior walls will be *HardiePlank* smooth lap siding. The windows will be *PlyGem*, "MIRA" Series double-hung, and the doors will be 8-feet all wood doors with <sup>3</sup>/<sub>4</sub> glass lites and <sup>3</sup>/<sub>4</sub> glass sidelites at the front entrance. All columns, handrails, fences, and porch decks will be painted or stained wood. **Shake siding is shown in the front gable; however, no material information was provided.** The roof is proposed to be a front-facing gable shape. Staff has determined that this gable roof is visible on historic buildings in the neighborhood. The standard is met.

The front yard is proposed to align with the block face (10-foot setback to the front porch), and the side yards will have a 3'-1" setback. The rear yard setback will be 24'-8". The standard is met.

The new construction is proposed to have a first floor that has an exterior expression of 10'- 1/8" and a second story that has an expression of 9'-1 1/8". Staff has determined that the building height is proposed to match the contributing buildings to which the new construction will be visually related. The standard for the first floor is not met. **Provide floor-to-floor height dimensions for the adjacent buildings (on the context**

elevation); **if the proposed floor-to-floor height is appropriate with the historic context, an application for a Special Exception is required to vary the standard.** The new construction is proposed to have a concrete block foundation that will be finished in stucco. The height of the foundation will be 2'-6". Masonry piers will support the front porch and hog's fencing will be located between the piers. **Revise the foundation material and/or porch pier material so that they are the same; both shall be either brick or CMU with a stucco finish. The infill material between the piers shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.**

The exterior walls are proposed to be smooth, *HardiePlank* horizontal lap siding. The standard is met.

All windows are proposed to be *PlyGem*, "MIRA" Series double-hung windows with a 3-over-1 lite configuration. A bay window is also proposed on the front façade. Staff believes that the petitioner is referencing 503 East 40th Street as historical precedence for the proposed bay window. However, Staff has determined that elements visible on 503 East 40th Street are an exception to those visible on the majority of the surrounding, contributing resources. **Remove the bay window in its entirety and utilize a rhythm of openings that is compatible with the adjacent contributing buildings. The windows must have simulated divided lights; the muntin shall be 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, and there shall be a spacer bar in between double panes of glass.**

Calculations were not provided; however, it appears that the standard is not met for the first floor on the west elevation. **Increase the fenestration to a minimum of 30% on the ground floor of the west façade.** The entrances are proposed to have 8-foot-tall, all wood doors. The front door will, also, have a  $\frac{3}{4}$  glass lite. Material specifications for the proposed doors were not provided to Staff. Staff determined that the 8-foot-tall doors are not visually compatible with the entrances on the surrounding contributing buildings. The majority of the adjacent, contributing resources are approximately 7-foot-tall, and have a transom and sidelites. **Revise the front entrance design to be compatible with the adjacent entrances.**

The proposed new construction will have (2) front and (1) rear covered porch. The porches will be 8-foot deep at their widest points, decreasing to 6-foot deep at the bay window (on the front façade). The porch decks, columns, and handrails will be constructed of wood that is proposed to be painted or stained. The columns will have 6-inch wood base trim and matching 6-inch cap trim. The handrails will be 36-inches in height, and balusters will be placed between the handrail and bottom rail.

Masonry piers will support the front porch and hog's fencing will be located between the piers. *Per the standards*, "On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street." **Revise the foundation material and/or porch pier material so that they are the same; both shall be either brick or CMU with a stucco finish.**

The roof is proposed to be a front-facing gable. The gable will have a pitch of 6:12 and the eaves will overhang 12-inches. The roof material will be asphalt shingle. **Gable end rakes shall overhang at least eight (8) inches.**

An additional site plan that was provided to Staff shows the HVAC unit, and the refuse storage area, in the rear yard. **All mechanical equipment, the electrical meter, and refuse storage shall be located on a secondary or rear façade and appropriately**

**screened from all public rights-of-way. Provide screening details.**

No lighting material specifications were provided to Staff for review.

In December, the petitioner received a parking variance from the *Savannah Zoning Board of Appeals (SZBA)* [File No. 21-006320-ZBA]. Due to the lot conditions / constraints, no off-street parking will be required.

No fences are indicated in the submittal packet. **If any fences are planned; submit the entirety of the fence checklist.**

**PETITIONER COMMENTS:**

**Mr. Rayfield Reeves**, petitioner, declined to present.

**PUBLIC COMMENTS:**

**Mr. Ryan Arvay**, HSF, agreed with Staff recommendation, and stated while the building does adhere to the Ordinance in most ways, this is seemingly the easiest type of construction to get approved by HPC. Applicants should also improve the structures with additional details, the Board should ensure this. The bay window does add character and would like additional character added to the structure. **Mr. Bagley-Heath** agreed with Mr. Arvay: added character breaks up the monotony. Staff stated historical research did not support the feature. **Ms. Connor** stated she thought the columns were to be for character; does not have to be square, and supports the bay window.

**Mr. Reeves** stated it is a 12 x 12 column. He stated he is willing to incorporate suggestions, including trim. **Ms. Bowley** supported front door with transom as a design feature and bay window. **Ms. Fenwick** suggests round columns, balance would be achieved with an additional column (4th); symmetrical. **Ms. Connor** stated the focus on the columns will benefit the neighborhood.

**BOARD DISCUSSION:**

The Board concurred that the bay window was not offensive and helped to add character to the front façade of the building. The Board members longed to see more ornamentation, and decorative elements to distinguish the New Construction from similar New Construction homes in the *Streetcar Historic District*.

**STAFF RECOMMENDATION:**

**Continue the petition for New Construction, Small (Parts I and II) to the April 27th HPC Meeting in order for the petitioner to address the following:**

- 1. The bay window shall be removed, and a rhythm of openings compatible with the adjacent contributing buildings shall be utilized.**
- 2. Provide floor-to-floor height dimensions for the adjacent buildings (on the context elevation); if the proposed floor-to-floor height is appropriate with the historic context, an application for a Special Exception is required to vary the standard.**
- 3. Increase the fenestration to a minimum of 30% on the ground floor of the west façade.**
- 4. Revise the fenestration of the west elevation's second floor to incorporate at least (1) window.**
- 5. Revise the foundation material and/or porch pier material so that they are the same; both shall be either brick or CMU with a stucco finish. The infill material between the piers shall be recessed a minimum of three inches behind the**

- front edge of the pier so that the piers are clearly visible and differentiated.
6. **Revise the front entrance design to be compatible with the adjacent entrances.**
  7. **The windows must have simulated divided lights; the muntin shall be 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, and there shall be a spacer bar in between double panes of glass.**
  8. **Material specifications for all proposed products must be provided, including but not limited to: doors and shake shingles.**
  9. **Gable end rakes shall overhang at least eight (8) inches.**
  10. **All mechanical equipment, the electrical meter, and refuse storage shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way. Provide screening details.**
  11. **If any fences are planned; submit the entirety of the fence checklist.**

### **Motion**

The Savannah Historic Preservation Commission does hereby continue the petition for New Construction, Small (Parts I and II) to the April 27th HPC Meeting in order for the petitioner to address the following:

1. Provide floor-to-floor height dimensions for the adjacent buildings (on the context elevation); if the proposed floor-to-floor height is appropriate with the historic context, an application for a Special Exception is required to vary the standard.
2. Increase the fenestration to a minimum of 30% on the ground floor of the west façade.
3. Revise the fenestration of the west elevation's second floor to incorporate at least (1) window.
4. Revise the foundation material and/or porch pier material so that they are the same; both shall be either brick or CMU with a stucco finish. The infill material between the piers shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
5. Revise the front entrance design to be compatible with the adjacent entrances.
6. The windows must have simulated divided lights; the muntin shall be 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, and there shall be a spacer bar in between double panes of glass.
7. Material specifications for all proposed products must be provided, including but not limited to: doors and shake shingles.
8. Gable end rakes shall overhang at least eight (8) inches.
9. All mechanical equipment, the electrical meter, and refuse storage shall be located on a secondary or rear façade and appropriately screened from all public rights-of-way. Provide screening details.
10. If any fences are planned; submit the entirety of the fence checklist.
11. The columns shall be revised to be rounded and more aligned with the columns on the rest of the street.
12. More ornamentation / detailing shall be incorporated (such as dental-tooth molding).

### **Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Kiersten Conner

Rebecca Fenwick

- Aye

Virginia Mobley

- Abstain



Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

[16. Petition of GM Shay Architects | 21-001940-COA | 1700 Drayton and 1705 Abercorn Streets | New Construction: Part II, Design Details](#)

- 🔗 [Staff Recommendation - 21-001940-COA.pdf](#)
- 🔗 [Submittal Packet - 1700 Drayton Street - Part II Drawings.pdf](#)
- 🔗 [Submittal Packet - 1700 Drayton Street - Part II Materials.pdf](#)
- 🔗 [Submittal Packet - 1705 Abercorn Street - Part II Drawings.pdf](#)
- 🔗 [Submittal Packet - 1705 Abercorn Street - Part II Materials.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [October Submittal Packet - Part II 1700 Drayton - Drawings.pdf](#)
- 🔗 [October Submittal Packet - Part II 1700 Drayton - Materials.pdf](#)
- 🔗 [October Submittal Packet - Part II 1705 Abercorn - Drawings.pdf](#)
- 🔗 [October Submittal Packet - Part II 1705 Abercorn - Materials.pdf](#)

\*\*\**Ms. Virginia Mobley recused herself from this petition.*

**Ms. Leah Michalak** presented the petitioner's request of approval for New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street. This project consists of three separate buildings.

Per the applicant for 1705 Abercorn Street:

*The Part Two Design Detail submission addressed the HPC Decision requirements as follows:*

1. *The design has been revised to replace stucco, which was previously proposed, with horizontal siding.*

Per the applicant for 1700 Drayton Street:

*The Part Two Design Detail submission addressed the HPC Decision requirements as follows:*

1. *The design has been revised to replace stucco, which was previously proposed, with horizontal siding.*

On April 28, 2021, the HPC approved New Construction: Part I, Height and Mass for three new buildings to be located at 1700 Drayton Street, 104 East 34th Street, and 1705 Abercorn Street as amended and presented by the petitioner at the April 28, 2021, Historic Preservation Commission Meeting. The petitioner's presentation and amendments addressed all of staff's recommended conditions.

**AND**

Approval for a Special Exception from the standard that states that *building footprints in the TC-1 zoning district are permitted to be a maximum of 5,500sf* in order to allow the

footprint of the building at 1700 Drayton Street to be 12,300sf because the Special Exception criteria are met.

On July 28, 2021, the HPC continued New Construction: Part II, Design Details for 1705 Abercorn Street in order for the petitioner to address the following:

1. Revise the second-floor material to brick.
2. Revise the design of the "broken" cornice.
3. Revise the design of the area above the second-floor windows on the south façade.

On October 27, 2021, the HPC continued New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street because stucco is not permitted for an exterior material because it is not visually compatible. On January 26, 2021, the HPC approval a 60-day deferral for this project.

NOTE: THIS REVIEW DOES NOT INCLUDE COLOR, ONLY MATERIALS AND TEXTURES. Proposed materials and textures are as follows (the numbers references those on the materials board within the Submittal Packet). **Bold denotes changes from previous submittal**):

Exterior Materials for 1705 Abercorn Street:

1. Metal Coping  
*Manufacturer: PAC-CLAD*  
*Petersen Model: Continuous*  
*Cleat Coping* **Colors: to match brick or siding color**
  2. Brick #1  
*Manufacturer: Acme Brick*  
*Color: 318 Burgundy*  
*Size: Modular*  
*Texture: Wirecut*
    - a. Mortar for Brick #1 *Manufacturer: Argos*  
*Color: Sandbeige*
  3. Brick #2  
*Manufacturer: Taylor Clay*  
*Products*  
*Color: Manganese*  
*Size: Modular*  
*Texture: Wirecut*
    - a. Mortar for Brick #2 *Manufacturer: Holcim*  
*Color: Dark Gray*
  4.
    - a. Horizontal V-Groove Siding  
*Manufacturer: Aspyre*  
*Design*  
*Color: SW 7069 Iron Ore*
    - b. Horizontal V-Groove Siding  
*Manufacturer: Aspyre*  
*Design*  
*Color: SW 6145 Thatch*  
*Brown*
  5. Wood Shadow Frames  
*Color: SW 7069 Iron Ore*
- (below removed from project)**
- 6. ——— Stucco**

~~**Manufacturer: Sto Corp.**~~  
~~**System: StoPowerwall**~~  
~~**DrainScreen**~~  
~~**Texture: 158 Sto Limestone**~~  
~~**Color: 11505 London Fog**~~

Windows and Storefront:

5. Glazing
7. Glazing
  - Manufacturer: AGC*
  - Model: Energy Select 40(2)*
  - Color: Neutral (Clear)*
6. Storefront
  - Manufacturer: EFCO*
  - Model: Series 403*
  - Size: 2" x 4 ½" Thermal Storefront*
  - Framing*
  - Color: EFCO Ultrapon 2 Coat Gray*
  - PNTKY2C30*
7. Storefront Double Door
  - Manufacturer: EFCO*
  - Model: Series D502 Wide Stile Doors,*
  - 2" ThermaStile Aluminum Swing*
  - Entrance Doors.*
  - Color: EFCO Ultrapon 2 Coat Gray*
  - PNTKY2C30*
8. Storefront Single Door
  - Manufacturer: EFCO*
  - Model: Series D502 Wide Stile Doors,*
  - 2" ThermaStile Aluminum Swing*
  - Entrance Doors.*
  - Color: EFCO Ultrapon 2 Coat Gray*
  - PNTKY2C30*
9. Casement Windows
  - Manufacturer: EFCO*
  - Model: Series S-450X Thermal*
  - Size: 4 ½" Architectural Grade*
  - Projected Window*
  - Color: EFCO Ultrapon 2 Coat Grey*
  - PNTKY2C30*
10. Awning Windows
  - Manufacturer: EFCO*
  - Model: Series S-450X Vent Thermal*
  - Size: 4 ½" Architectural Grade*
  - Projected Window*
  - Color: EFCO Ultrapon 2 Coat Grey*
  - PNTKY2C30*

Awnings:

11. ~~Fabric Awning~~
  - ~~**Manufacturer: Coastal Canvas**~~
  - ~~**Model: The Standard Fabric:**~~

**~~Sunbrella Color: Charcoal Grey~~**

## 12. Metal Awning

*Manufacturer: Coastal Canvas**Color: SW 7069 Iron Ore*Railings:

## 13. Custom Metal Railing

*Color: SW 7069 Iron Ore*Planter:

## 14. Wood Planter

*Color: Stained and Sealed Cedar*Exterior Lighting:

## 15. Wall Luminaires

*Manufacturer: BEGA**Model: Impact-Resistant Wall**Luminaire**Color: Black*Exterior Materials for 1700 Drayton Street:

Metal Coping

*Manufacturer: PAC-CLAD**Petersen Model: Continuous*Cleat Coping **Colors: to  
match brick or siding color**

Brick #1

*Manufacturer: Acme Brick**Color: 318 Burgundy**Size: Modular**Texture: Wirecut*b. Mortar for Brick #1 *Manufacturer: Argos**Color: Sandbeige*

Brick #2

*Manufacturer: Taylor Clay**Products**Color: Manganese**Size: Modular**Texture: Wirecut*b. Mortar for Brick #2 *Manufacturer: Holcim**Color: Dark Gray*

## c. Horizontal V-Groove Siding

*Manufacturer: Aspyre**Design**Color: SW 7069 Iron Ore*

## d. Horizontal V-Groove Siding

*Manufacturer: Aspyre**Design**Color: SW 6145 Thatch**Brown*e. **Horizontal v-Groove Siding*****Manufacturer: Aspyre******Design******Color: SW 9116******Serengeti Grass***

Wood Shadow Frames  
Color: SW 7069 Iron Ore

**-Stucco**

~~**Manufacturer: Sto Corp.**~~  
~~**System: StoPowerwall**~~  
~~**DrainScreen**~~  
~~**Texture: 158 Sto Limestone**~~  
~~**Color: 11505 London Fog**~~

Windows and Storefront:

16. Glazing

8. Glazing

Manufacturer: AGC  
Model: Energy Select 40(2)  
Color: Neutral (Clear)

17. Storefront

Manufacturer: EFCO  
Model: Series 403  
Size: 2" x 4 ½" Thermal Storefront  
Framing  
Color: EFCO Ultrapon 2 Coat Gray  
PNTKY2C30

18. Storefront Double Door

Manufacturer: EFCO  
Model: Series D502 Wide Stile Doors,  
2" ThermaStile Aluminum Swing  
Entrance Doors.  
Color: EFCO Ultrapon 2 Coat Gray  
PNTKY2C30

19. Storefront Single Door

Manufacturer: EFCO  
Model: Series D502 Wide Stile Doors,  
2" ThermaStile Aluminum Swing  
Entrance Doors.  
Color: EFCO Ultrapon 2 Coat Gray  
PNTKY2C30

20. Hopper Windows

Manufacturer: Intus  
Model: CW Intus Supera Hopper  
Windows  
Size: 4 ½" Architectural Grade  
Projected Window  
Color: EFCO Ultrapon 2 Coat Grey  
PNTKY2C30

21. Fixed Windows

Manufacturer: Intus  
Model: CW Intus Supera Fixed  
Windows  
Size: 4 ½" Architectural Grade  
Projected Window  
Color: EFCO Ultrapon 2 Coat Grey  
PNTKY2C30

Awnings:

## 22. Metal Awning

*Manufacturer: Coastal Canvas**Color: SW 7069 Iron Ore*Railings:

## 23. Custom Metal Railing

*Color: SW 7069 Iron Ore*Planter:

## 24. Wood Planter

*Color: Stained and Sealed Cedar*Exterior Lighting:

## 25. Wall Luminaires

*Manufacturer: BEGA**Model: Impact-Resistant Wall**Luminaire**Color: Black*

Staff finds all materials and textures visually compatible.

The exterior materials for all buildings include brick and smooth fiber cement in a horizontal configuration. The windows are metal (aluminum) and the glass is proposed to be clear. The windows are hopper, awning, and casement. Lites are not proposed. The window inset is proposed to be 4 inches. The storefront is aluminum. The proposed storefront bases are proposed to be wood. The storefront glazing is proposed to be inset 4 inches and have clear glass. All doors are aluminum storefront with glass. Awnings are metal. The roofs are not visible.

**PETITIONER COMMENTS:**

**Ms. Ana Manzo**, petitioner, supported Staff's recommendation. Stated the fabric was not listed, but it is still included as an approved fabric.

**PUBLIC COMMENT:**

**Mr. Ryan Arvay**, HSF, supported the project, and commended removing the stucco, suggested all brick. **Ms. Manzo** stated they understand the comments. The intent is to keep as much brick as possible, also with the fence.

**BOARD DISCUSSION:**

**Ms. Bowley** stated the cornice element is missing; there are huge HardiePlank corner.

**Ms. Connor** agreed with **Ms. Bowley** and **Mr. Arvay**: thinks it should all be brick. The siding is too much. **Mr. Bagley-Heath** stated there is a great deal of HardieBoard and less brick; thinks it should be reversed. **Ms. Ledvina** agreed that the brick should be greater and less HardieBoard. **Ms. Fenwick** and **Ms. Bowley** asked how many times has this been before the Board; **Ms. Michalak** responded this is the third time.

**STAFF RECOMMENDATION:**

**Approval for New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street as requested** because the proposed work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction: Part II, Design Details for 1700 Drayton Street and 1705 Abercorn Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

1. Add a cornice element to the corner building elements.

#### Vote Results ( Approved )

Motion: Darren Bagley-Heath

Second: Kiersten Conner

Rebecca Fenwick	- Abstain
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

#### VICTORIAN DISTRICT

##### [17. Petition of Merkur Properties LLC, Matt Follis | 22-000896-COA | 1311 Lincoln Street | Alterations](#)

[☞ Staff Recommendation - 22-000896-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Violation Report and Timeline with Images.pdf](#)

[☞ Sanborn Maps and Survey Photos.pdf](#)

[☞ Windows Brochure.pdf](#)

[☞ 19-003677-COA Submittal Packet and COA \(for siding repairs only\).pdf](#)

[☞ 20-000867-COA Submittal Packet \(never processed because of Stop Work Order\).pdf](#)

[☞ 21-003515-COA Submittal Packet \(denied\).pdf](#)

**Ms. Leah Michalak** presented the petitioner's request of approval for alterations to the property located at 1311 Lincoln Street.

Per the applicant:

*We propose a revision of the existing roof line to reflect the original roofline with original pitches, installing single pane wood frame 6 over 6 light windows, and construction of 36" high railings on both front porches. On the rear portion of the house, we propose constructing an open-air arbor made of 2x6 beams with decorative ends, prepped, primed and painted white. We proposed to prep, prime and paint the siding white, corner trim, fascia and entry doors black.*

In addition to this information provided by the applicant, staff found the following proposed items within the submittal packet:

- 6-foot-high dog-eared wood fence painted white to enclose the rear yard.
- HVAC equipment with screening on the roof of the rear addition.
- 36"x80" wood exterior replacement doors on the front façade (no pattern provided).

-Two (2) new windows proposed on the rear façade.

The historic duplex cottage building was constructed in the “late 19th century” (per the 1980 survey) and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The rear addition, in its current configuration (full width of the rear) was constructed after 1966 as it does not appear in the Sanborn Map from that year. The 1980 and 1990s survey cards do not provide information or images regarding the rear. Staff has determined that the rear addition is not historic/contributing for the purposes of this review.

In July 2019, staff approved a COA for siding repair on the rear addition as it consisted of some kind of early fiber cement siding. In this decision, staff had determined the rear addition as non-historic as well [File No. 19-003677-COA]. See attachment for submittal packet. In October 2019, staff was made aware that the scope of work had been exceeded and a Stop Work Order was placed on the property by the city. A COA application was received [File No. 20-000867-COA]; however, the application was incomplete, and the applicant was notified. No further information was received. See attachment for submittal packet. After over two years of coordinating with the city departments and Recorder’s Court, the applicant submitted a COA application requesting the HPC to approve the building as it currently is constructed [File No. 21-003515-COA]. The project was denied by the HPC on July 28, 2021. See attachment for submittal packet. After several more Recorder’s Court sessions, the owner submitted the applicant that is currently under review. See the attached “Violation Report and Timeline” for more detailed information.

All historic main building roof structure, wood siding, front porch roof structure, and windows have been removed from the historic portion of this building through the previous unapproved alterations projects. The roof shape was changed to cover the rear addition as well. New wood siding has been installed throughout the building and roof structure over the front porches has been rebuilt. Vinyl double-paned windows have been installed throughout the building.

The applicant is now proposing to reinstate the historic roof form of the main building and separate the roof form of the rear addition with a lower shed roof to separate it, visually and structurally, from the historic roof. A 1x6 wood corner board is proposed on the north façade to visually separate the historic main building from the rear addition. The vinyl windows are proposed to be removed and replaced with wood, single-pane, double-hung, 6-over-6 divide light windows.

Staff recommends that all windows on the addition have a two-over-two lite pattern. In the photos from 2016, one can see that the windows on the addition had this lite pattern which differentiated it from the historic portion of the building. Provide a manufacturer’s specification for the windows. See attached window brochure.

The historic wood siding has been replaced. The replacement siding is wood lap siding with a 5” exposure.

The historic windows and the windows on the addition have been replaced. The replacement windows for the whole building are proposed to be wood, single-pane, double-hung, 6-over-6 divide light. Provide a manufacturer’s specification for the windows. See attached window brochure.

The windows on the non-historic rear addition are proposed to be wood, single-pane,



double-hung, 6-over-6 divide light. Staff recommends that all windows on the addition have a two-over-two lite pattern. In the photos from 2016, one can see that the windows on the addition had this lite pattern which differentiated it from the historic portion of the building. Provide a manufacturer's specification for the windows. See attached window brochure.

The standard is not met for the new windows on the rear façade. Revise the windows to be taller than they are wide; they appear to be square double-hung windows which staff has determined are not accent windows.

No proposed windows openings, on the entire building, indicate headers, trim, or pronounced sills indicated. All has been removed from the entire building. Headers, surround trim, and pronounced sills must be designed to match those that existed prior to this project (see photos from 2019).

The existing rear doors are proposed to remain. The new front doors are proposed to be wood; however, a design was not provided. Provide a manufacturer's specification for the front doors that includes the proposed design.

The front porch roof structures and railings have been removed; however, they were likely not historic. All porch and railing components are proposed to be painted wood. Front porch posts and railings are proposed to be wood. The railings are proposed to be 36" high with 2"x2" "pickets" with 2x4 bottom and top rails and 6" spacing. Revise the baluster spacing to a maximum of 4" on center.

The original roof material does not exist. Asphalt shingle is proposed for the entire building.

The fence standards are met. The electrical meters boxes have been reinstalled in their previous location, on the secondary façade, facing the lane. The HVAC equipment has been installed on the rear of the roof and screening is proposed. The information regarding refuse storage areas for dumpsters and compactors was not provided with the submittal packet.

**Ms. Connor** stated she would like to see the original cornice work incorporated into the new design. **Ms. Fenwick** had concern with the drawings; not done to scale.

#### **PETITIONER COMMENTS:**

**Mr. Matt Follis**, stated the front doors have not been changed. Regarding the detail of the front porches, the work was stopped before the detail could be added. The plan is to revert and utilize original footprint of the front porch. Will revise rear window to be taller than wider. the trash location can be revised to put in the back of the property, but it will be tight. Asked if the changes can be on a Staff level rather than Board review.

**Ms. Bowley** asked if the turned columns will be replaced. **Mr. Follis** stated they are not original; original were most likely turn posts.

#### **PUBLIC COMMENT:**

**Mr. Ryan Arvay**, HSF, expressed his approval of the structure going in a positive direction, particularly the roof line. Concern with lack of detail.

**Ms. Brittany Schaffer**, asked if there are plans for parking plans. **Ms. Michalak** stated there are no parking requirements, nor is it of this Board's purview.

**BOARD DISCUSSION:**

Board members stated they preferred the petitioner return to HPC.

**STAFF RECOMMENDATION:**

**Continue the request for alterations to the property located at 1311 Lincoln Street with the following conditions to be submitted to the HPC for review at the April 27, 2022 meeting:**

1. **Revise the lite pattern on the addition windows to be 2-over-2 and provide a manufacturer's specification for the windows.**
2. **Provide a manufacturer's specification for the windows on the main historic building.**
3. **Revise the window openings on the rear façade to be taller than they are wide.**
4. **Provide a detail for the window trim that indicates a header, trim surround, and pronounced sill; the detail must match the header, trim surround, and pronounced sill design that existed on this building prior to this project (see photos from 2019).**
5. **Provide a manufacturer's specification for the front doors that includes the proposed design.**
6. **Revise the baluster spacing to a maximum of 4" on center.**
7. **Provide a drawing showing that the refuse storage area will be located behind the fence at the rear of the building, screened from the public right-of-way.**

**Motion**

The Savannah Historic Preservation Commission does hereby continue the request for alterations to the property located at 1311 Lincoln Street with the following conditions to be submitted to the HPC for review at the April 27, 2022 meeting:

1. Revise the lite pattern on the addition windows to be 2-over-2 and provide a manufacturer's specification for the windows.
2. Provide a manufacturer's specification for the windows on the main historic building.
3. Revise the window openings on the rear façade to be taller than they are wide.
4. Provide a detail for the window trim that indicates a header, trim surround, and pronounced sill; the detail must match the header, trim surround, and pronounced sill design that existed on this building prior to this project (see photos from 2019).
5. Provide a manufacturer's specification for the front doors that includes the proposed design.
6. Revise the baluster spacing to a maximum of 4" on center.
7. Provide a drawing showing that the refuse storage area will be located behind the fence at the rear of the building, screened from the public right-of-way.
8. Maintain and repair the historic brick piers.
9. The front stoop posts must be a turned design.
10. Provide scaled drawings: floor plan, elevations (with correct window sizes and trim), and porch roof design that matches the historic photos.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick

- Aye

Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

## X. APPROVED STAFF REVIEWS

### 18. Acknowledge and approve of Staff-approved decisions as presented.

#### **Motion**

Acknowledge Staff-approved decisions.

#### **Vote Results ( Approved )**

Motion: Mae Bowley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Abstain
Robin Williams	- Not Present
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Conner	- Aye
KeyShawn Housey	- Aye
Kathy S. Ledvina	- Aye

### 19. Petition of METALCRAFTS, Katie Lee | 21-0058279-COA | 115 WEST HENRY STREET | Roof replacement

☞ [SIGNED VIC Staff Decision - 21-005827-COA - 115 W Henry St.pdf](#)

### 20. Petition of J. ELDER STUDIO, Jerome Elder | 22-000798-COA | 306 EAST VICTORY DRIVE | In-kind replacement of window trim and shutters, and particle board siding

☞ [SIGNED STC Staff Dec - 22-000798-COA 306 East Victory Drive.pdf](#)

### 21. Petition of TIM WEBER | 22-000850 | 522 EAST 36TH STREET | Remove chain link fence, install wood privacy fence

☞ [SIGNED STC Staff Dec - 22-000850-COA 522 E 36th.pdf](#)

### 22. Petition of GREENLINE ARCHITECTURE, Eric O'Neill | 22-000900-COA | 1815 LINCOLN STREET | Amend 20-005880-COA: install mechanical equipment

☞ [SIGNED STC Decision 22-000900-COA 1815 Lincoln Street.pdf](#)

### 23. Petition of HILTON HEAD SOLAR & ROOFING, Steven Schwartz | 22-000994-COA | 306 WEST 36TH STREET | Roof replacement

☞ [SIGNED STC Staff Decision - 22-000994-COA - 306 W 36th St.pdf](#)

[24. Petition of JDH DECKS & FENCES, Charli Walton | 22-001279-COA | 2511 HOPKINS STREET | Opaque board on board fence](#)

[☞ SIGNED CB Staff Dec 22-001279-COA 2511 Hopkins St.pdf](#)

[25. Petition of HELLCAT CONSTRUCTION, Matt Follis | 22-000898-COA | 408 EAST 36TH STREET | Siding Replacement](#)

[☞ SIGNED Decision Packet 22-000898-COA 408 East 36th Street.pdf](#)

[26. Petition of CLARISSA SAMPSON | 22-001083-COA | 509 WEST 38TH STREET | Window and partial roof replacement](#)

[☞ SIGNED Staff Decision - 22-001083-COA - 509 W 38th St.pdf](#)

[27. Petition of YOUR EXTERIOR PROS, Ray Hoover | 411 EAST PARK AVENUE | Repaint of exterior facade and fence](#)

[☞ SIGNED 22-001109-COA 411 East Park Ave.pdf](#)

[28. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-000794-COA | 512 EAST BOLTON STREET | Exterior wood siding repair and paint](#)

[☞ SIGNED Staff Dec - 22-000794-COA 512 E Bolton St.pdf](#)

[29. Petition of STEVEN BODEK INC., Ashley Field | 22-000647-COA | 202 WEST PARK AVENUE | Main and carriage houses repair and paint.](#)

[☞ SIGNED Staff Dec - 22-000647-COA 202 W Park Ave.pdf](#)

## **XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

[30. Items Deferred to Staff - March Report](#)

[☞ March 2022 - REPORT.pdf](#)

[31. Stamped Drawings - March Report](#)

[☞ March 2022 - REPORT.pdf](#)

[32. COA Inspections - March Report](#)

[☞ March 2022 - REPORT.pdf](#)

[33. Report on Work Inconsistent With Issued COA for the March 2022 HPC Meeting](#)

[☞ Work Inconsistent With Issued COA\\_March Report.pdf](#)

[34. Report on Work That Exceeds Scope of Issued COA for the March 2022 HPC Meeting](#)

[☞ Work That Exceeds Scope of Issued COA\\_March Report.pdf](#)

[35. Report on Work Performed Without a COA for the March 2022 HPC Meeting](#)

[☞ Work Performed Without a COA\\_March Report.pdf](#)

## **XII. OTHER BUSINESS**

### **NEW BUSINESS**

[36. Policies and Procedures for Demolition of Properties](#)

[☞ 011422 Policies and Procedures for Demolishing Properties.pdf](#)

37. Discuss Proposed Stucco Text Amendment

- ☞ [Sec. 13.5 Defined Terms, Historic.docx](#)
- ☞ [Sec. 7.9 Victorian Historic Overlay District.docx](#)
- ☞ [Sec. 7.10 Cuyler-Brownville Historic Overlay District.docx](#)
- ☞ [Sec. 7.11 Streetcar Historic Overlay District.docx](#)
- ☞ [22Preserve-Brief-Stucco.pdf](#)
- ☞ [MOISTURE-MANAGEMENT10959.pdf](#)
- ☞ [Stucco Climate Zones.pdf](#)
- ☞ [STUCCO FAQ \\_ Stucco Manufacturers Association \\_ Q&A About Stucco Applications.pdf](#)
- ☞ [STUCCO-on-Masonry.pdf](#)
- ☞ [How to Specify\\_ Stucco - Architizer Journal.pdf](#)
- ☞ [Sec. 7.8 Savannah Downtown Historic Overlay District.docx](#)

**Ms. Fenwick** detailed the findings of stucco. **Ms. Michalak** gave the definition of 'true stucco' and how it applies to our Ordinance. Will be proposed to HDBR in the future.

38. Discuss Vice-Chairman Nomination

Next month (April 2022) Nominating Committee will be formed.

**XV. ADJOURNMENT**

39. Next Pre-Meeting: April 27, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room

40. Next Regular Meeting: April 27, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room

41. Adjourn

Adjourned key sh darnn 3:54

***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.***