



Historic Preservation Commission

112 East State Street - Hearing Room
May 25, 2022 3:00 PM
MINUTES

May 25, 2022 Historic Preservation Commission

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

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

Member Absent: Rebecca Fenwick

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 Ethos Preservation LLC | 22-001797-COA | 1510 Lincoln Street | Rehabilitation](#)

[☞ Staff Recommendation - 22-001797-COA - 1510 Lincoln St.pdf](#)

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

Kiersten Connor recused herself from this item.

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation for the property

located at 1510 Lincoln Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robin Williams

Second: Kathy S. Ledvina

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

IV. ADOPTION OF THE AGENDA

[2. Adopt the May 25, 2022 Agenda](#)

Motion

Adopt the May 25, 2022 HPC Agenda as presented.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[3. Approve the April 27, 2022 Meeting Minutes](#)

📎 [04.27.22 MEETING MINUTES.pdf](#)

Motion

Approve the April 27, 2022 Meeting Minutes

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

Rebecca Fenwick - Not Present

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Aye

Brian Arcudi - Aye

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

[4. Petition of Paul Bush | 22-001619-COA | 1712 Ogeechee Road | Rehabilitation / Alterations and Addition](#)

Motion

Petitioner requested to withdraw the item.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

Rebecca Fenwick - Not Present

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

Mae Bowley - Aye

Kiersten Connor - Aye

Kathy S. Ledvina - Aye

Brian Arcudi - Aye

VII. CONTINUED AGENDA

[5. 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: Kiersten Connor

Rebecca Fenwick - Not Present

Virginia Mobley - Abstain

Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[6. 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: Kathy S. Ledvina

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

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

Motion

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

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

[Alterations](#)**Motion**

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

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

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

[10. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | New Construction, Large, Part II: Design Details](#)**Motion**

Continue.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kathy S. Ledvina

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[11. Petition of Shannon Taylor | 22-001662-COA | 108 West Henry Street | After-the-Fact, Amendment to Previous COA](#)

- 🔗 [Staff Recommendation 22-001662-COA.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Submittal Packet - Additional Photographs.pdf](#)
- 🔗 [Correspondence with Petitioner Regarding Inspection.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request of approval for an amendment to 21-005927-COA, for the after-the-fact work at **108 West Henry Street** that was determined to exceed the scope of the previous COA.

Per the applicant,

As per our original COA request, we expected this to be a much smaller endeavor. There were some obvious spots where the siding needed to be repaired or replaced, and the windows had been allowed to deteriorate. Some of them had little or no glazing, and a few showed signs of wood rot. We were aware of the roof needing work on the back of the house, and we felt that this repair would be what was needed to prevent further exterior deterioration.

As we began to work on the rear facade we discovered that there was more wood rot on the exterior siding than we expected. It had be disguised behind layers of paint and caulk. Unfortunately it ran behind the second level deck which meant we had to detach the deck to make the necessary repairs. As we began this process we discovered that the rim joist to the deck was rotten and would have to be rebuilt. While we could sister new wood to the existing house structure, we needed to rebuild the deck to create a safe structure. This was done using the same dimensions that were used on the previous deck.

While the deck was off of the rear of the duplex, we removed the damaged siding and replaced it in kind using a 1x8 board notched to replicate the previous siding. Because each board had to be hand cut, this was a time consuming process. After the siding was repaired we rebuilt the deck as previously mentioned using pressure treated lumber of the same dimensions with the exception of the support post. Previously they had been 4x4, but the carpenter I hired thought the 4x4 would not provide suitable stability considering the height of the deck. We used

6x6 post instead. We used the same stair format as was previously there. The only differences are the 6x6 post, and the steps and railing are now to code.

Once the rear portion of the structure had been rebuilt and the stable deck had been attached, we contacted a roofer to resolve the water problem and prevent any future issues. As they began they discovered that some of the decking under the roofing was soft and needed to be replaced. This was due to the previous roofing material being installed incorrectly. The water was actually running behind the fascia, over the soffit and down the inside of the siding. The existing paint and caulk was only holding the moisture behind the siding making the situation worse. Once the decking was removed to be replaced, the rotten soffit material was discovered. The roof had been leaking for some time it appeared, and was causing water to stand in the soffits. This was causing the wood rot. While we had noticed the water stains on the interior, we had been assured that all necessary repairs had been made to prevent further leaks prior to our purchase. However, it seems that the repairs had only been made within the attic space rather than correcting the exterior issues.

While the roof was open, the damaged soffits visible, and the roofer available we decided to repair the soffits and fascia. As with the exterior deck, it never occurred to me to consult with the MPC. I do apologize for this. I am used to repairing what needs to be repaired as the damage is found, but I will try to be more aware of the specifics of the COA's restrictions. Additionally, it would be helpful to understand where the lines are. For instance, the permit allows for roofing. Does that also include the roof deck repairs? I am now aware that it does not include the soffits, but since the roofer was doing the work, it seemed that it might. The same goes for the windows that are in the permit. We did replace the window frames on the back of the house, but we used the existing windows. It was necessary to remove them to seal the exterior back up properly. They were in such poor shape that they came apart in pieces. We replaced them using pre-primed, solid wood to the same dimensions as the previous trim.

The front of the duplex seemed to be in much better shape. While the paint was flaking off and some of the windows had rot and damage, it was all pretty much what we expected. While working on the front and standing on the front porch roof it was discovered that there were soft spots in the decking. I asked the roofer to inspect it, and he said that the previous product had not been installed correctly therefore causing the decking to rot. We repaired the entire shared porch roof deck and TPO roofing at our own expense. While the frame of the deck and the support posts were okay, the porch ceiling and areas where the spindles attached to the railings were completely destroyed by water damage and wood rot. We were able to salvage the spindles by replacing the top and bottom rails on the handrails. The porch ceiling was replaced with tongue and groove wood boards that were the same size and dimension as the ones we removed. Again, we believed we were operating under the approved roofing and exterior siding portion of the COA that we had acquired.

The decking of the porch was also replaced due to wood rot. While the decking itself had a newer coat of paint and appeared okay, the support beam beneath the decking had rotted out. When we tried to reattach a couple of the loose boards, the damage below was revealed. As we began trying to repair the existing, the extent of the water damaged on the underside of the decking became clear. It did not have the protective layer of paint and had been exposed to the rain too many times. The damaged decking was disposed of and replaced with the same

dimension boards. These were pressure treated as well to help keep them protected.

Additionally, we worked on salvaging the existing windows. I did this work myself by using a clear product that helps restore the hardness of the wood once the soft, rotten portions are removed. After it has been coated with the clear product several times, I then use a product that hardens just like wood. It is a little softer than wood putty and quite messy to use, but it is sandable, stainable, and paintable once it is finished. I have not completed all of the windows, as I was requested to stop work by the MPC. I will also be reglazing the windows, and replacing any broken panes.

As we worked on the front facade, we determined that much of the water damage was due to the fact that the lower windows had no flashing. Water was running behind the window trim and through the window itself. We corrected this by adding flashing to the lower windows. The corrected roofing issue and repaired soffits will sufficiently protect the upper level windows so that flashing isn't necessary.

On both rear exterior lights and the front porch light, only a portion of the previous fixture remained. The glass was missing in all of the fixtures, with only the metal frame and bulb remaining. We replaced all three fixtures.

Both back doors had rotten frames and one would not close completely due to settling. Both were solid metal doors so trimming them was not an option. We installed new doors and frames, replacing the doors with metal door with lights. (p. 1-3)

On **November 4, 2021**, Staff approved in-kind repairs / replacements to the exterior of the building located at **108 West Henry Street**. More specifically, the work included the in-kind replacement of siding, the in-kind repair of windows, and the in-kind repair / replacement of a rear portion of the roof [File No. 21-005927-COA]. On **March 7, 2022**, Staff visited the site to perform an inspection that was requested by the applicant. At this time, Staff determined that the applicant had exceeded the scope of the previously approved COA. Staff noted the following additional work:

- Replacement of entrance portico elements (railing, deck, ceiling, etc.)
- Soffit replacements
- Rear deck / staircase reconstruction

On **March 6, 2022**, the applicant applied for the after-the-fact work at **108 West Henry Street**. Staff recommends contacting the City of Savannah's Development Services Department regarding any necessary permits.

The historic building was constructed in **1872** and is a contributing resource within the *National Register Victorian Historic District* and the local *Victorian Historic District*. The applicant greatly exceeded the previously approved COA for **108 West Henry Street** [File No. 21-005927-COA]. The deteriorated soffit, fascia, rear porch, front porch elements, doors and light fixtures were all replaced. It is Staff's understanding that all deteriorated features were replaced in-kind to match the designs, dimensions, configurations, profile, materiality, and other visual qualities of the deteriorated element. **If any of the replacements do not match the historic features in-kind, the work shall be clearly identified and submitted to Staff.**

Per the applicant, "...we rebuilt the deck as previously mentioned using pressure treated lumber of the same dimensions with the exception of the support post. Previously they had been 4x4, but the carpenter I hired thought the 4x4 would not provide suitable

stability considering the height of the deck. We used 6x6 post instead. We used the same stair format as was previously there. The only differences are the 6x6 post, and the steps and railing are now to code.” **Staff determined that the new stair (posts, railing, etc.) is not appropriate or visually compatible.** Regarding the front porch, the applicant states that “While the frame of the deck and the support posts were okay, the porch ceiling and areas where the spindles attached to the railings were completely destroyed by water damage and wood rot. We were able to salvage the spindles by replacing the top and bottom rails on the handrails. The porch ceiling was replaced with tongue and groove wood boards that were the same size and dimension as the ones we removed.”

The applicant greatly exceeded the previously approved COA for **108 West Henry Street** [File No. 21-005927-COA]. The deteriorated soffit, fascia, rear porch, front porch elements, doors and light fixtures were all replaced. It is Staff’s understanding that all deteriorated features were replaced in-kind to match the designs, dimensions, configurations, profile, materiality, and other visual qualities of the deteriorated element. However, Staff determined that some of the previous elements were not appropriate for this contributing resource. **Therefore, the new features must meet the standards set forth in the *Victorian Historic District Design Standards*.** Additionally, shutters and exterior lighting are, also, proposed to be installed. **All material specifications must be submitted to Staff for review prior to the commencement of work.**

The in-kind replacement of deteriorated siding with new 1x8 wood boards (that were notched to match the old boards) was covered under the previously approved COA [File No. 21-005927-COA]. However, after visiting the site, Staff has some concerns regarding the siding on the rear façade. **Provide additional information regarding the replacement siding to ensure that it matches the historic siding in-kind.**

The in-kind repair of the existing windows and the in-kind replacement of the window trim / framing members (where necessary) was covered under the previously approved COA [File No. 21-005927-COA]. It is Staff’s understanding that all deteriorated window features were replaced in-kind to match the designs, dimensions, configurations, profile, materiality, and other visual qualities of the deteriorated window element. However, **if any window needs to be replaced entirely, a window type that has been previously approved for use on historic buildings in Savannah’s local historic districts must be submitted to Staff for review. All glass must be transparent with no dark tints or reflective effects.** Shutters are also proposed to be installed, but no specifications were submitted to Staff for review. **Appropriate shutter specifications that meet the standards (above) shall be submitted with the proposed materials.**

Per the applicant, “Both back doors had rotten frames and one would not close completely due to settling. Both were solid metal doors so trimming them was not an option. We installed new doors and frames, replacing the doors with metal door with lights.” Staff determined that the previous metal door(s) were not appropriate for this contributing resource. **Therefore, the new features must meet the standards set forth in the *Victorian Historic District Design Standards*. All doors must be made of wood / glass and shall be a design that is sympathetic to, and compatible with, the contributing resource. New door specifications shall be submitted to Staff for review.**

Per the applicant, “...we rebuilt the deck as previously mentioned using pressure treated lumber of the same dimensions with the exception of the support post. Previously they had been 4x4, but the carpenter I hired thought the 4x4 would not provide suitable stability considering the height of the deck. We used 6x6 post instead. We used the same

stair format as was previously there. The only differences are the 6x6 post, and the steps and railing are now to code.” **Staff determined that the new rear stair / deck (posts, railing, etc.) does not meet the standards.**

Regarding the front porch, the applicant states that “While the frame of the deck and the support posts were okay, the porch ceiling and areas where the spindles attached to the railings were completely destroyed by water damage and wood rot. We were able to salvage the spindles by replacing the top and bottom rails on the handrails. The porch ceiling was replaced with tongue and groove wood boards that were the same size and dimension as the ones we removed.” **Plans for the reconstruction of the rear stair / deck shall be submitted to Staff for review. All posts shall have cap and base molding, balusters must be placed between upper and lower rails and the distance between balusters shall not exceed (4) inches on center. The height of the railing must not exceed 36-inches. All wood elements must be painted.**

The in-kind replacement of a portion of deteriorated rear roofing was covered under the previously approved COA [File No. 21-005927-COA]. However, the applicant exceeded the scope of work and replaced a majority of the roof (including the porch roofs), as well as deteriorated fascia and soffits. **If any of the replacement features do not match what was previously removed, the work shall be clearly identified and submitted to Staff.**

Exterior lighting is proposed to be installed; however, no specifications were provided to Staff for review. **All light fixtures shall be constructed of metal and/or glass and must have a white light source, only.**

PETITIONER COMMENTS:

Ms. Shannon Taylor, petitioner, stated she does not know why petition is being denied.

Ms. Leah Michalak stated the railings do not meet the railing design standards.

Ms. Taylor asked to continue the petition to address Staff concerns.

BOARD DISCUSSION:

The petitioner requested a continuance from the Board. As a result, the Board motioned to *continue* the petition.

STAFF RECOMMENDATION:

Approve an amendment to the previous COA [File No. 21-005927-COA] to include the after-the-fact work at 108 West Henry Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. **Contact the City of Savannah’s Development Services Department regarding any necessary permits.**
2. **If any of the replacement features do not match the historic features in-kind, the work shall be clearly identified and submitted to Staff. All material specifications must be submitted to Staff for review prior to the commencement of work. Appropriate shutter specifications that meet the standards shall be submitted with the proposed materials.**
3. **Provide additional information regarding the replacement siding.**
4. **If any window needs to be replaced entirely, a window type that has been previously approved for use on historic buildings in Savannah’s local historic**

districts must be submitted to Staff for review. All glass must be transparent with no dark tints or reflective effects.

- 5. All doors must be made of wood / glass and shall be a design that is sympathetic to, and compatible with, the contributing resource. New door specifications shall be submitted to Staff for review.**
- 6. All light fixtures shall be constructed of metal and/or glass and must have a white light source, only.**

AND

Deny the after-the-fact reconstruction of the rear stair / deck with the following conditions, because the standards are not met:

- 1. Plans for the reconstruction of the rear stair / deck shall be submitted to Staff for review.**
- 2. All posts shall have cap and base molding, balusters must be placed between upper and lower rails and the distance between balusters shall not exceed (4) inches on center. The height of the railing must not exceed 36-inches. All wood elements must be painted.**

Motion

The Savannah Historic Preservation Commission does hereby continue the amendment to a previous COA [File No. 21-005927-COA] to include the after-the-fact work at 108 West Henry Street to the June 22nd HPC Meeting, in order for the Petitioner to address the following:

1. Contact the City of Savannah's Development Services Department regarding any necessary permits.
2. If any of the replacement features do not match the historic features in-kind, the work shall be clearly identified and submitted to Staff. All material specifications must be submitted to Staff for review prior to the commencement of work. Appropriate shutter specifications that meet the standards shall be submitted with the proposed materials.
3. Provide additional information regarding the replacement siding.
4. If any window needs to be replaced entirely, a window type that has been previously approved for use on historic buildings in Savannah's local historic districts must be submitted to Staff for review. All glass must be transparent with no dark tints or reflective effects.
5. All doors must be made of wood / glass and shall be a design that is sympathetic to, and compatible with, the contributing resource. New door specifications shall be submitted to Staff for review.
6. All light fixtures shall be constructed of metal and/or glass and must have a white light source, only.
7. Plans for the reconstruction of the rear stair / deck shall be submitted to Staff for review.
8. All posts shall have cap and base molding, balusters must be placed between upper and lower rails and the distance between balusters shall not exceed (4) inches on center. The height of the railing must not exceed 36-inches. All wood elements must be painted.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Connor

Rebecca Fenwick	- Not Present
Virginia Mobley	- Abstain
Robin Williams	- Aye

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

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

🔗 [Victorian Staff Recommendation - 22-002169-COA - 124 W Anderson St.pdf](#)

🔗 [Submittal Packet.pdf](#)

🔗 [Public Comment - VNA Letter to HPC regarding chain link fence on Anderson.pdf](#)

🔗 [Public Comment - Neighborhood Letter.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for an after-the-fact chain link fence topped with barbed wire for the property located at 124 West Anderson Street.

The fence was installed around the church's parking lot across the street from the church building. The fence was installed as a 6' chain link fence with two (2) roll gates and barbed wire, along the edge of the property which faces West Anderson Street. The applicant has indicated they will be removing the barbed wire from the top of the fence, but is seeking approval for the chain link fence, as installed, for the remainder. Additionally, staff did not receive several information items regarding the fence, such as a site plan.

The church building was constructed in 1948 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The parking lot property is vacant.

While staff finds the overall height (six feet) and placement of the fence (along a parking lot entrance on West Anderson Street) to be visually compatible, the chain link fence is not visually compatible nor a permitted material within this ordinance. The fence is constructed of galvanized chain-link, which is a prohibited material, not meeting the standard. The configuration standards appear to be met; there does not appear to be a fence along the west property line which is adjacent to the neighboring building.

PETITIONER COMMENTS:

Mr. Kenneth Jenks stated he hired Savannah Fence and asked if there were any permits that needed to be obtained. He stated he was informed, in writing, that there were none. He asked what were the prohibited materials.

Ms. Michalak stated the list of acceptable and prohibited materials. There was objection from the VMA and members of the public. **Mr. Jenks** stated that he did not think wood was a better alternative.

PUBLIC COMMENT:

Ms. Pat Underwood, neighboring resident, stated she understands and sympathizes with the need and intent to keep people out, but please stay within the confines of the Ordinance.

BOARD DISCUSSION:

The Board suggested having the contractor redo the fence correctly.

STAFF RECOMMENDATION:

Denial of the after-the-fact chain link fence for the property located at 124 West Anderson Street because the work is not visually compatible and does not meet the standards.

Motion

The Savannah Historic Preservation Commission does hereby continue the after-the-fact chain link fence for the property located at 124 West Anderson Street to the June 22, 2022 Regular Meeting of the Historic Preservation Commission to allow for the revision of the fencing material to be visually compatible and permitted.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

13. Petition of Rita Krinsky | 22-002108-COA | 406 East Waldburg Street | Special Exception for a Fence

[☞ Staff Recommendation 22-002108-COA 406 E Waldburg St.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ S-20060306-55920-2 \(recombination of lots in 2006\).pdf](#)

[☞ Staff Research.pdf](#)

Ms. Leah Michalak presented the petitioner's request for approval of an extension an existing after-the-fact fence built in 2006 without a COA, which was and still out of compliance with the Ordinance. The existing wood fence is on the front yard for the property located at 406 East Waldburg Street. The property is a double lot on the corner of Habersham and East Waldburg Streets. The building is on the east side of the lot, further from the intersection. On the corner (west side of the lot), behind an existing wood fence, is an in-ground pool. The applicant is proposing to extend the fenced in area to the front yard to create a larger area around the pool.

The applicant is also requesting a Special Exception from the standards that reads: *"Fences or walls no more than 36 inches in height may be installed within the front yard."* *"Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building."* to allow a 6-foot-high fence in the front yard on the west side of the lot.

The historic building was constructed in 1895 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The MPC vertical files (archives) do not contain information for this property. Staff could also not locate a COA for the existing fence. However, the lots were combined in 2006 (see attached recombination approval) and a street view from November 2007 shows the fence under construction. In the image, there are posts installed in the front yard that are not there now and are not present in any later street views; staff can only surmise that they were stopped from installing a fence in the location that is now requested.

Special Exceptions are permitted from the requested ordinance section. The Special Exception criteria are not met. The fence forward of the front façade at such a height and to such an expansive width would be detrimental to the appearance of the adjacent uses and general vicinity as it changes the rhythm of and visual relationship to other contributing resources and side yard conditions. Because staff is not recommending approval of the Special Exceptions, no “Additional Conditions, Restrictions and Safeguards” are recommended. If granted, time limitations apply to the Special Exceptions.

Staff finds that the relationship between the historic building and the fence to not be visually compatible. It is atypical for a fence to project forward of the front façade (at this height) in this district. The applicant did provide one nearby example where a fence completely encompasses a yard and the building within. Staff recommends the fence be painted to be visually compatible with new wood fences within the district. Fences installed prior to this ordinance, in the vicinity, are not painted. A wood fence is permitted; however, the applicant did not indicate that it will be painted as now required by the ordinance. The existing fence is not painted; it is likely that it was installed prior to this standard within the ordinance.

A six-foot fence is proposed to be installed forward of the front façade of the building. The existing fence is already installed forward of the front façade of the building as it is aligned with the front edge of the front porch, not meeting the standard. The applicant has requested Special Exceptions from these standards.

Also, although not in the Commission’s purview, staff has concerns that Traffic Engineering will not permit a fence of this height at an intersection; the zoning ordinance has standards regarding site lines that may prohibit this fence at this height in this location. Staff recommends that the applicant contact the Traffic Engineering department for a determination.

PETITIONER COMMENTS:

Mr. Harley Krinsky, stated the property was bought in 2016 and has no comment on previous fence. There is a need to stop foot traffic from crossing the property. Thought the request was in harmony with other properties in the area that have fences up to the property line. Will work to try to set fence back two feet. The posts were there prior to acquiring the property to deter vehicular traffic/accidents. Will seek approval from Traffic Engineering. They want a solid rhythm in yard.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, stated the importance of how corner properties are cared for. HSF supports Staff’s recommendation. It is important to keep continuity; perhaps three-foot high transparent fencing.

BOARD COMMENTS:

The Board concurred that a traffic study is irrelevant if the fencing does not conform to

code.

STAFF RECOMMENDATION:

Denial to extend an existing wood fence into the front yard for the property located at 406 East Waldburg Street because the proposed fence is not visually compatible and does not meet the design standards.

AND

Denial for the Special Exception request from the standards that reads:

“Fences or walls no more than 36 inches in height may be installed within the front yard.”

“Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.”

To allow a 6-foot-high fence in the front yard on the west side of the lot. Because the Special Exception criteria are not met.

If the Commission determines that the fence is visually compatible and the Special Exceptions are warranted; staff recommends that the Commission continue the petition to the June 22, 2022, HPC meeting in order for the petitioner to provide the following:

- 1. Confirmation from the Traffic Engineering Department that this fence is permitted in the proposed location.**
- 2. The fence must be decay-resistant wood that is at least 5/8 inch thick. The wood fence must be painted.**

Motion

The Historic Preservation Commission motioned to Deny the petition to extend an existing wood fence into the front yard for the property located at 406 East Waldburg Street because the proposed fence is not visually compatible and does not meet the design standards.

AND

Deny the Special Exception request from the standards that reads:

“Fences or walls no more than 36 inches in height may be installed within the front yard.”

“Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.”

To allow a 6-foot-high fence in the front yard on the west side of the lot. Because the Special Exception criteria are not met.

Vote Results (Approved)

Motion: Robin Williams

Second: Kathy S. Ledvina

Rebecca Fenwick

- Not Present

Virginia Mobley

- Abstain

Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

14. Petition of Matt Follis | 22-000896-COA | 1311 Lincoln Street | Rehabilitation and Alterations

- 🔗 [Staff Recommendation 22-000896-COA 1311 Lincoln St.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Sanborn Maps and Survey Photos.pdf](#)
- 🔗 [Previous Submittal Packet.pdf](#)
- 🔗 [SIGNED Board Decision 22-000896-COA 1311 Lincoln Street.pdf](#)
- 🔗 [Violation Report and Timeline with Images.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.

The following work is also proposed:

- 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.

This current COA petition was first heard at the March 31, 2022 HPC Meeting (rescheduled from March 23, 2022). At that meeting, the HPC continued the petition in order for the applicant to address the following. *Staff has added italicized responses below each item:*

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. ***The lite pattern on the addition windows has been revised to a 2-over-2 lite pattern and a note on the drawings state that "windows are to be true divided lite with putty glazing and a muntin profile to match the existing windows". This condition is now met.***

3. Revise the window openings on the rear façade to be taller than they are wide. ***This condition is now met.***

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).

A photo of the previous window and trim were provided with the dimensional lumber of the trim and sill and a note stating the design will match the photograph. This condition is now met.

5. Provide a manufacturer's specification for the front doors that includes the proposed design.

Information was provided stating that the existing front doors are still in place and a photo of the doors was provided; they are described as "solid core wood with 6 panel design". This condition is now met.

6. Revise the baluster spacing to a maximum of 4" on center.

This condition is now met. There is a note on the drawings.

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.

This condition is now met. An aerial drawing is provided that shows the refuse storage area behind the fence in the rear yard.

8. Maintain and repair the historic brick piers.

This condition is now met. There is a note on the drawings.

9. The front stoop posts must be a turned design.

There is now a note on the drawings that says that the posts will be "turned posts"; however, a detailed drawing or specification of the proposed post design was not provided.

10. Provide scaled drawings: floor plan, elevations (with correct window sizes and trim), and porch roof design that matches the historic photos.

This condition is now, mostly, met. There is now a note on the drawings that says that the posts will be "turned posts"; however, a detailed drawing or specification of the proposed post design was not provided.

The historic wood siding has been replaced. The replacement siding is wood lap siding with a 5" exposure. The window standards are now met. Additionally, new window

openings on the rear façade are now taller than they are wide. The framing standard is now met. The existing front and rear doors are proposed to remain. The front porch roof structures and railings have been removed; however, they were likely not historic. A Board condition was to revise the porch posts to be turned. There is now a note on the drawings that says that the posts will be “turned posts”; however, a detailed drawing or specification of the proposed post design was not provided. All porch and railing components are proposed to be painted wood. The configuration standards are now met.

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

A fence is proposed to enclose the backyard. It is proposed to be 6 feet high in wood with a 3 foot wide gate into the lane. Add a note to the drawings that the fence will be painted. (There is a note for the trellis but not the fence.) 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 refuse storage area is behind the fence in the rear yard.

PETITIONER COMMENTS:

Mr. Matt Follis stated there was a note regarding the fence being painted white on the buildings.

PUBLIC COMMENT:

Mr. Ryan Arvay, Historic Savannah Foundation, suggested finding and using other options regarding turned posts. Be sure handrails are appropriate and true. Porches should be well-defined and have character-defining features.

RECOMMENDATION:

Approve the request for alterations to the property located at 1311 Lincoln 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. Provide a detailed drawing or specification of the proposed turned post design for the front porches.**
- 2. Add a note to the drawings that the fence will be painted.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for alterations to the property located at 1311 Lincoln Street with the following condition to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide a detailed drawing or specification of the proposed turned post design for the front porches.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

Rebecca Fenwick - Not Present

Virginia Mobley - Abstain

Robin Williams - Aye

Darren Bagley-Heath - Aye

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

CUYLER-BROWNVILLE DISTRICT

15. Petition of Julius Mack | 22-001604-COA | 677 West 34th Street | Special Exception for After-the-Fact Alterations

- ☞ [Staff Recommendation 22-001604-COA 677 W 34th St.pdf](#)
- ☞ [Submittal Packet.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Violation Report.pdf](#)
- ☞ [19-001718-COA.pdf](#)
- ☞ [Staff's PREVIOUS Recommendation - 22-001604-COA.pdf](#)
- ☞ [SIGNED Board_Decision_Packet_22-001604-COA_677_West_34th_Street.pdf](#)

Ms. Leah Michalak presented the petitioner's request of an after-the-fact approval for alterations to the property located at 677 West 34th Street. The work performed without a Certificate of Appropriateness includes the following:

- Roof replacement
- Window replacement
- Door replacement
- Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)
- Complete front porch alterations (columns, railing, foundation walls, steps, and decking)
- Eave brackets removed
- Electrical service relocated from front façade to side façade
- Reconstruction of two rear decks
- Exterior light fixtures installed
- Removal of louver vents into the attic on both side facades

The applicant has also applied for a Special Exception from the following standards to allow all after-the-fact alterations to remain in place:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Secretary of the Interior's Standards 2– Historic Character. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Secretary of the Interior's Standards 3– Physical Record. Each property shall

be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Secretary of the Interior's Standards 4– Historic Changes. Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.

Secretary of the Interior's Standards 5– Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Secretary of the Interior's Standards 6– Deteriorated Features. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. **Secretary of the Interior's Standards 7– Chemical or Physical Treatments.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Secretary of the Interior's Standards 9– New Additions to not Damage. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Secretary of the Interior's Standards 10– New Additions Reversible. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Exterior walls.

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

Alterations to contributing resources.

Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement wall shall be of the same materials and configuration as the original wall.

Prohibited Materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement siding, EIFS, and T-111.

Windows.

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically

documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

Doors/Entrances.

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

Alterations to contributing resources.

Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director and the new door shall be of the same material and configuration as the original.

Porches, Stoops, Balconies and Decks.

Alterations to contributing resources.

Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be of the same material and configuration as the original.

If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.

The historic building was constructed between 1888 and 1891 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The owner/applicant received a COA [19-001718-COA] on March 19, 2019, to replace an area of deteriorated siding. It wasn't discovered until May 2019 that all of the above work had been done without COAs or building permits (see attached Violation Report) for additional information. The current owner purchased the property in 2016.

Staff researched the property thoroughly and found that, in 2019, the building underwent many alterations without a Certificate of Appropriateness; Google Street views from May 2019 show the work in progress. It does not appear that a Code Compliance case was ever triggered, and staff does not recall any discussions during this time about a project at this location. It is likely that the unpermitted work went unnoticed and/or unreported. When comparing the October 2014 and May 2019 Google Street views, this work appears to include:

- Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
- Addition of two rear decks
- Exterior repairs and painting
- Replacement of two rear doors
- Alteration of two rear window openings from rectangular to square
- Removal of at least two rear window openings
- Addition of at least one window opening on the west façade and one window opening on the east façade (on rear additions)

At the April 27, 2022, HPC Meeting, staff recommended the following:

Denial of the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are not visually compatible and do not meet the preservation or design standards:

1. **Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof**
2. **Replacement of two rear doors**
3. **Alteration of two rear window openings from rectangular to square**
4. **Removal of at least two rear window openings**
5. **Window replacement**
6. **Door replacement**
7. **Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)**
8. **Complete front porch alterations (columns, railing, foundation walls, steps, and decking)**
9. **Eave brackets removed**
10. **Removal of louver vents into the attic on both side facades**

Staff recommends that the applicant return to the May 25, 2022, Historic Preservation Commission meeting with appropriate replacement materials and designs for the above items.

AND

Approval of the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are visually compatible and meet the preservation and design standards:

1. **Roof replacement**
2. **Electrical service relocated from front façade to side façade**
3. **Addition of and then later reconstruction of two rear decks**
4. **Exterior light fixtures installed**

However, the HPC voted as follows:

The Savannah Historic Preservation Commission does hereby continue the petition for after-the-fact alterations to the property located at 677 West 34th Street to the May 25, 2022 Historic Preservation Commission meeting in order for the petitioner to apply for a Special Exception to allow the retention of the following features:

1. **Reconfiguration of the original main roof form and removal of roofs of rear additions.**
2. **Removal of two rear window openings.**
3. **Window replacement.**
4. **Installation of fiber cement siding.**

The applicant has now applied for Special Exceptions for these items.

SPECIAL EXCEPTION REQUEST:

The following standards from the Sec 3.12 Special Exceptions apply:

Special Exceptions.

Review by Historic Preservation Commission. Special Exceptions (as listed

below), not to include buildings within the Savannah Downtown Historic Overlay District, shall be considered by the Historic Preservation Commission.

Applicable Special Exceptions.

To adjust Preservation and Design Standards for local historic districts as follows:

Sec. 7.11.10 Design Standards.

All applicable Special Exception request standards are within Sec. 7.11.10 Design Standards.

The Special Exceptions, if granted, are not in conformance with the goals, policies and objectives of the Comprehensive Plan and the provisions on this Ordinance which are to retain the historic integrity of, not only the historic district, but the individual properties. The work performed destroys the historic integrity of the building, compromises the district, and provides for special treatment toward this applicant.

Because staff is recommending denial for the Special Exceptions no additional conditions, restrictions, or safeguards are recommended.

Time Limitations for Approved Special Conditions. Approval of a special exception pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:

For any special exception that would not require a building permit, the special exception shall be acted upon within one (1) year from when the special exception was granted; or

For any special exception that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the special exception was granted.

The standards are not met. The applicant has requested a Special Exception from these standards and has requested to leave the current condition of the house as-is. The alterations to the front porch, window and door replacement, removal of eave brackets, siding installation, and louver removal do not meet the standards. Staff recommends denial regarding these items.

The windows have been replaced with double-paned vinyl, doors with metal, siding with vinyl/aluminum/fiber cement, and railings with metal which are not appropriate or visually compatible. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request.

The eave brackets have been removed. The applicant has requested to leave the current condition of the house as-is. Staff recommends denial of the request.

The materials standards are not met as vinyl/aluminum/fiber cement siding are prohibited materials. The applicant has requested a Special Exception from these standards and has requested to leave the current condition of the house as-is. Staff recommends denial of the request.

The window standard is not met. The applicant has requested a Special Exception from this standard and has requested to leave the current condition of the house as-is. All windows have been replaced with vinyl windows which is a prohibited material. Staff recommends denial of the request.

The doors/entrances standard is not met. The standards are not met. The applicant has

requested a Special Exception from these standards and has requested to leave the current condition of the house as-is. The doors have been replaced metal doors. Staff recommends denial of the request.

The porch standards are not met. The applicant has requested a Special Exception from these standards and has requested to leave the current condition of the house as-is. The front porch configuration has been altered which includes remaining columns, remaining gingerbread detailing, addition of brick deck, foundation walls, stairs and knee walls, and addition of a metal railing. Staff recommends denial of the request.

The asphalt shingle roof was not historic and has been replaced with the same material. The existing electrical service was moved from the front façade to the side façade. The standards are met for the installed light fixtures.

PETITIONER COMMENTS:

The petitioner, Mr. Julius Mack, was not present at the meeting, in-person nor virtually.

BOARD COMMENTS:

The Board expressed there was a misunderstanding of the petitioner's knowledge at the initial hearing of this petition. Based on the petitioner's expressions during the April 27, 2022 HPC meeting, the Board believed the petitioner was unaware of the process. The Board has since realized the petitioner has previously submitted for a COA and exceeded it, prompting this petition.

STAFF RECOMMENDATION:

Denial of the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are not visually compatible and do not meet the preservation or design standards:

1. Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
2. Replacement of two rear doors
3. Alteration of two rear window openings from rectangular to square
4. Removal of at least two rear window openings
5. Window replacement
6. Door replacement
7. Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)
8. Complete front porch alterations (columns, railing, foundation walls, steps, and decking)
9. Eave brackets removed
10. Removal of louver vents into the attic on both side facades

AND

Denial for all Special Exception requests for the property located at 677 West 34th Street because the Special Exception criteria are not met.

AND

Approval of the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are visually compatible and meet the preservation and design standards:

1. **Roof replacement**
2. **Electrical service relocated from front façade to side façade**
3. **Addition of and then later reconstruction of two rear decks**
4. **Exterior light fixtures installed**

Motion

The Savannah Historic Preservation Commission does hereby:

Deny the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are not visually compatible and do not meet the preservation or design standards:

- 1.Reconfiguration of the original main roof form and removal of roofs of rear additions as to be under one roof
- 2.Replacement of two rear doors
- 3.Alteration of two rear window openings from rectangular to square
- 4.Removal of at least two rear window openings
- 5.Window replacement
- 6.Door replacement
- 7.Installation of vinyl, fiber cement, or aluminum siding (unknown if historic wood siding still exists or exactly what material has been installed)
- 8.Complete front porch alterations (columns, railing, foundation walls, steps, and decking)
- 9.Eave brackets removed
- 10.Removal of louver vents into the attic on both side facades

AND

Deny all Special Exception requests for the property located at 677 West 34th Street because the Special Exception criteria are not met.

AND

Approve the following after-the-fact alterations to the property located at 677 West 34th Street because the alterations are visually compatible and meet the preservation and design standards:

- 1.Roof replacement
- 2.Electrical service relocated from front façade to side façade
- 3.Addition of and then later reconstruction of two rear decks
- 4.Exterior light fixtures installed.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

Rebecca Fenwick - Not Present

Virginia Mobley - Abstain

Robin Williams - Aye

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

STREETCAR DISTRICT

[16. Petition of Ward Architecture + Preservation | 22-002121-COA | 216-218 West 43rd Street | New Construction, Small \(Parts I and II\)](#)

- 🔗 [Staff Recommendation 22-002121-COA.pdf](#)
- 🔗 [Submittal Packet - Application, Narrative, Materials.pdf](#)
- 🔗 [Submittal Packet - Drawings.pdf](#)
- 🔗 [Petitioner's Response to Conditions of Staff's Recommendation.pdf](#)

Ms. Olivia Arfuso presented the petitioner's request of approval for *New Construction, Small (Parts I and II)* of (2) attached townhouses at **216 / 218 West 43rd Street**. The building will be 25-feet-tall (to the eaves), 50'-2 ¼" in depth, and 34-feet-wide. It will have a slab-on-grade foundation and will be constructed out of wood framing that is finished with smooth fiber cement siding. A hip roof will cover the entire building. Each townhouse is proposed to have a projecting bay with an open gable roof, and a full-width front porch. A side porch is proposed to function as a secondary form of ingress / egress for each dwelling. Off-street parking is to be provided in the rear of the property, via (2) ribbon strip driveways.

216 / 218 West 43rd Street is currently a vacant lot located in the local *Streetcar Historic District*. A two-story duplex, that was constructed *circa* 1916, previously existed in this location; however, the building was recently demolished because of extensive fire damage.

The new construction is proposed to have a lot width (per unit) of **20-feet**, and a minimum lot area (per unit) of **1750-square-feet**. The new construction is proposed to have a building coverage of **54.2%**, and a building frontage of **85%** (17-feet-wide per unit). The front yard is proposed to align with the average setback of the block's contributing resources. The side yards are proposed to have a 3-foot setback; however, the side porches do encroach into the setback. A 20-foot setback is proposed in the rear yard. **Contact the City of Savannah's Development Services Department regarding the encroachment of the side porches into the required side yard setback.**

The new construction is proposed to be two-stories in height. **216 / 218 West 43rd Street** is proposed to be 25-feet-tall (to the roof eaves). While Staff believes that the overall height, width, and scale of the proposed building is in-keeping with the lot's pre-existing duplex, the total height of the building (to the peak) was not provided to Staff. While Staff acknowledges the height of the pre-existing, contributing resource, the new construction (as proposed) will dwarf the adjacent, contributing resources. However, no information was provided to Staff regarding the height of any contributing resource on the south side of 43rd Street. **Provide the total height of the new construction (to the peak) and how it relates to the heights of the adjacent, contributing resources on the south side of 43rd Street.**

The open space between the new construction and the adjacent, contributing building will

be extremely limited; however, Staff determined that this is compatible with the overall rhythm of the contributing building's on 43rd Street to which the new construction will be visually related. The rhythm and solid-to-void ration of the new construction is proposed to be compatible with the contributing buildings to which the (2) new townhomes will be visually related. Staff determined that the proposed privacy screen and side porches are not compatible with the adjacent contributing resources. **Revise the proposed front porch partition / divider and relocate the side porches to the rear façade.**

Per the petitioner, the following materials are proposed:

Foundation:

- CMU slab-on-grade with (3) coat smooth stucco finish
- Wood lattice (minimum of ½ inch thick) to be recessed 3-inches (minimum) behind porch piers.

Siding:

- HardiePlank*, smooth fiber cement lap siding with 4-inch exposure

Roofs:

- GAF*, "Timberline," architectural asphalt shingles

Windows:

- Marvin*, "Clad Ultimate Double-Hung" windows with 7/8-inch (maximum) muntins

Doors:

- Marvin*, "Wood Commercial Doors" with (2) panels and transoms
- TruStile*, "MDF Panel Door" with (1) panel and (6) lites

Porches:

Front:

- Paint wood porch and stairs with 10-inch (minimum) tread and 7-3/4" (maximum) risers
- 3-feet-tall wood railing with 2x2 pickets located 4" O.C.
- 8" square box columns with chamfered corners

Side:

- Paint wood porch and stairs with 10-inch (minimum) tread and 7-3/4" (maximum) risers
- 3-feet-tall wood railing with 2x2 pickets located 4" O.C.
- Wood lattice (minimum of ½ inch thick) to be recessed 3-inches (minimum) behind porch piers.
- Asphalt shingle roof with wood brackets

While a spec. sheet for a *Marvin*, "Wood Commercial Door" was submitted, Staff believes that this was merely an oversight of the petitioner, and the wood door will be appropriate for residential use.

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

216 / 218 West 43rd Street is proposed to have a hip roof that covers both townhouses. A half-hip front porch roof is, also, proposed to extend across the entire front facade. Individually, each townhouse will have a projecting bay with an open gable roof, and a side porch with a shed roof. Staff determined that all proposed roof shapes are visible within the vicinity and will be compatible with the neighboring contributing resources. The new construction is proposed to be subdivided both horizontally and vertically.

216 / 218 West 43rd Street is proposed to be 25-foot-tall (to the roof eaves). While Staff believes that the overall height of the proposed building is in-keeping with the lot's pre-existing duplex, the total height of the building (to the peak) was not provided to Staff. Additionally, no information was provided to Staff regarding the height of any contributing resource on the south side of 43rd Street. **Provide the total height of the new construction (to the peak) and how it relates to the heights of the adjacent, contributing resources on the south side of 43rd Street.** Regarding floor-to-floor heights, the exterior expression of the first floor is proposed to be 12-feet, and the second floor will have an exterior expression of approximately 10-feet.

The foundation is proposed to be CMU slab-on-grade that will be built up 3-feet. The CMU will be finished in a (3) coat smooth stucco. The front porches will have expressed piers that are recessed and do not project forward of the building plane. Wood lattice (a minimum of ½ inch thick) is proposed to be recessed at least 3-inches behind porch piers. The exterior walls are proposed to be finished in *HardiePlank*, smooth fiber cement lap siding with a 4-inch exposure. The siding on the projecting bays will have a 7-inch exposure.

All windows are proposed to be taller than they are wide, except for (3) accent windows located on the second floor of the East and South facades. These windows are proposed to be square, casement windows. Two bay windows are also proposed on the front façade and will extend to the ground. Staff determined that (at least) 30% fenestrations are proposed to be incorporated on all façades visible from a street.

All windows are proposed to be *Marvin*, "Clad Ultimate Double-Hung" windows with 7/8-inch (maximum) muntins. These windows have been previously approved by the Board for use on 'New Construction, Additions, and Non-Historic Buildings.' The windows' muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

The front entrances are proposed to be *Marvin*, "Wood Commercial Doors" with (2) panels and transoms. The secondary entrances are proposed to be *TruStile*, "MDF Panel Door" with (1) panel and (6) lites. While a spec. sheet for a *Marvin*, "Wood Commercial Door" was submitted, Staff believes that this was merely an oversight of the petitioner, and the wood door will be appropriate for residential use.

Each townhouse is proposed to have a full-width front porch. A partition is proposed to be located between the (2) front porches. It is Staff's understanding that the porches are proposed to be constructed of painted wood and will have stairs with 10-inch treads and 7-3/4" risers. Each porch will have (3) 8-inch square box columns with chamfered corners and a 3-foot-tall wood railing with 2x2 pickets located 4" O.C. The balusters will be located between upper and lower rails and all posts will have cap and base molding.

Side porches are, also, proposed as secondary forms of ingress / egress. Similarly, the porches will be constructed of painted wood and will have stairs with 10-inch treads and 7-3/4" risers. The wood railings will be 3-foot-tall with 2x2 pickets that will be located 4" O.C. An asphalt shingle roof is proposed above each secondary entrance and will be supported by wood brackets. Additionally, wood lattice (a minimum of ½ inch thick) is proposed to be recessed 3-inches behind the porch piers.

A hip roof is proposed to cover both townhouses and will have a pitch of 5:12 with eaves that are proposed to overhang 1'-6". A half-hip front porch roof is, also, proposed to extend across the entire front facade. The roof will have a 3:12 pitch and will similarly have eaves that extend 1'-6". Individually, each townhouse will have a projecting bay with an open gable roof. The gable will have a pitch of 6:12 and the gable end rakes are proposed to overhang 1'-6". The side porches are proposed to have shed roofs with a 5:12 pitch. The roofs will extend outward 3'-6" and will be located approximately 9'-4 1/2" from the porch decking. All roofs will be finished in GAF, "Timberline," architectural asphalt shingles.

Staff believes that the overall height of the new construction is visually exaggerated because of the proposed hip roof pitch. While Staff acknowledges that a compatible pitch is visible on adjacent contributing buildings, the impact is not as great due to the one-story nature of those dwellings. **Provide the total height of the new construction (to the peak) and how it relates to the heights of adjacent, contributing resources on the south side of 43rd Street.**

All HVAC units and refuse are proposed to be located in the rear yard, along the rear façade. The trash cans and mechanical equipment are proposed to be screened using a 6-foot-tall wood fence. No lighting specifications were submitted to Staff. 216 / 218 West 43rd Street abuts West 42nd Street; therefore, (2) ribbon strip driveways are proposed in the rear yard. The driveways are proposed to be 10-foot-wide and will have plants / grass between the strips. It is Staff's understanding that a fence exists along the side / rear of the lot. Additional fences are proposed to be installed in the rear yards. Per the petitioner, the fences are proposed to be 6-foot-tall wood "Dog Ear" fences. **All wood shall be painted or stained.**

The accent windows are a different configuration based on historical context.

PETITIONER COMMENTS:

Mr. Josh Ward stated he contacted Development Services and would like to keep side porches as they are. **Ms. Bowley** asked if there was flexibility regarding the pitch of the roof. **Mr. Ward** stated they will study it. Also stated Development Services requires two columns on the front porch for fire reasons. Will try to compromise.

PUBLIC COMMENTS:

Mr. Ryan Arvay, Historic Savannah Foundation, requested to add eave to brackets all the way around, not just the front.

BOARD DISCUSSION:

The Board asked about the fences on either side of the property; Mr. Ward stated it does not belong to them; existing fencing. The Board concurred that the side porches were not a major concern; however, the size of the roof brackets appeared to be overexaggerated. The Board, also, felt that the pitch of the hip roof posed a compatibility issue with the contributing resources to which the New Construction will be visually related. Additionally, the Board members agreed that the (2) central columns on the front porch need to be revised to mimic the singular, shared rail and double-column configuration that is visible on contributing, multi-residential buildings such as the (5) attached townhouses at the corner of East Huntingdon Street and Habersham Street.

STAFF RECOMMENDATION:

Approve the petition for New Construction, Small (Parts I and II) at 216 / 218 West 43rd Street with the following conditions to be submitted to Staff, because

otherwise the work is visually compatible and meets the standards:

1. **Contact the City of Savannah's *Development Services Department* regarding the encroachment of the side porches into the required side yard setback.**
2. **Provide the total height of the new construction (to the peak) and how it relates to the heights of the adjacent, contributing resources on the south side of 43rd Street.**
3. **Revise the proposed front porch partition / divider and relocate the side porches to the rear façade.**
4. **The windows' muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.**
5. **All wood shall be painted or stained.**

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction, Small (Parts I and II) at 216 / 218 West 43rd Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards:

1. Contact the City of Savannah's Development Services Department regarding the encroachment of the side porches into the required side yard setback.
2. Provide the total height of the new construction (to the peak) and how it relates to the heights of the adjacent, contributing resources on the south side of 43rd Street.
3. Revise the proposed front porch partition / divider.
4. The windows' muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted. Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
5. All wood shall be painted or stained.
6. Reduce the roof pitch (to the peak) to visually align with the roofs on the adjacent, contributing resources.
7. Reduce the size of the side porches' roof brackets.
8. Redesign the front porch to mimic the singular, shared rail and double-column configuration visible on contributing, multi-residential buildings in Savannah's local historic districts.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

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

[17. Petition of Ethos Preservation | 22-002170-COA | 1718 Barnard Street | New Construction, Small, Parts I and II](#)

☞ [Staff Recommendation - 22-002170-COA - 1718 Barnard St.pdf](#)

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

☞ [Submittal Packet - Materials Part One.pdf](#)

☞ [Submittal Packet - Materials Part Two.pdf](#)

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

☞ [Staff Research - Surrounding Lane Buildings.pdf](#)

****Kiersten Connor recused herself from this item.*

Ms. Leah Michalak presented the petitioner's request of approval for New Construction, Small, Parts I and II, for a two-story, over/under duplex and carriage house for the property located at 1718 Barnard Street. The duplex will feature a double gable and two-story full porches. The side and rear yards will be gated with an 8' tall, stained wood fence. The existing property located at 1718 Barnard Street does not contain a structure and is an empty lot. Sanborn Maps from 1916 – 1966 depict a two-story duplex in this location and a rear structure (one-story accessory structure in 1916 and one-story, three stall auto garage in 1953 & 1966). It is unclear to staff when this building was demolished. The lot area is 4,139 square feet with a lot width of 30 feet. The building coverage standards are met.

The building setback standards are met. The structure is to be two stories tall.

The main building is to be two-stories tall and 31'-7" in height and the carriage house is to be two-stories and 24'-7". Both are to be 21'-0" in width, with appropriate and visually compatible setbacks. The overall scale and width are compatible with the adjacent buildings (1714 and 1722 Barnard Street), as well as presenting a compatible rhythm in its location between the two existing buildings.

All openings are to be taller than they are wide. **Staff recommends additional openings to the east (rear) elevation of the main building and the east (rear) elevation of the carriage house.** It is staff's determination that the rear of the main building will be visible from the lane due to the lack of accessory structures along the lane. There are not many contributing accessory buildings which face the lane within this district; of the buildings that staff was able to find of a similar character in the surrounding area, they feature 2-3 windows on the lane façade of the carriage house. The rear of the surrounding contributing main buildings feature 2+ openings on each floor as well. The front of the main building is proposed to feature a two-story porch. Staff finds the projecting elements to be visually compatible.

The following materials are proposed to be utilized:

- Siding/Trim: Smooth hardi board
- Windows: *Plygem 'Mira'* premium double hung (2/2), painted
- Doors: *Buffelen* wood panel door with 4-pane glass

- Foundation: Brick piers and stucco (specifications not provided)
- Garage Doors: *Wayne Dalton 9100* smooth flush steel panel
- Roof: *GAF 3D* architectural asphalt shingles
- Balusters: *Pagliacco B7* turned wood baluster, painted
- Fence: Stained wood
- Columns: *TurnTech 8"* round wooden columns

Provide the material specifications for the brick and stucco foundation. The materials are otherwise visually compatible.

The building is to feature a front facing gable roof, which staff finds to be visually compatible with the adjacent contributing buildings and structures.

The height and mass standards are met. The first floor is to have a height of 11'-4" and the second story is to have a ceiling height of 10'-0", meeting the standard.

Staff finds the foundation height to be average of the height of foundations of contributing buildings on the block face, meeting the standard. the exterior wall, windows, window configuration and framing standards are met.

The door/entrances standard is met. There is a two-story front porch proposed, which meets the standard. The porch covers the entirety of the front façade and will be constructed of wood with a brick pier foundation with stucco infill. The railing is to be 3'-0" and spaced 4 inches on center. The roof pitch will be 8:12.

The refuse storage is to be located on the side façade of the carriage house, and the screened service pad is to be located on the southern elevation of the building. There are no contributing structures along the lane, with the exception of those that face a street. However, staff finds that the carriage house is in-scale with surrounding contributing accessory structures. The garage is to feature two openings and will be 8 feet in width. **Include a private sidewalk the connects the main entrance of the principal structure to the public sidewalk.** Parking is provided within the carriage house, with access from the lane.

The unit will be detached, separated by at least 10 feet, and will adhere to the side-yard setbacks that the main building has. The building size, architectural style, and parking access standards have been met.

PETITIONER COMMENTS:

Ms. Ellen Harris stated she had no concerns with Staff conditions.

PUBLIC COMMENTS:

Mr. Ryan Arvay commended the petitioner for the extra detail for a new construction project. Ensure ballasters are in keeping with historic detail, not 'store stock'. Have brick detail on sides, not just on the front.

STAFF RECOMMENDATION:

Approval of for New Construction, Small, Parts I and II, for a two-story, over/under duplex and carriage house for the property located at 1718 Barnard Street with the following conditions to be provided to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Add additional openings to the east (rear) elevation of the main building and the east (rear) elevation of the carriage house.
2. Provide the material specification for the brick and stucco foundation.

3. Include a private sidewalk which connects the main entrance of the principal structure to the public sidewalk.

Motion

The Savannah Historic Preservation Commission does hereby approve the New Construction, Small, Parts I and II, for a two-story, over/under duplex and carriage house for the property located at 1718 Barnard Street with the following conditions to be provided to staff for final review and approval, because the work is otherwise visually compatible and meets the standards:

1. Add additional openings to the east (rear) elevation of the main building and the east (rear) elevation of the carriage house.
2. Provide the material specification for the brick and stucco foundation.
3. Include a private sidewalk which connects the main entrance of the principal structure to the public sidewalk.
4. Add a water table with a cap, frieze, and faux piers to the entirety of the foundation.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Darren Bagley-Heath

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

X. APPROVED STAFF REVIEWS

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

Motion

Approve of Staff-approved decisions.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Kiersten Connor

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

Kathy S. Ledvina	- Aye
Brian Arcudi	- Aye

[19. Petition of SARAH SEGER | 22-001917-COA | 105 EAST DUFFY STREET | In-kind replacement of wood siding on lower portion of exterior wall/porch repair](#)

[☞ SIGNED V Staff Dec - 22-001917-COA 105 E Duffy St.pdf](#)

[20. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-0021674-COA | 114 WEST 41st STREET | Roof repair](#)

[☞ SIGNED SC Staff Dec - 22-002167-COA 114 W 41st.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 SIGNS BY JAMES, James Burnsed | 22-002066-COA | 2400 BULL STREET | Illuminated sign](#)

[☞ SIGNED SC Staff Decision - 22-002066-COA - 2400 Bull St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[23. Items Deferred to Staff - May Report](#)

[☞ May 2022 Report.pdf](#)

[24. Stamped Drawings - May Report](#)

[☞ May 2022 Report.pdf](#)

[25. COA Inspections - May Report](#)

[☞ May 2022 Report.pdf](#)

[26. Report on Work Inconsistent With Issued COA for the May 25, 2022, HPC Meeting](#)

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

[27. Report on Work That Exceeds Scope of Issued COA for the May 25, 2022, HPC Meeting](#)

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

[28. Report on Work Performed Without a COA for the May 25, 2022, HPC Meeting](#)

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

XII. OTHER BUSINESS

NEW BUSINESS

[29. Demolition of Educational Building at 2201 Bull Street](#)

[☞ Demolition of 2201 Bull Street.pdf](#)

XV. ADJOURNMENT

[30. Next Pre-Meeting: June 22, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[31. Next Regular Meeting: June 22, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

32. Adjourn

There being no further business to present before the Commission, the May 25, 2022 Historic Preservation Commission was adjourned at 5:28. pm.

Respectfully,

Leah. G. Michalak

/bm

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.