



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street
September 28, 2022 3:00 PM
MINUTES

September 28, 2022: Historic Preservation Commission

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

The Sub-Committee reviewed discussion from the September 28, 2022 1:30pm meeting.

Members Present: Rebecca Fenwick, Chair Pro-Tem
Darren Bagley-Heath
Mae Bowley
Kiersten Connor
Rebecca Fenwick
Kathy Ledvina
Jeff Notrica
Robin Williams

Members Absent: Virginia Mobley, Chair
Brian Arcudi

Staff Present: Pamela Everett, Assistant Executive Director
Leah Michalak, Historic Preservation Director
Caitlin Chamberlain, Senior Historic Planner
Ethan Hageman, Assistant Planner
Jamie Zerillo, Assistant Planner
Bri Morgan, Administrative Assistant
Julie Yawn, Systems Analyst

I. CALL TO ORDER AND WELCOME

[1. Assignment of Temporary Chair for the September 28, 2022 HPC Meeting](#)

Darren nominated Fenwick as Chair for this meeting, in the absence of Chairwoman Mobley.

Motion

Fenwick as Chair

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Jeff Notrica

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

II. SIGN POSTING

III. CONSENT AGENDA

[2. Petition of Core Design and Architecture, Inc. | 22-003865-COA | 1801 Abercorn Street | Rehabilitation & Alterations](#)

🔗 [Streetcar Staff Recommendation - 22-003895-COA 1801 Abercorn St.](#)

🔗 [Submittal Packet](#)

🔗 [Exhibits](#)

Motion

The Savannah Historic Preservation Commission does hereby approve rehabilitation and alterations to the property located at 1801 Abercorn Street with the following conditions to be submitted to staff for final review and approval because otherwise the work is visually compatible and meets the standards.

1. Submit the revised window specification for staff's review and approval.
2. Submit the HVAC screening specification to staff for review and approval.
3. Revise the landscaped wall in the rear to fit the permitted materials in the ordinance.
4. The landscaped wall must have a minimum of five (5) feet between the fence and building where it is parallel.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

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

[3. Petition of Stone Construction Services, LLC | 22-004203-COA | 102 West Victory Drive | Alteration](#)

[☞ Streetcar Staff Recommendation - 22-004203-COA 102 W Victory Dr.](#)

[☞ Submittal Packet](#)

Motion

The Savannah Historic Preservation Commission does hereby approve in-kind repairs and alterations to the building located at 102 West Victory Drive as requested, because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

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

[4. Petition of Hansen Architects PC. | 22-004213-COA | 108 West 38th Street | Rehabilitation & Alterations](#)

[☞ Streetcar Staff Recommendation - 22-004213-COA 108 W 38th St.](#)

[☞ Submittal Packet](#)

[☞ Door Specifications](#)

[☞ Staff Research](#)

Motion

The Savannah Historic Preservation Commission does hereby approve rehabilitation and alterations to the property located at 108 West 38th Street with the following condition for final staff review and approval because otherwise the work is visually compatible and meets the standards.

1.The Belgium block must be removed by the gentlest means possible.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Robin Williams

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

Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

IV. ADOPTION OF THE AGENDA

[5. Adopt the September 28, 2022 Agenda](#)

Motion

Approve the September 28, 2022 HPC Agenda as presented.

Vote Results (Approved)

Motion: Darren Bagley-Heath

Second: Mae Bowley

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[6. August 24, 2022 HPC Meeting Minutes](#)

[📎 08.24.22 MEETING MINIUTES.pdf](#)

Motion

Approve the August 24, 2022 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kathy S. Ledvina

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

Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Brian Arcudi	- Not Present

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

VII. CONTINUED AGENDA

[7. Petition of Eddie Urioste | 22-003881-COA | 211 East Duffy Street | Shed and Fences/Walls](#)

Motion

Continue.

Vote Results (Approved)

Motion: Robin Williams

Second: Virginia Mobley

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

[8. Petition of Nathaniel Snyder | 22-004207-COA | 210 E Park Ave | New Construction, Small \(Parts I and II\)](#)

[9. Petition of Nathaniel Snyder | 22-004209-COA | 220 East Park Avenue | New Construction, Small \(Parts I and II\)](#)

[10. Petition of Nathaniel Snyder | 22-004208-COA | 222 East Park Avenue | New Construction, Small \(Parts I and II\)](#)

[11. Petition of Live Oak Energy Systems | 22-004232-COA | 410 E Victory Drive | Solar Panels](#)

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

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

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

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[16. Petition of Shah Architects | 22-003652-COA | 808 Drayton Street | Alterations](#)

[📎 Submittal Packet- 808 Drayton-compressed.pdf](#)

[📎 Staff Recommendation - 22-003652-COA - 808 Drayton St.pdf](#)

*****Ms. Kiersten Connor and Ms. Rebecca Fenwick recused themselves for this item. Mr. Darren Bagley- Heath chaired the item.**

Ms. Caitlin Chamberlain presented the applicant's request for multiple site alterations to 808 Drayton Street including: replacing aluminum windows with wood, single-pane, triple-hung windows; removal of a modern wooden rear staircase on the north side of the building and adding a steel egress staircase on the south side of the building; removing non-historic plywood sections and replacing with wood lap siding; removing an illegally installed fence by a previous owner and replacing with a visually compatible stucco fence wall. The applicant also requests changing a selection of windows into door openings.

808 Drayton Street was constructed circa 1890 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The original structure on this lot was built in 1884 and burned down, likely in 1889-1890, according to a site report submitted by the applicant. The present structure was built in approximately 1890. In 1914, the Daughters of the Confederacy had a permit to remodel the building. The 1916 Sanborn map shows the results of this project, including brick cladding on the ground level, removal of the front bay window and addition of a two-story Greek Revival porch and enclosing a wraparound porch on the south elevation. Further renovations took place in 1993 and 1994, after the building had sat vacant. The deteriorated porch roof was replaced, and a new pedimented gable installed, and the second-story front porch was removed. 808 Drayton Street has been known as Confederate Memorial Hall, The Oglethorpe Seminary, along with other schools, and most recently as a bed and breakfast. The current owners also purchased the building to the north and a vacant parcel with the intention of using all for a boutique hotel.

The applicant has a previously approved COA (21-004429-COA) to reconstruct a second-floor wood balcony, wood porch railings and metal stair railings on the front façade of the building. This is reflected in historic documents provided by the applicant. The current application was originally submitted on August 3, 2022. Staff had concerns with the original plans submitted and met with the applicant to address. The current plans reflect those changes.

The standard is met regarding the modern wooden egress stair removal, proposed addition of steel egress stair addition, window replacements, plywood removal and lap wood siding replacement. These proposed changes will not remove historic materials or change the character of the property. The proposed staircase will be partially visible from Drayton Street but will be painted white to match the building. The standard is not met regarding the request of bricking in windows on the north and east facades and adding doors where windows had been, also on the north and east facades. There are requests to brick in ground level windows on the south side of the building, but they are not visible from the public right of way. There is also a request to change a window opening to a door opening on the south side of the building but is also not visible from the public right of way. These proposed changes will not add conjectural features or create a false sense of history. Adding door openings in original window openings creates a false sense of history. The distinctive features will be preserved.

The applicant is requesting to replace the aluminum twentieth century windows with wooden single paned double-hung or triple-hung windows. Since the original windows had been removed prior to the current ownership, there is no option to repair rather than replace, but replacing the aluminum windows with wooden, single-paned triple-hung ones reflect what is shown in historic documents.

The addition of the egress stair on the south side of the building will not damage the historic structure and will be reversible. The addition of the cementitious stucco fence wall is also reversible and will not cause irreparable damage. The relationship of 808 Drayton to its surrounding buildings will not be affected by the proposed work as no major visual changes will take place. The materials used are compatible. Materials include:

- Shop fabricated Sapele windows per details with pully glazed 5/8" muntins and 1/4" single pane glass
- Sash replacement- Victorbuilt wood sash primed. 5/8" putty glazed muntins with 1/4" single pane glass
- Exterior paint for siding, trim, windows and doors- Sherwin Williams Historic Collection, Porcelain SW0063

The standard is met regarding the proposed replacement windows, as they are a return to a more historically appropriate type based on historic research done on the property provided by the applicant. The proposed windows will be going into existing window openings. The standard is not met regarding the proposed doors to be installed in current window openings on the north and east facades of the building will cause damage to the historic fabric of the building. There is no historic context to base the proposed changes on because the openings were always windows. The proposed cementitious stucco fence wall would replace the illegal fence currently on the property. The measurements are 8' high at the side yard and past the front façade of the property. The materials include stucco over concrete block. The standard is met with one condition, which is if the applicant intends to replace the wood fence around the rest of the building, that they submit an application with those details.

The metal staircase will be minimally visible. The proposed changed doors were not visible.

PETITONER COMMENTS:

Ms. Ally Brahm stated they are amenable to staff comments. They would like approval for Door B, which is a new door, which is required as second egress. The electrical will be updated to code. The doors will match the 6 panel doors currently there.

PUBLIC COMMENTS:

Mr. James Hunsrucker requested a lowering of the wall to have rhythm.

Mr. Williams asked where the wall connects and does it take it cues from any part of the structure. Scally stated they are willing to change height if staff deems appropriate.

BOARD DISCUSSION:

The Board discussed concerns with an electrical panel on the south elevation within the location of the proposed steel egress stair. They also considered a public comment about shortening the height of the stucco fence wall to be level with the elevated basement of the main building and agreed. Lastly, the board discussed the addition of a new door in a non-historic opening that will be clad in wood lap siding, stating that they would like to see a door design that does not replicate the existing historic doors as it creates a false sense of history. This discussion led to a motion to add three further conditions to staff's

recommendation.

STAFF RECOMMENDATION:

Staff recommends approval of the alterations at 808 Drayton Street with the following condition because the work is otherwise visually compatible and meets the standards.

- 1. Do not brick in windows or add door openings in existing window openings visible from the public right of way on the north and east elevations of the building.**

Motion

The Savannah Historic Preservation Commission does hereby approve the alterations at 808 Drayton Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Do not brick in windows or add door openings in existing window openings visible from the public right of way on the north and east elevations of the building.
2. Work with staff to ensure necessary electrical work on south elevation by new egress stair is up to the appropriate standard.
3. Work with staff on a redesign of the stucco fence wall to include moldings at the base and the top, shorten the height of the fence to the same level as the elevated basement of the main building.
4. Submit a new door design for staff approval for the door going into the non-historic portion of the new wood lap siding on the north elevation.

Vote Results (Approved)

Motion: Robin Williams

Second: Mae Bowley

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

[17. Petition of Shannon Taylor | 22-004192-COA | 522 East Henry Street | Rehabilitation & Alterations](#)

[🔗 Submittal Packet](#)

[🔗 Staff Recommendation - 22-004192-COA 522 E Henry St](#)

[🔗 Petitioner Research](#)

[🔗 Staff Research](#)

Mr. Ethan Hageman presented the petitioner's request of approval for an amendment to a previously approved Certificate of Appropriateness [21-005030-COA] for the property

located at 522 East Henry Street.

The project description is listed below per the petitioner:

1. ***“Revise Front Entry-*** *Remove two existing entry doors and replace with a single front door, two sidelights and a transom light. Please find photos of the existing as well as the proposed “new” door, which is a salvage from an antique market from the early 1900’s attached to the email”*
2. ***“Replace Upper-Level Front Porch Door-*** *Replace existing door with smaller replica of the two approved back doors. All materials will be the same, but door will be sized to fit the existing opening.”*
3. ***“Using the one remaining window from the reduction of the lower-level dining room windows and adding an additional window of exact size and materials, replace the double window on the second floor that was added in the approximate year 2000 on the second level so that all windows match in type and materials.”***
4. ***“Replace sashes only on three upper-level windows where the wood rot is so extensive that the sashes cannot be salvaged. Two of these windows are rear facing and one is on the upper level, west side at the rear corner.”***
5. ***“Install new hardware for entry door”***
6. ***“Install new pendant fixture centered on entry door”***

21-005030-COA was approved by the Historic Preservation Commission on October 27, 2021, with the following conditions:

1. Revise the second story of the front porch to match the missing feature in design, configuration, and materiality.
2. Revise the proposed rear entrance doors and submit new door specifications. Ensure that all existing door / window opening locations, and dimensions, are not altered in any way.
3. Ensure that any areas of fascia impacted by the removal of the second-floor rear porch, and porch roof, must be replicated appropriately, and accurately, to match the ornate detailing in-kind. The window header / trim, door transom, and siding must also be repaired / replaced in-kind, to match compatible elements on the principal building.
4. Ensure that any deteriorated siding is replaced in-kind with siding that matches the original in material, dimension, and profile. Ensure that any chimney restoration is done so in-kind.
5. Ensure that neither the foundation *nor* the masonry column bases of the principal building are “newly built.” If the degree of deterioration does not allow for repair, ensure that the masonry is replaced (where necessary) in-kind with appropriate and compatible rock-faced concrete block or brick (depending on the deteriorated material being replaced).

The historic building was constructed in 1900 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. Approximately 3 months ago, staff visited the site and observed the interior building framing which proved that the front door arrangement had existed as a single door opening in the past; additionally, upon further examination, the exterior trim around the two doors and the doors themselves do not match each other. In 1904, Charles Lewis (an early resident of **522 East Henry Street**) added a one-story frame house to the property, and in 1910 he added an additional room. Beth Reiter, who prepared the

Georgia Architectural and Historical Properties Survey inventory form for the property, noted the 1901, 1905, and 1911 New Improvement Books from the GHS City Directories as her source of information. MINUTES

The petitioner provided an extensive amount of research regarding the history of the property:

On April 11, 1900, Minna A. Waring requested a building permit for a two-story frame house to be built on Section 9, Lot M of the Waring Ward on East Henry Street. She was issued permit #1524 and the structure was completed in 1901. In November of 1902 Ms. Waring requested a building permit to add a stable (12'x 20') on the same lot. This permit was recorded as #3364 and was completed in 1903.

Between the completion of the stable and February of 1904, the property was sold to Charles A. Lewis. Mr. Lewis and his wife, Clotide, owned and lived at 522 E. Henry until 1916. On February 27, 1904, Charles A. Lewis requested to build a one store frame house and install a boiler (?). He was issued a permit #4099, but due to a gap in the records the completion of this permit cannot be confirmed.

In February of 1910 Mr. Lewis requested another permit. This permit (also for Sect. 9, Lot M of Waring Ward on E. Henry) is "to add four rooms to the house." This permit was completed later that same year.

The original two-story house plus the four-room addition in 1910 would have created a side elevation very similar to the existing East Elevation Drawing. It is my believe that there was a two-story side back porch along the back of the house that was eventually closed in to create what is now the West Side Elevation. This evolution of the house is based on existing fireplaces, corridors and room layouts that show progression through interior floor and ceiling elevation as well as exterior patching and repairs (Shannon Perry Taylor 1).

Later in the submittal packet, the petitioner goes on to say:

All documents on the original structure of this home indicate that it was originally a single-family home. The 1910 census further supports this by stating that C.A. Lewis, his wife, and his adopted daughter own the home and reside there...In 1916 the property changed hands again. The new owner became John H. Law. Mr. Law owned the property for several decades, but he didn't always reside there. It is around this time that "boarders" began to show up on the census'. Even with the boarders being listed, the home still shows up as a single-family home with boarders. While on occasion the City Directories indicate a split address, this isn't consistent and might have been used more as a convenience factor that accuracy. Mr. law owned the property through the 1940s. It is during this time that the second level deck was most likely added and then enclosed.

In March of 1950 Mrs. M. O. Johnson is listed as the owner of 522 E. Henry, (Lot M of Block 9 in the Waring Ward) on an Appraisal Report (File 61). On this report the home is listed as a single family, two store home with a private garage (Shannon Perry Taylor 2).

The Secretary of the Interior's Standards are met. Staff finds the historic character of 522 East Henry Street to be retained and preserved while the alterations to the front door will return the historic house to its original state with a single front door instead of the currently existing two front doors. The Visual Compatibility Criteria are met. Staff finds the proposed materials and openings to be visually compatible for the historic building and the context of

the Victorian Historic District. The following materials are listed below per the petitioner.

- Second Floor Windows- Historic Series 2, Primed Wood, Double Hung*
- First Floor Door- Salvaged from antique market from early 1900s.*
- Second Floor Door- Spell Door Slab Only, Full light*

One of the windows being replaced is vinyl, while the petitioner will be using an extra original window, they were able to salvage from the house. Staff made a site visit to 522 East Henry Street in June of 2022 to assess the existing state of the windows. The existing vinyl window is minimally visible from the public right-of-way. The proposed new window has previously been approved by the Historic Preservation Commission. Staff and the petitioner spoke over the phone on September 21, 2022, to discuss repairing the window sashes. The petitioner stated the sash will be repaired using in-kind materials.

The house is being converted from a duplex to a single-family residence. The existing doorway header in the framing has led staff to believe the original state of the house had only one front door. Research, including the 1910 Census and 1955 appraisal report support the claim of the house originally being a single-family residence. The proposed lighting fixtures will be constructed of metal and will have a white light source.

Mr. Williams asked if the proposed doors were leaded glass. They are salvaged leaded glass doors.

PETITIONER COMMENTS:

Ms. Shannon Taylor, petitioner, stated they are restoring the home to a single family from a duplex. Period-wise, the doors are correct to the applicant's understanding.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Mr. Williams commended the applicant's research. **Ms. Ledvina** concurred. **Ms. Bowley** stated she thinks the door is within the historical margin. **Mr. Williams** stated leaded doors are not characteristic of Victorian design. **Ms. Connor** agrees that leaded glass came into popularity in the 1870's.

STAFF RECOMMENDATION:

Approval for an amendment to the previous COA 21-005030 and approval for rehabilitation and alterations to the house located at 522 East Henry Street as requested because otherwise the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve an amendment to the previous COA 21-005030 and approval for rehabilitation and alterations to the house located at 522 East Henry Street with the following condition, because otherwise the work is visually compatible and meets the standards.

1. The door design must not utilize the proposed leaded glass feature.

Vote Results (Approved)

Motion: Robin Williams

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

[18. Petition of Rose Architects | 22-004211-COA | 501 East Waldburg Street | New Construction: Small, Parts I & II](#)

[☞ Submittal Packet](#)

[☞ Staff Research](#)

[☞ Staff Recommendation - 22-004211-COA 501 E Waldburg.pdf](#)

***Mr. Darren Bagley-Heath recused himself from this petition.

Mr. Ethan Hageman presented the petitioner's requesting approval for New Construction, Small (Parts I and II) of a new two-story accessory dwelling unit (carriage house) located on the property of 501 East Waldburg Street. The principal building was constructed in 1902 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The 1916 Sanborn Fire Maps show a two-story wood framed building fronting East Waldburg Lane. The first floor was used for storage of the automobile, while there was also a one-story wood famed addition to the building fronting the lane. The 1955- 1966 Sanborn Fire Maps show the same configuration with the second floor being converted into a dwelling.

The petitioner is proposing 58.3% building coverage. The top of the roof on the proposed accessory dwelling unit will be 23 feet 9 3/8 inches tall. The Visual Compatibility Criteria are met. Staff finds the proposed height to be visually compatible with surrounding accessory dwelling units throughout the Victorian Historic District. The width and scale of the proposed accessory dwelling unit are compatible with surrounding contributing buildings on the lane. The proposed setbacks will be visually compatible with the contributing buildings and structures on Price Street.

The proposed accessory dwelling unit will follow the historic rhythm and openings which are seen along Price Street and throughout the Victorian Historic District. Staff finds the materials to be visually compatible with the materials listed below per the petitioner:

Siding- Hardie Smooth Fiber Cement

Windows- Marvin Ultimate Wood Double Hung

Doors- Marvin Ultimate Clad Two Panel

Fence- Painted Wood

Roof- Standing Seam Metal Roof

The proposed hip roof shape of the accessory dwelling unit is visually compatible with the surrounding contributing buildings of the lane and Victorian Historic District. The concrete slab will slope to grade with the concrete apron stretching from the garage opening to the lane. The accessory dwelling unit is at grade to accommodate the garage and therefore does not have a noticeable foundation. The petitioner is proposing the exterior walls to be

smooth fiber cement horizontal lap siding. The proposed windows are Marvinstad Ultimate Double-Hung which have previously been approved by the HPC for use on new construction. The petitioner is proposing a door made of wood. The proposed roof is to be a standing seam metal roof with the metal drip edge. The proposed hip roof has a 5:12 pitch with the eaves being 18 inches deep and soffits being perpendicular to the building wall. The distance between balusters must not exceed four (4) inches on center.

Staff and the petitioner corresponded on September 20, 2022, and the petitioner stated the meter will remain on the principal structure and tie back to the proposed accessory dwelling unit. The HVAC units will not be visible from the street while the refuse storage areas will be located off the east side of the proposed accessory dwelling unit. A new six (6) foot painted wood fence will be built to screen the refuse storage area from the lane. The proposed accessory dwelling unit will have a three (3) foot lane setback. The petitioner is proposing a six (6) foot painted wood fence.

The base zoning standards for the side yard setback for a corner building is the “average of block face”; the main building on this parcel, and typical for the area, has a zero setback at the north-south street. The accessory dwelling unit (carriage house) is proposed to have a zero setback; the standard is met. The buildings are separated by over 17 feet. A lane is present.

Ms. Ledvina asked about calculations. **Mr. Hageman** stated the window does not meet the standard of fenestration; 7% off.

PETITIONER COMMENTS:

Mr. Kevin Rose agrees regarding the balusters. They tried to meet fenestration by scale rather than adding to it.

Ms. Ledvina asked if it's a hardship to meet the ordinance. **Mr. Rose** stated they went with what was in line with structure.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Staff recommended a sidelight to avoid a special exception and returning to the Board. Will have to return because it was a calculation error and special exception was not requested.

STAFF RECOMMENDATION:

Approval for New Construction, Small (Parts I and II) of a new two-story accessory dwelling unit (carriage house) located on the property of 501 East Waldburg Street with the following condition to submit to staff for final review and approval because otherwise it is visually compatible and meets the standards:

- 1. The distance between balusters on the second-floor porch railing must not exceed four (4) inches on center.**

Motion

The Savannah Historic Preservation Commission does hereby approve New Construction, Small (Parts I and II) of a new two-story accessory dwelling unit (carriage house) located on the property of 501 East Waldburg Street with the following conditions to submit to staff for final review and approval because

otherwise it is visually compatible and meets the standards:

1. The distance between balusters on the second-floor porch railing must not exceed four (4) inches on center.
2. Incorporate transparent features (windows and doors) over the minimum 30% of the ground floor façade (Price Street) or return for a special exception request.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

STREETCAR DISTRICT

[19. Petition of Greenline Architecture Inc. | 22-002605-COA | 401 West 41st Street | Rehabilitation and Rooftop Addition](#)

- 🔗 [Staff Recommendation - 22-002605-COA - 401 W 41st St.pdf](#)
- 🔗 [Submittal Packet - Revised Drawings.pdf](#)
- 🔗 [Submittal Packet - Project Description and History.pdf](#)
- 🔗 [Submittal Packet - Materials.pdf](#)
- 🔗 [Staff Research - Site Map and Photos.pdf](#)
- 🔗 [Submittal Packet - Previous Drawings from June.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for the rehabilitation of the main historic buildings, the removal of a second story addition & replacement with a connector, the construction of a new addition (one-story addition atop the one-story brick building and a two-story addition which extends behind the one-story brick building), and a new fence in the rear yard for the property located at 401 West 41st Street.

The work, per the applicant, includes the following:

2-Story Wood Structure:

- Removal of all existing non-historic windows/doors and install new painted wood windows/doors in historic openings (no new openings)
- Create a new wood corner storefront
- New standing seam metal roof
- Restore historic second level balcony to the front along W. 41st Street
- Restore all missing and deteriorated wood siding in-kind and paint

- Remove non-historic second level aluminum porch at rear of structure

1-Story Brick Structure:

- Removal all existing non-historic windows/doors and install new painted wood windows/doors in historic openings (again, no new openings)
- Create a new wood storefront in the largest of the openings
- Repaint all existing brick

Second Level Addition

- Will house a 2-bedroom apartment
- New windows and doors will be aluminum clad
- Wall finish will be vertical Hardie panels, painted

The applicant provided an extensive history of the building, including Sanborn Maps, occupancy history, property records, survey cards, and photographs. The following is a brief history of the building, summarized from staff's research and the information provided by the applicant ("a."):

"The building located at 401 West 41st Street was constructed in 1902. The 1916 Sanborn Map depicts the building(s) as a two-story, wood frame, store, with a full width one-story porch across the front façade. Attached is a two-story wood frame bake house, and one-story masonry oven. All roofs are depicted as tin. A 1934 photo shows an open balcony located on the second floor, that extends the full width of the front façade. By a 1936 field sketch, the rear attached building is a one-story brick structure. A 1940 photo shows the historic configuration of the windows, which is 2/2. By 1953, the main building was enlarged on the west side and an additional iron-clad auto building is featured at the rear. Photographs from the 1990s showcase the addition of non-historic stucco and opening infill, as well as the removal of the balcony. However, the overall configuration of the building appeared to be unaltered, including the "2-story rooms" between the two-story wood frame building and the one-story brick building."

On June 22, 2022, the Commission voted to continue the petition in order for the petitioner to address several elements of the design and the provide more information. The conditions of the continuance, along with comments provided by the applicant, are as follows:

Historic Main Buildings and Fence:

1. Remove the painting of the brick on the side façade from the scope of the project. **Agreed, the brick on the south façade will be left in its current condition.**
2. The windows within the historic buildings must be wood, single pane, with a 2/2, true divided light pattern. **Agreed, we are proposing to use previously approved Dallas Millwork, Inc. wood windows and doors for all historic openings.**
3. Provide clarification regarding Wall Section – B, and the placement of new brick atop existing brick. **We have removed the previously proposed brick atop the existing brick wall. The wall will be stick framed and clad in horizontal siding to clearly differentiate old from new.**
4. Revise the fencing material to be wood or another visually compatible material. **The fence will be horizontal wood boards set between aluminum posts.**

Rear Addition on Two-Story Wood Frame Building:

5. **Provide more information regarding the existing addition on the rear of the two-story building, including photographs of what exists behind the stucco on the front façade. Photos attached.**

Rooftop Addition:

6. Redesign the addition to be more visually compatible with the historic building, including minimizing the massing and increasing the setback from the parapet. **The new design for the addition steps 4'-6" from the existing parapet, and the height has been lowered 2'-6" from previously submitted.**
7. Revise the exterior walls of the rooftop addition to feature horizontal siding or a different exterior wall material. **Exterior wall material for the addition is now proposed as horizontal wood siding and trim.**

The historic building was constructed in 1902 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The new addition will extend beyond the façade of the one-story brick building into the interior side yard but will not extend beyond the façade of the two-story historic building, maintaining the pre-existing non-conforming side yard (interior) setback. The remainder of the setbacks will not be changed.

The rooftop addition has been reduced in massing by 2'-6" to rise 6'-7" above the historic parapet. The setback has been increased to a minimum of 4'-6" from the parapet. The addition takes some cues from the design of the historic building with the setback in the middle, which mimics the shaping of the parapet. Staff finds that the overall massing has been revised so as to be more appropriate in relativity and to not overwhelm the existing scale of the historic one-story brick building.

The applicant is proposing the removal of a second level addition at the rear of the two-story wood frame building. It appears that stucco was applied to the first story when it was applied to the remainder of the first floor of the historic two-story building. Photos of the interior were provided to staff which show a connected layout on the first floor. Staff finds that while this section of the building appears to be present in the 1936 Cadastral Survey, the "2-Story Rooms" addition has undergone several material changes and does not retain historic significance. The removal of the addition, and replacement with a new connector will maintain the spatial relationship of the main building to the one-story historic building and will not remove any historically significant material.

For the two-story building, the applicant is proposing to remove existing non-historic stucco, windows, and doors. There is no photographic or interior evidence of the original storefront configuration, and the applicant is proposing to install a wood storefront, the design of which staff finds to be historically appropriate, but not conjectural. The windows are to be replaced in their original openings, and the applicant has revised the window type to be wood, single pane, true divided light windows, in a 2/2 configuration, as provided by photographic evidence. The balcony extending over the second floor of the West 41st Street elevation is to be returned, as evidenced by a historic photograph. The non-historic asphalt roof will be removed and replaced with standing seam metal, which is indicated as the historic roofing material in the Sanborn Maps.

For the one-story brick building, there is again no historic photograph evidence of the configuration of the storefront or doors. The applicant is proposing a wood storefront in the existing opening and wood windows & doors in all original openings, which staff finds to be historically appropriate. The applicant has removed the painting of any new brick from the original project description and has stated that they will not place new brick upon old and will instead construct a new frame wall. Staff finds the rehabilitation work proposed for the

historic buildings on the site to meet the preservation standards.

The rooftop addition has been reduced in massing by 2'-6" to rise 6'-7" above the historic parapet. The setback has been increased to a minimum of 4'-6" from the parapet. Any visible removal/covering of historic material has been removed from the project description, increasing the ability of the addition to be removed in the future without damaging the historic property. The revised massing and materiality of the addition will differentiate it from the historic buildings. Staff finds the preservation standards to be overall met.

The rooftop addition has been reduced in massing by 2'-6" to rise 6'-7" above the historic parapet. The setback has been increased to a minimum of 4'-6" from the parapet. Staff finds the new height, width, and scale of the addition to be more visually compatible, as it does not overwhelm the historic structure.

Regarding openings:

Historic Buildings: No openings will be altered

Rooftop Addition: The addition is to consist of three 'bays', each of which will feature five (5) individual, full length windows.

Staff finds the openings to be visually compatible. The applicant is proposing to restore a second-floor balcony, for which there is photographic evidence. Staff finds the projects as proposed to be visually compatible.

The following materials are proposed to be utilized:

Historic Buildings:

-Two-Story, Wood Frame Roof: *Pac-Clad* standing seam metal roof with a 12" rib
Windows (revised): Dallas Millwork Inc. custom, single pane, TDL, wood windows
Exterior Walls: Remove stucco, new wood siding
Storefront: Custom wood, painted
Second Floor Balcony: Wood, painted
First Floor Steps/Landing: Wood, painted

-One-Story Brick: **Windows (revised): Dallas Millwork Inc. custom, single pane, TDL, wood windows**
Doors (revised): Dallas Millwork Inc. custom, single pane, TDL, wood windows
Storefront: Custom wood, painted
Exterior Walls: Painted brick

-Fence (revised): Horizontal wood boards placed between aluminum posts

Addition and Connector:

-Exterior Walls: Horizontal Hardie siding, painted

-Windows/Doors: *Sierra Pacific* aluminum clad wood awning, double hung, and direct glaze windows and doors

-Railing: *Atlantis Rail Systems* stainless steel cable rail system with wood cap rail

-Parapet Cap: *Kynar* coated metal

The applicant has removed the painting of new brick from the project description. The fencing has been revised to be wood and the siding has been revised to be horizontal. All windows and doors within the historic buildings will be custom wood, single pane, TDL. The materials proposed are visually compatible.

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.*

Historic Buildings: The roof shape of the historic structures will not be altered.

Addition: The roof of the addition is to be flat. Staff finds this roof shape to be visually compatible.

The applicant removed the painting of any unpainted brick from the proposal and will not construct a new brick wall over the old. The new addition and connector will feature horizontal fiber cement siding. The historic windows will be replaced in an appropriate/verified configuration (2/2) and will be custom wood, single pane, TDL. The new

doors will be custom wood, and the configuration is historically appropriate. The doors within the addition will be constructed of glass in an aluminum clad wood frame. The first-floor porch/stairs will be repaired/reconstructed in the existing configuration with wood, and the restored balcony on the second floor is based on photographic and Sanborn Map evidence. The replacement of the non-historic asphalt shingle roof is predicated on the Sanborn Maps, which indicate the presence of a tin/metal roof historically. **The new metal roof must feature a metal drip edge covering all edges.** The rooftop addition is to feature a flat roof, which staff finds to be historically appropriate. The materials will not be visible from the public right-of-way, but the parapet will feature a metal drip edge. All refuse and electrical equipment will be located in the rear yard, behind the fence, and will not be visible from the public right-of-way. The addition is to be located atop the one-story brick historic building, which is on the "side façade" from where the primary historic building on the site faces. The addition has been reduced in massing and features an increased setback so as not to overwhelm the resource. Any instance of visible removal or obscuring of historic materials has been removed from the project description. The fence is to be horizontal wood boards placed between aluminum posts. The fence will be located in the side and rear yard, behind the front façade of the building and will be eight feet in height. The new parking space will be located in the rear yard. The parking space will gain access directly from the street; there is no access to a lane.

Ms. Connor asked about the small window on the brick windows. **Ms. Michalak** stated it is visible from an unclosed lane, not visible from right of way.

PETITIONER COMMENTS:

Mr. Eric O'Neill, petitioner, stated they will include metal drippage on roof.

Mr. Fenwick asked about a sightline view. Mr. O'Neill presented the sight line from various views.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

Ms. Fenwick stated the height/elevation concerns were addressed.

Mr. Williams asked if there is now a usable terrace with a door. **Ms. Michalak** replied yes.

STAFF RECOMMENDATION:

Approve the rehabilitation of the main historic buildings, the removal of a second story addition & replacement with a connector, the construction of a new addition (one-story addition atop the one-story brick building and a two-story addition which extends behind the one-story brick building), and a new fence in the rear yard for the property located at 401 West 41st Street, with the following conditions, because otherwise the standards are met:

- 1. The new metal roof must feature a metal drip edge covering all edges.**

Motion

Approve the rehabilitation of the main historic buildings, the removal of a second story addition & replacement with a connector, the construction of a new addition (one-story addition atop the one-story brick building and a two-story addition which extends behind the one-story brick building), and a new fence

in the rear yard for the property located at 401 West 41st Street, with the following conditions, because otherwise the standards are met:

The new metal roof must feature a metal drip edge covering all edges.

Vote Results (Approved)

Motion: Mae Bowley

Second: Jeff Notrica

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

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

[☞ Staff Recommendation - 22-001693-COA - 118-120 E 34th St.pdf](#)

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

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

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

Ms. Leah Michalak presented the applicant's request of approval for New Construction: Part II, Design Details for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street.

On April 27, 2022, the Historic Preservation Commission approved the demolition or deconstruction of the two (2) non-contributing buildings on the site and New Construction, Part I: Height and Mass for the two, three-story buildings at 118 and 120 East 34th Street, with the condition that **the storefront must be inset four (4) inches from the face of the building.**

The following materials are proposed to be utilized:

- Exterior Materials* Brick: *Taylor Brick* modular wire cut masonry with *Argos* mortar joints Siding (Building Walls): *James Hardie* fiber cement lap siding and trim, smooth Siding (Accent Between Windows): Wood, mahogany
- Openings* Storefront: *EFCO* Series 403 Thermal Storefront Framing Storefront Single Door: *EFCO* Series D502 Wide Stile Doors, Aluminum Swing Entrance Storefront Double Door: *EFCO* Series D502 Wide Stile Doors, Aluminum Swing Entrance Residential Door System: *Custom*, wood door, mahogany Single Double-Hung Windows: *Pella* Reserve – Traditional Aluminum Clad Double Double-Hung

Windows: *Pella* Reserve – Traditional Aluminum Clad

-Roof: Shingles: *Oakridge* asphalt shingles

-Gate: Metal Railing: Powder coated aluminum Metal Gate: Powder coated aluminum

-Awnings: *Custom* fabric canopy

Staff finds the materials proposed to be visually compatible.

The applicant revised the floor heights to be as follows: 14 feet for the first floor, 11 feet for the second floor, and nine feet for the third floor. The foundation is to be a concrete, slab on grade foundation, with a portion which has been built up 2'-8" (32 inches). The exterior wall materials are to include brick, fiber cement siding, and wood siding. The windows will be aluminum clad wood with transparent glass. Between Part I and II, the applicant added several square-esque accent windows, two of which are on the front façade of the building on the right-hand side. All other windows remain taller than they are wide. Staff finds the addition of the accent windows to be appropriate. Where there are window sashes within brick walls, the standard is met. The first-floor façade is commercial and all other facades feature appropriate amounts of transparent features. The storefront will be extruded aluminum with glazing and a brick base. Glazing will be transparent. The porch elements will be constructed of brick. The awnings will be fabric. The awning will not project over the public right-of-way.

The shape of the roof was altered to be a stepped gable on the front middle section but will maintain the same pitch. The fence will be aluminum. The fence will be between the two buildings and will be eight feet in height.

Ms. Ledvina addressed concerns with building B's east facade, stated the window mass increased. That the gable has the same parapet. **Ms. Michalak** stated it was not outlined in configuration changes. **Ms. Ledvina** stated the porch was center-column, the storefront changed - does part one need to be approved again. **Ms. Michalak** stated this is an amendment.

Mr. Williams stated the curb cut is more.

PETITIONER COMMENTS:

Mr. Patrick Shay presented his presentation.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, stated they were concerned with the material on front facade on building to the left; preferred it to be not so choppy.

Mr. Shay stated they are satisfied with the design they have.

BOARD COMMENTS:

Ms. Connor stated regarding the mixed materials, nice to see brick used. Would like to see more detailed columns.

STAFF RECOMMENDATION:

Approval of New Construction: Part II, Design Details for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the petition for New Construction: Part I amendments and New Construction: Part II, Design Details for two (2), three-story mixed use commercial and residential buildings for the properties located at 118 and 120 East 34th Street with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Change three (3) gabled dormers to diminutive versions of the large parapeted dormers.
2. Clad three (3) narrow oriel windows in brick instead of siding.
3. Redesign the columns on the front facades to have articulated bases and caps.
4. Remove the Juliette balcony on the east façade of the east building.

Vote Results (Approved)

Motion: Robin Williams

Second: Kiersten Connor

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

[21. Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | New Construction: Part I, Height and Mass](#)

- [☞ Staff Recommendation - 22-003188-COA.pdf](#)
- [☞ Submittal Packet - Narrative.pdf](#)
- [☞ Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Previous Submittal Packet - Narrative.pdf](#)
- [☞ Previous Submittal Packet - Photos, Drawings, and Renderings.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for New Construction, Part I: Height and Mass for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street. The property consists of an entire city block and is surrounded on all four (4) sides by streets.

On August 26, 2021, the Savannah Zoning Board of Appeals granted three (3) variances for this site as follows:

- Increased the maximum permitted height to 4-stories up to 55 feet in height (from 3-stories up to 45 feet in height).
- Increased the maximum distance for remote parking from 300 feet to 460 feet.
- 20 parking space reduction.

Only the first variance falls under the purview of the HPC and, per the ordinance, correct procedure was not followed to obtain the height variance; therefore, staff is required to review this as a variance request/recommendation rather than a variance already granted.

Standard: Sec. 5.13.5 Maximum Permitted Height = 3 stories up to 45 feet

Request Variance: 4 stores up to 55 feet.

For the project narrative and in response to the July HPC decision, the application provided the following:

The project includes a two-phase full block redevelopment located at the block bound by Montgomery Street, Kline Street, MLK Jr. Blvd. and West 35th Street (PIN 2006633004). The first phase will include the new construction of two new four-story multifamily buildings that will front MLK Blvd, Montgomery and Kline Streets, and the second phase will include six new three-story townhomes with roof access. This Part I Submission includes the design of both the first and second phases. All existing buildings on the current site are non-contributing metal buildings and will be demolished and all existing impervious paving will be removed. The demolition was approved at the July meeting, with conditions. The site was approved for several variances in August 2021 (21-001794-ZBA) that included design parameters that allow for 4-stories up to 55 feet, remote parking up to 760 feet and 20 space off-street parking reduction. The current submission meets all conditions of the ZBA approval and the HPC development standards.

The multifamily buildings are sited on the north side of the block, furthest from the existing lower height buildings on 35th Street. The three-story townhomes will be located on the south side of the block and are conceived to be smaller in height and mass to transition to the existing building scale.

Buildings A and B

In responding to the feedback from the Board at the July meeting, and the one condition for the project, the design for Buildings A and B were modified to address Martin Luther King, Jr. Blvd. as well as providing 70% frontage along that street. There will be two main entrances to the multifamily buildings, one on MLK Jr. Blvd and the other on Kline Street. In order to strengthen the pedestrian scale of the buildings, multiple direct unit entrances/stoops and building secondary entries have been located along Montgomery, Kline and MLK. The parking area will have vehicular access from West 35th Street and parking will be located at the rear of the building and will be partially contained under the first floor of the buildings to reduce the lot area required for surface parking. The parking will be obscured by a courtyard wall on the MLK and 35th Street facades, and when constructed, the townhomes will completely obscure the parking area. The electrical meter center will be located at the rear of the building in an electrical room and will not be visible from the street. A trash collection room will be located on 35th Street at the parking entrance and will allow for a roll out dumpster. All mechanical equipment will be located on the roof and will be screened by the parapet.

Each building footprint is less than the 10,000sf size permitted under the TC-2 requirements. Each building is broken down on a +/-24' bay module and will be further articulated by balcony offsets and material changes in the façade. The design proposes a mix of operable double hung and casement windows for the units and storefront windows for the ground floor lobby area. The project exceeds all glazing % requirements. The units at the first floor is raised 30" from grade per the ordinance and the floor to floor heights meet the ordinance as well.

Building C

The Phase II townhomes (shown as Building C on the site plan) will front on 35th Street, with the exception of the end unit, which faces onto MLK Jr. Blvd. The courtyard space between Building A and the corner townhome will be walled along the street to provide a wall of continuity but will also feature a pedestrian entrance. The first floor height of the townhomes is raised 30" per the ordinance and the floor to floor heights meet the ordinance as well. The roof will be accessed through a stair tower that is set back from the street and will be minimally visible (if at all) from the right of way.

Materials Selections: TO BE DETERMINED IN PART 2 SUBMISSION

Historically, two lanes (narrow rights-of-way) divided the block into three sections with the widest along Montgomery; the lanes were still in existence in the 1966 Sanborn Map but do not exist today. Buildings on the site consisted of one and two-story wood framed buildings with wood outbuildings. Some commercial and auto buildings existed on the site between 1916 and 1955. By 1966, the majority of the buildings were gone and the lots vacant. The small non-contributing building shown on the site in the Streetcar Contributing Resources Map no longer exists. Staff found that it was a smoker/bbq building that existed on the site until sometime between 2012-2014. The non-contributing building proposed to be demolished does not appear on the 1966 map and looks as if it is a conglomerate of multiple buildings and building types; the front is a stucco/EIFS structure, the north – a brick veneer, the south and west – at least two different metal buildings.

This project was first heard by the HPC on July 27, 2022. At the meeting, the HPC voted as follows:

Approved the request for the demolition of a non-contributing building for the property located at 1825 Montgomery Street with the following conditions because the proposed demolition meets the standards:

1. *The demolition permit drawings will not be stamped by staff until the Certificate of Appropriateness for the new construction project is fully approved by the Historic Preservation Commission.*
2. *Document the building per "MPC Policy for Documenting Buildings Prior to Demolition."*
3. *That any materials with integrity be salvaged and sold, stored on site, or reused in the new construction.*

AND

Continued the request for New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street with the following condition to be submitted to the Historic Preservation Commission within 90 days of this decision:

1. *The building must be redesigned/reoriented to address and emphasize Martin Luther King, Jr. Blvd. with a minimum of 70% building frontage along this street.*

Staff's recommendation consisted of the following:

Approve the request for the demolition of a non-contributing building for the property located at 1825 Montgomery Street with the following conditions because the proposed demolition meets the standards:

1. *The demolition permit drawings will not be stamped by staff until the Certificate of Appropriateness for the new construction project is fully approved by the Historic Preservation Commission.*

2. Document the building per “MPC Policy for Documenting Buildings Prior to Demolition.”
3. That any materials with integrity be salvaged and sold, stored on site, or reused in the new construction.

AND

Continue the request for New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street with the following conditions to be submitted to the Historic Preservation Commission within 90 days of this decision because the proposed building is not visually compatible and does not meet the standards:

2. The height of the building must be reduced.
3. The building must be divided into two or more buildings with 10,000sf maximum footprints and/or completely remove the connection between “Buildings A and B.”
4. The building(s) frontage must be a minimum of 70% along all four streets. However, the width of the building must also be broken down into smaller building widths to be visually compatible; these smaller building widths must have a minimum frontage of 70% along all four streets.
5. The roof shape(s) must be revised (including the plank-type projections removed) to a shape compatible with visually related contributing buildings.
6. Revise the design of top floor “porch” with the plank-type roof projection to be visually compatible.
7. Divide the building horizontally and vertically in a manner that reflects the traditional size of buildings and to convey a human scale, i.e.: base, middle, top.
8. Add framing members around windows and doors, i.e.: headers, surrounds, and pronounced sills where appropriate.
9. Inset the storefront glazing a minimum of 4 inches from the building face.
10. The railings must have balusters between upper and lower rails and the distance between balusters shall not exceed four (4) inches.

Staff’s recommendation for the above changes and now, in addition, the HPC’s conditions, remain unchanged. Furthermore, staff does not believe it was the intent of the HPC to dismiss the remainder of staff’s recommendations, particularly those that are specific design standards required by the ordinance; however, the applicant has not addressed any of those standards nor have they applied for Special Exceptions from those standards.

The variance for height is not consistent with the intent of the historic overlay ordinance which is to promote new construction that is visually compatible with contributing buildings within the visually related context. A building(s) of this height, footprint, and overall mass will be injurious to the neighborhood, destroying its historical scale of smaller buildings (height and footprint) and erasing this African American neighborhood’s past. Absolutely no special conditions exist. This property is a “blank canvas”, and the project is completely new construction which can meet all standards within the ordinance. The request for a taller building is an action of the applicant which is purely financial in nature as to allow for a significantly larger number of residential units than are afforded others within the same zoning district.

Those properties that are currently “enjoying” rights that would be “denied” to this applicant were approved under the previous zoning ordinance and some also received zoning text amendments. Changes within the new zoning ordinance were designed to address such issues that are proposed with this application. An entire floor and 10

additional feet in height on the majority of the site is not the minimum variance needed to make reasonable use of the land. No variance is needed to make reasonable use of the land.

Special privilege would be granted as all other lands, buildings or structures in the same zoning district are subject to the height maximum within the current zoning ordinance. Changes within the new zoning ordinance were designed to address such issues that are proposed with this application.

100% coverage is permitted. 98% impervious coverage is proposed. The parcel fronts four streets; **the standard is not met for MLK, Jr. Blvd. or 35th Street.** Although a Future Townhome development is proposed to face 35th Street and partially facing MLK; the potential/possibility of future development does not meet the standard.

The standard is not met. Building A is indicated as 9880sf and Building B is indicated as 9600sf; however, an enclosed conditioned “bridge” (described as “Amenity”) at the 2nd, 3rd, and 4th floors connects the two buildings along 34th Street. Just because the building is not connected (although it is “connected” by a wall and two pair of double doors) by conditioned space at the ground floor does not mean that the standard is met because the standard states “Building footprint.” A line shown “separating” the two buildings, per the Building Code, does not meet the ordinance. There is a standard in the Savannah Downtown Historic Overlay ordinance which states:

Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries (see Fig. 7.8-3). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than maximum permitted may be constructed for shared use(s).

This standard does not exist within or pertain to the Streetcar Historic Overlay ordinance.

The bridge must be removed in its entirety to meet the standard. Staff does not recommend that the applicant apply for a Special Exception to the HPC to exceed this standard as staff does not find a condition that warrants a Special Exception. Staff recommends denial to the Zoning Board of Appeals for a variance from the standard. The fact that buildings of similar sizes are under construction in the vicinity is not grounds for a variance; particularly because the other buildings were approved under the previous zoning ordinance and some also received zoning text amendments. Changes within the new zoning ordinance were designed to address such issues that are proposed with this application. Staff does not find the overall height of the building visually compatible. Visually related contributing buildings consist of raised two-story residential buildings. Staff does not find the width of the building visually compatible. Visually related buildings do not span the full width of the block. No other buildings exist on the entire block. Staff finds the openings, which are taller than they are wide, and the setbacks visually compatible. Staff does not find the top floor “porch” with the plank-type roof projection visually compatible; this roof form is not found on visually related contributing building. Staff does not find the overall scale and the scale of individual components of the building visually compatible with the related contributing buildings. The building is too tall, too wide, the roof shape is not appropriate, it is not divided horizontally and vertically in a manner that reflects the traditional size of buildings nor does it convey human scale.

Although new construction within the district is “*not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources*” the proposed building does not complement,

reflect, or protect “*the historic integrity of the contributing resources*” neither through the design or the height.

Staff finds that the building is not divided horizontally and vertically in a manner that reflects the traditional size of buildings. The portion of the building labeled ‘Building A’ does not have a “top” neither architectural articulation below the top floor nor a cornice or visible coping at the top of the building. Additionally, the “base” is only distinguished with color (and possibly material). The portion of the building labeled ‘Building B’ does not have a “base”; there is no horizontal articulation until below the top floor which does not convey human scale. The standard is not met for the footprint. The standard is met for the residential portion of the ground floor.

No framing members are proposed around the windows, not meeting the standard. A note on the drawings indicates that the inset will be 3” at brick and stucco. Transparent features vary from 34-77%. No retail uses are proposed. **Storefront configuration/glazing information was not provided with the submittal packet.**

The HPC conditioned the continuance on: *The building must be redesigned/reoriented to address and emphasize Martin Luther King, Jr. Blvd. with a minimum of 70% building frontage along this street.* **Staff finds that this condition is not met.** The building masses were not redesigned and the frontage was not changed. The townhouses are still a “future development”. Montgomery and the east-west streets are still designed as the focus streets. Staff recommends that the building masses be separated and reoriented – one to face MLK and one to face Montgomery with the townhouse-type entrances to façade the east-west streets. Only two primary entrances are provided along MLK which is 154’-7” wide and one of the entrances is on the “future development” building. **The baluster information was not provided with the submittal packet.** The height is proposed to be 42” for multi-family. 9 feet of clearance is proposed.

Staff does not find various flat roofs proposed to be historically appropriate, particularly the plank accent roofs over the top level. Staff could not locate visually related examples of flat roofs on contributing buildings and the applicant did not provide examples or context. The fact that other nearby new apartment buildings have a similar form does not constitute “historically appropriate”. Furthermore, the apartment buildings under construction were approved under the previous zoning ordinance; some of which also received additional variances and ordinance amendments on top of the previous zoning ordinance. These should never be used as reference for further new construction. The applicant provided images of many buildings within the Landmark District; not only are these in a different historic district with different design and height requirements but these buildings were also approved under the previous zoning ordinance.

The mechanical equipment and refuse standards are met. The parking is within the “U” behind the building and will be visible from 35th Street (there not a lane) which is the rear of the building. There is not access to a lane. The applicant has had an SPR meeting with the City. The fences are proposed to be 8 feet high. The curb cut is proposed along 35th Street.

Ms. Bowely asked did the petitioner ask about assistance before now.

Williams is variance for whole sight yes could variance be for one portion of a street or a street should come before HPC first

Notrica is ZBA decision undoable don't know

PETITIONER COMMENTS:

Ms. Becky Lynch stated they tried to work within guidelines of ZBA.

Mr. Robert McCorkle, legal representative for the petitioner, stated this is confusing. No concerns presented on ZBA decision, 76 days after submission. He highlighted the process taken.

Ms. Lynch stated she understood that it should have been 70% frontage issue; thus presented as a full site development. She highlighted the changes. Felt the changes made a stronger project, giving attention to MLK. The structure has a more formal presence.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, stated it is not visually compatible and is outside of the variance.

BOARD COMMENTS:

Mr. Williams stated the general massing needs to be rearranged.

Ms. Bowley suggested continuance and utilize Staff.

STAFF RECOMMENDATION:

Recommend denial to the Zoning Board of Appeals for the following variance:

Standard: Sec. 5.13.5 Maximum Permitted Height = 3 stories up to 45 feet

Request Variance: 4 stores up to 55 feet.

because the variance criteria are not met.

AND

Denial for New Construction, Part I: Height and Mass for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street because the overall scale of the building is not visually compatible (height, footprint, and mass) and the design standards are not met.

**** Additional Staff Note:** Staff does not find the overall scale and the scale of individual components of the building visually compatible with the related contributing buildings. The building is too tall, too wide, the roof shape is not appropriate, it is not divided horizontally and vertically in a manner that reflects the traditional size of buildings nor does it convey human scale. The proposed building does not complement, reflect, or protect “*the historic integrity of the contributing resources*” neither through the design, height, width, or footprint.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for New Construction, Part I: Height and Mass for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street with the following conditions to be submitted to the Historic Preservation Commission within a maximum of 90 days:

- 1.Redesign the site and buildings to orient the 4-story apartment buildings to face MLK, Jr. Blvd. and Montgomery Streets and the 3-story townhouse buildings to face Kline and 35th Streets.
- 2.Buildings A and B must be divided into two or more buildings with 10,000sf maximum footprints and/or completely remove the connection between Buildings A and B.
- 3.The roof shape(s) must be revised (including the plank-type projections removed) to a shape compatible with visually related contributing buildings.
- 4.Revise the design of the plank-type roof projection above the top floor porch to be visually compatible.
- 5.Divide the building horizontally and vertically in a manner that reflects the traditional size of buildings and

to convey a human scale.

6.Add framing members around windows and doors, i.e.: headers, surrounds, and pronounced sills where appropriate.

7.Inset the storefront glazing a minimum of 4 inches from the building face.

8.The railings must have balusters between upper and lower rails and the distance between balusters shall not exceed four (4) inches.

Vote Results (Approved)

Motion: Robin Williams

Second: Mae Bowley

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

X. APPROVED STAFF REVIEWS

[22. Acknowledgement and approval of Staff-approved decisions as presented.](#)

Motion

approve

Vote Results (Not Started)

Motion: Kiersten Connor

Second: Darren Bagley-Heath

[23. Petition of PAUL BUSH | 22-003979-COA | 930 WEST 38TH STREET | Front porch roof repair](#)

[SIGNED CB Staff Decision - 22-003979-COA 930 W 38th St..pdf](#)

[24. Petition of WINSTON CONSTRUCTION, Carl Winston | 22-004031-COA | 2503 SADLER STREET | Foundation repair](#)

[SIGNED CB Staff Decision - 22-004031-COA 2503 Sadler St..pdf](#)

[25. Petition of OAKHURST SIGNS, Candy Simmons | 22-003907-COA | 1501 Montgomery St | Numerical address signs](#)

[SIGNED S Staff Dec - 22-003907-COA 1501 Montgomery St..pdf](#)

[26. Petition of SIX BRICKS REALTY, Nathan Snyder | 22-003687-COA | 1309 EAST BROAD STREET | Installation of awning replacement of three \(3\) windows](#)

[☞ SIGNED Staff Decision - 22-003687-COA - 1309 E Broad St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

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

[☞ Work Performed Without a COA- September Report](#)

[28. Stamped Drawings- September Report](#)

[☞ Stamped Drawings Report- HPC Meeting](#)

[29. Inspections Completed by Staff- September 2022 Report](#)

[☞ August 2022 - Inspections](#)

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

[☞ Items Deferred to Staff - September Report.pdf](#)

[31. Work Inconsistent With Issued COA - September Report](#)

[☞ Work Inconsistent with Issued COA - September Report.pdf](#)

[32. Work Which Exceeds the Scope of an Issued COA - September Report](#)

[☞ Work Which Exceeds the Scope of Issued COA - September Report.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[33. Next Pre-Meeting: October 26, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[34. Next Regular Meeting: October 26, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[35. Adjourn](#)

There being no further business to present before the Board, the September 28, 2022 Historic Preservation Meeting adjourned at 6:31 p.m.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

/bm

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